



Coburg Planning Commission
Regular Session
August 19, 2015 – 7:00 P.M.
Coburg City Hall
91136 North Willamette St., Coburg

PRESENT: Chairperson, John Bosley, Bryan McConnell, Lorrie Zeller, Judith Behney, John Marshall, Jonathan Derby, Council Liaison, Donald Nelson and staff, Petra Schuetz, and Jeff Kernen

1. AGENDA REVIEW (CHANGES / ADDITIONS): None.

2. PUBLIC TESTIMONY: No public testimony.

3. COMMISSION BUSINESS: SUB-04-15, Whaley Flores Re-plat.

Applicant – c/o Johathan Oakes, Poage Engineering, PO Box 2527, Coburg, OR 97402.

Property Owners – Garth and Stacey Whaley, PO Box 8381, Coburg Oregon, 97408 and Daniel & Debra Flores, PO Box 7034, Springfield, OR 97475

Chairperson Bosley opened a Public Meeting at the hour of 7:02 P.M. Bosley asked if anyone needed to declare ex parte' or conflict of interest and none did. Bosley read aloud the criteria for a public hearing.

Staff Report: Kernen reported. This is a re-plat request with two property owners involved and four tax lots; Assessors Map, **16-03-33-23, Tax lots, 06900 / 06901** and **16-03-33-24, Tax lots 03500 / 4900**. The re-plat proposal eliminates tax lots **06900** and **03500** and redistributes the square footage into both tax lots **06901** and **04900**. The proposed division line is to coincide with an existing fence line defining the line of occupation between Parcel 1 and Parcel 2 properties. Assessor map **16-03-33-23 Tax lot 06900** is a triangular non-addressed, non-public access, vacant, non-conforming legal lot which this proposal eliminates and consolidates into the two adjacent lots. All parcels are zoned Traditional Residential and abut other Traditional Residential properties in all directions. There are no conditions of approval because it is a simple clean-up of lots.

The applicant is not present. There was no testimony in favor or opposed.

The public hearing closed at the hour of 7:09 p.m.

Councilor Nelson brought to the attention of Commissioners that there was one member of the committee that cannot vote because they no longer live within the specified jurisdiction required to be on the Planning Commission. Nelson referenced membership criteria and specified criteria on the application and in the by-laws which conflict with each other. To be eligible for membership you are supposed to live within 6-miles of the Coburg City Limits, or within the Coburg Fire District.

Zeller stated she was the one in question, and did let Schuetz know when she moved from Coburg. Schuetz stated that the matter can be reviewed, but won't affect Zeller because she has been grandfathered in.

Derby asked what this has to do with the re-plat and Bosley said it was brought up because of voting. Both Behney and McConnell thought there was no need to act on this item tonight but it can be discussed at a later date, and Marshall agreed.

McConnell moved to accept the re-plat request as recommended by staff. Derby seconded this motion which then passed unanimously with a vote of 6:0.

4. COMMISSION BUSINESS: SR-03-15, Premier RV Site Plan.

Chairperson Bosley opened a Public Meeting at the hour of 7:25 P.M. Bosley asked if anyone needed to declare ex parte' or conflict of interest and none did. Bosley read aloud the criteria for a public hearing.

Staff Report: Kernen reported. Premier RV is requesting 42 additional recreational spaces. Property notices were sent out and there was no response. Agency referrals also went out and some comments have been received which are *Attachments B – E*, and the city is still waiting on some and this is why a recommendation cannot be made yet. There is a change to some of the site plan and phasing of this project which will require other criteria for this to advance. The property where the additional spaces will go is just east of I-5, at the edge of city boundaries; this is shown in *Attachment A*. The addition will be where the ponds are. Ponds are being decommissioned. This will go through the DEQ, and the Oregon Health Authority. The original application is a little different than what you are looking at. In addition to the added RV spaces, there will be extra storage for additional vehicles. Access to these spaces will be from Van Duyn Road. Kernen said because of the technical nature of this and the comments we need to receive and application materials, we are proposing this be referred to administrative authority at the city.

Behney asked, Premier has their own well but uses city sewer; Schuetz said yes, the city does not have water on that side of the freeway. Schuetz explained the water process, water and waste water capacity. She doesn't see a problem with water capacity but there could be one with waste water.

Marshall wanted to know why Commissioners should give authority to staff to make the decision, and Schuetz said a lot of this is engineering. Kernen can work on this and bring it back before the Commissioners next month or Commissioners can give authority to staff to

make a recommendation after all the work has been done. If anything outside the scope of what we expect comes up it can always be referred back to planning. This saves time because in many instances developers are on a time crunch and can't wait another month for planning to meet again.

After discussion Commissioners agreed to let this be done administratively by staff.

Applicant Testimony:

Paul Williams, 33032 Van Duyn Road, Coburg - property address – residence address is in Cornelius Oregon. Mr. Williams said one reason they would like to see this be allowed to be approved administratively is we just missed getting this in for the July meeting and the practical problem is once we start moving dirt it's hard to start and stop. We are taking all bio-solids out of the ponds right now and this is under the DEQ permit and should be done by Friday and then we need to start replacing dirt over the bottom of the ponds and when we start doing this we are moving dirt all over the property and we want to salvage as much of the dirt as we can to do back-fills. The reason we are asking for a two-phase project is we are going to have to import a lot of fill. We have enough fill onsite to do the part under Phase 1. We'd like to get this done before the rain. Two problems we are facing: We have to meet the September 15th DEQ deadline for removing bio-solids which we will do but we would like to keep moving as quickly as we can to get all the other agencies to sign off.

McConnell asked what additional cost will the city see from sewer charges, and Williams estimated \$2,500 a month and said one big surprise to them was the cost of removing the bio-solids and treatment cost and they were the only place in town that had to decommission, this cost \$250,000. Schuetz thought it would be more around \$1,600. McConnell said, prior to hooking up to city sewer you were self-contained and Williams said yes they have a large existing septic tank onsite so the city didn't have to provide one. We need to get out of paying a dual cost. Right now we are paying about \$5,000 a month. We were paying \$2,000.

There was no testimony in favor or testimony opposed.

McConnell asked if they are going to retain their own water well and Williams said yes because at this time the city doesn't provide water. We have two wells on the property and a third well on another 40 acres and we are going to link all three wells together for domestic water which is better quality than the city can offer. McConnell asked if the city has plans to take water to the other side of the freeway and Schuetz said we have had plans but they have fallen through. She spoke of a developmental proposal for 11 acres, 13 parcels. Williams said they were promised city water in 2004 and that is why he signed documents to be annexed. Schuetz explained more why this didn't happen, part of the problem is ODOT and getting lines across the freeway under the bridge. There was some more general discussion on this and Schuetz added at this time the city can't take on anymore debt because of the wastewater project. She added there is money set aside this year for water quality.

The Public Meeting closed at the hour of 7:53 p.m.

Marshall moved to refer the site review plan and delegate it through for Administrative Action with contingency that any discretionary decisions come back to the Planning Commission. Behney seconded the motion which passed 6:0.

5. CITY UPDATES:

- a. No packet materials for city updates.
- b. Kernan told commissioners there is a City Council Appeals Meeting, August 24th at 6:30 p.m.

6. APPROVAL OF JULY 15, 2015 MINUTES:

There was discussion of errors on the July 1st minutes regarding the vote for the Matthew House site plan. Corrections were made and are reflected in *Bullet 5* of the July 15th Planning Commission minutes. Marshall question Nelson about his comments of record stating *people not being able to testify in the appeals process and councilor transparency*. Nelson explained his comments and suggested Marshall attend a Council meeting.

McConnell motioned to approve the minutes from July 15, 2015. Zeller seconded this motion which then passed with a 6:0 vote.

With no further commission business the meeting adjourned at the hour of 8:02 p.m.
(Recorded by Robin Adair)

ACCEPTANCE

Approved 9-16-15
Date

Yes 5 No 0 Abstained _____

Attest John Bosley Date 9-16-15
John Bosley, Chairperson

Sammy L. Egbert Date 9-16-15
Sammy L. Egbert, City Recorder