



Coburg Planning Commission
Regular Session
September 20, 2017 – 7 P.M.
Coburg City Hall
91136 North Willamette St., Coburg

COMMISSIONERS PRESENT: Judith Behney, Chair; Jonathan Derby, Bryan McConnell, William Wood, Commissioners

COMMISSIONERS ABSENT: John Marshall, Lorrie Zeller

STAFF PRESENT: Tom Boydell, City Administrator; Jeff Kernen, City Planner

GUESTS PRESENT: James Bell, Applicant to Planning Commission; Laura Buhl, State of Oregon; Jacob Callister, Anne Davies, Henry Hearly, Lane Council of Governments (LCOG)

RECORDED BY: Rodney Cimburke, LCOG

1. CALL TO ORDER:

Chair Behney called the meeting of the Coburg Planning Commission (CPC) to order at 7:04 p.m.

2. ROLL CALL FOR QUORUM:

Jeff Kernen called the roll and stated a quorum was present.

3. AGENDA REVIEW:

Mr. Kernen stated that he was adding an introduction of Coburg's new City Administrator, Tom Boydell, to the agenda. Mr. Boydell introduced himself and said he was excited to work with the CPC.

4. PUBLIC TESTIMONY:

Cathy Engebretson of Coburg said she was a stakeholder in the Code Update currently taking place. She expressed concern about the proximity of the truck stop to residential areas. Ms. Engebretson stated that currently, the Code stated a truck stop cannot share a property line with a Residential Zone; she opined that the Code needed to be rewritten to say that truck stops cannot *abut* a residential zone.

Mr. Kernen stated that the scope of the Code Update did not include changing the language surrounding truck stops. He said that he may be able to do that particular update outside of the grant specific to the current Code Update.

Mr. Callister offered that he saw no reason that the truck stop issue could not be rolled into the current Code Update grant.

5. COMMISSION BUSINESS | PLANNING COMMISSION APPLICATION:

Mr. Kernen announced that there was one applicant, James Bell, for the open Planning Commission seat.

Commissioner McConnell asked what made Mr. Bell want to step up and be a part of the Coburg Planning Commission.

Mr. Bell replied said that he had been living in the area for about two years, and he wanted to get more involved with Coburg as a way to learn more about the town.

Mr. Bell added that he had taken ethics training.

Commissioner Wood asked Mr. Bell if he would have a hard time enforcing ordinances he did not personally agree with.

Mr. Bell said that he would not.

Commissioner Derby moved, seconded by Commissioner Wood, to recommend to City Council the appointment of James Bell to the Coburg Planning Commission. The motion passed unanimously 4:0.

6. COMMISSION BUSINESS | WORK SESSION

- **Development Code Update**

Jake Callister and Anne Davies offered the Commission a report and Power Point presentation on the current Development Code Update.

Chair Behney asked what the lot size for a four-cottage cluster would be.

Ms. Davies replied the proposed maximum lot coverage was 60%, but the sizes of the lots themselves would vary.

Commissioner McConnell asked if any cottage community would share a septic tank.

Ms. Davies said that in some cases, more than one cottage could share the same septic tank.

Chair Behney asked for clarification updates to RV parking on private property.

Ms. Davies responded with the following proposed RV parking on private property requirements:

- The RV has to be on a pad on the property.
- The RV has to be at least 6' from all building on the property.
- The RV cannot be placed as such that it is an obstruction to public roadways.

Ms. Davies reminded the CPC that it was ultimately their decision what to allow or disallow as per RV parking.

Commissioner Wood asked if the Code Updates treated RVs the same as vehicles.

Mr. Kernan said they did.

Mr. Callister said they were looking to mid-late October for the second round of community meetings. He added that the stakeholders' meetings had been helpful dialing in communication with the citizenry. He asked the CPC for their ideas surrounding community involvement in the Code Update process, and in municipal governmental affairs in general.

Commissioner McConnell asked for clarification on the strikethrough of commercial condominiums in the Update.

Ms. Davies said the reason the item in question was crossed out, was because there had already been commercial condos built before they were addressed in the Code.

7. CITY UPDATES

- **City Administration Report**

Mr. Kernan offered the Commission a City Administration Report.

Commissioner McConnell wondered how the property between the railroad tracks and Roberts Road would be connected by the Coburg Loop Path.

Mr. Kernan said it was up to Lane County.

Chair Behney asked about the status of the Coburg Inn project.

Mr. Kernan reported the project was still in the works, but had suffered recent financial hurdles.

- **APPROVAL OF MINUTES**

Commissioner McConnell moved, seconded by Commissioner Wood, to approve the June 21, 2017 minutes. The motion passed unanimously 4:0.

8. ADJOURNMENT

Chair Behney adjourned the Regular Session of the Coburg Planning Commission at 8:48 p.m.

(Recorded by Rodney Cimburke)

ACCEPTANCE

APPROVED by the Planning Commission of the City of Coburg this 18th day of Oct,
2017.


Judith Behney, Planning Commission Chair

ATTEST:


Sammy L. Egbert, City Recorder