



Coburg Planning Commission
Regular Session
October 21, 2015 – 7:00 P.M.
Coburg City Hall
91136 North Willamette St., Coburg

PRESENT: Chairperson, John Bosley, Bryan McConnell, Lorrie Zeller, Judith Behney, Jonathon Derby, and staff, Petra Schuetz, and Jeff Kernen

ABSENT: John Marshall and Council Liaison, Don Nelson

1. **AGENDA REVIEW (CHANGES / ADDITIONS):** Kernen said time permitting he'd like to have discussion on new development design standards.

2. **PUBLIC TESTIMONY:** No public testimony.

3. **COMMISSION BUSINESS:**

VR-02-15 – Side Yard Setback, Engebretson & Rux Setback Variance

Chairperson Bosley opened the Public Hearing at the hour of 7:02, p.m. Bosley read aloud criteria for the Public Hearing. There were no Commissioners that declared ex parte' contact or conflict of interest.

Staff Report: Kernen Reported. The applicant is asking for a variance of the seven foot side yard setback in the Traditional Residential District. There is a current home on the property that has been approved for demolition. The applicant will take ownership of the house a couple homes over. The applicant's lot is an odd shape lot that doesn't fit the setback rules. No referrals were sent out because no substantial or partner agency is party to the nature of the variance. Public Notice was sent to all property owners within 100 feet of the property. No comments were received at the time the report was written. Kernen went over Planning Commission options. Kernen then covered the Findings of Fact (found in the staff report). He said this application meets all the variance criteria. Kernen said Staff recommends approving the variance.

TESTIMONY FROM APPLICANT: Cathy Engebretson, 32703 E. Locust, Coburg. Ms. Engebretson said she has owned the house for 13 years. She said she has always planned to fix the house up; she has tried to renovate the home but it just doesn't have good bones. She has applied for a renovation loan, but there is too much that needs to be done. The home is a depression era home built in the 30's. The initial plan was to tear down the home

and rebuild, but then someone proposed to us that we should consider moving the *pink home (Drury House)*. The people who bought the home just bought it for the land and want to build a new home on it. The width of the *pink home* is two feet wider than the seven feet setback.

There was no testimony in favor or opposed.

Bosley asked if this would affect the walking tour status and Schuetz said no. McConnell added, he thinks saving the house is a great idea.

The Public Hearing closed at the hour of 7:18 p.m.

Commissioner Zeller, seconded by Commissioner McConnell, moved to approve the Variance Application based on the Conditions and Findings of Fact in the Proposed Final Order. The vote passed 5:0.

Re-appointments & Election of Officers

Kernen reviewed with Commissioners the process for elections and Commissioner Terms and Positions as stated in the Planning Commission By-laws (see spreadsheet in packet, Attachment A). Commissioners shall serve two year terms, renewable upon majority vote of the commission present at the meeting. For those reappointed, their appointment will expire October 2017. This recommendation will then go before City Council.

Currently four Planning Commissioners have terms expiring:

- John Bosley, Position 2 (Member since February 2011)
- Judith Behney, Position 3 (Member since September 2013)
- Bryan McConnell, Position 5 (Member since June 2010)
- Lorrie Zeller, Position 7 (Member since September 2012)

Kernen stated the Chair and Vice-chair have each served one year and are eligible for one more year if re-elected.

Bosley stated he is willing to keep serving but said he received an email from staff about a City Council, Public Hearing Testimony, in which the question came up if he could serve and could he make good decisions without the threat of his job hanging over his head. Bosley stated that he has never been influenced by any staff and is comfortable being chair.

McConnell stated he will be happy to serve another year.

Commissioner Derby, seconded by Commissioner Zeller, nominated John Bosley and Bryan McConnell to serve another year on the Planning Commission in their current positions. The vote passed 5:0.

Commissioner Derby, seconded by Commissioner Zeller, moved to provide a recommendation to City Council for reappointment of Planning Commissioners whose terms have expired October 2015. The vote passed 5:0.

4. CITY UPDATE: Schuetz reported. There is a written report in the planning packet. Every quarter we will include citizen's inquiries, see page 2 and status of Land Use Applications, see page 3.

- The City received a grant for play equipment in the amount of \$75,000. This will be installed at Norma Pheiffer Park. Ms. Schuetz told Commissioners the plan for equipment and talked about the historic component of the park and steam locomotive.
- Ms. Schuetz gave an update on UGB and the Transportation System Plan. She spoke of a possible UGB appeal by the Thousand Friends; this could result in another year before this is settled.
- Schuetz is working on the Lane County Natural Hazard Mitigation. This prepares the community for hazardous events, such as an earthquake. The fire hall is the command center because it can withstand a moderate earthquake. Bosley pointed out that it sits right next to a natural gas main. Schuetz added, we may look for alternative locations. In addition, a plan will be presented to handle post-catastrophe events. Coburg could be cut off from metro services. Lebanon is the closest city to get to without crossing a river. She added a post event recovery plan will be presented to the Planning Commission before the end of the year. There may be funds available to retrofit City Hall. Lane County will be giving a presentation. Schuetz said the cost to retrofit a house is approximately \$1,200 - \$3,000 and she has information; if anyone is interested they should contact her.
- The City is finishing the scoping process for the Water Master Plan. One big policy decision is to dig a third well or hook up to EWEB.

5. APPROVAL OF MINUTES

McConnell asked if the Depot House has been hooked up to sewer and Schuetz said she didn't know the exact status on that but they have permits and inspections have been lined up and the easement has been signed.

Behney asked if Councilor Nelson is staying on as Liaison. Schuetz stated the Liaison is by appointment from the Mayor. Behney added no one has seen or heard from him in regards to this meeting.

Commissioner Behney, seconded by Commissioner Zeller, moved to approve the Minutes from September 16, 2015. The vote passed 5:0.

6. OTHER BUSINESS:

Design Standard for Mixed-Use Property

Kernen distributed a drawing plan proposal for what can be a *Mixed-Use Property*. The applicant would like input from Planning Commission. The location is within the Central Business District, W. Dixon Street. Currently there are not mixed-use guidelines. This is an opportunity to weigh in on this. This example presented doesn't really meet residential or commercial guidelines, so we are looking on guidance as to what the mixed-use should look like. In this drawing the garage would be used as office space. Because it looks like a house, Kernen said he doesn't really think it passes as mixed-use, but there is no design standard. The City needs code enforcement; if the majority of the property is residential, should it meet residential standards, and if the majority of the property is commercial should it meet commercial standards. An alternative is to partition into two lots, and have cottages; one residential and one commercial. Kernen said there does not need to be a decision on this tonight.

Derby asked what design standard is in this district for residential and commercial. Kernen said, *Residential has to have a 15-foot setback in the front, 7-feet on the side and 10-feet in the back and cannot be higher than 35-feet. Commercial has a maximum setback of 15-feet and a zero setback requirement for side and backyard.*

Zeller said in the Central Business District, there are formal residences that have been residential and commercial. The Matthews house is one example. She asked if the applicant is trying to mimic the same type of house. Schuetz said the property will be primarily residential. The applicant just wants an idea of what he should shoot for, this or two cottages, one house and one business. Zeller thinks cottages sound more desirable.

Behney asked if the cottage which will be used for a residence will be setback different than the cottage used for an office; McConnell said he would prefer to design towards commercial because of the small amount of real estate. He suggested the cottages be closer to the sidewalk or average in with adjacent properties. The question also came up as to the nature of the business and Schuetz said there has been mention of a couple businesses; one is an on-call doctor's office for house calls.

Schuetz said she will have to write code interpretation and send it to legal. The current design standard for commercial is very basic. The bottom line is the property owner has the right to build on the property and if the code is mute they can build what is fair. This individual though wants to work with the Planning Commission and take direction from them.

There was additional Commission discussion on what the design standard should be. Commissioners were in consensus that they didn't feel good with the owner pursuing the type of design submitted and would prefer the Cottage Option. They would blend into the residential area nicer.

With no further commission business the meeting adjourned at the hour of 8:03 p.m.
(Recorded by Robin Adair)

ACCEPTANCE

Approved 12-16-15
Date

Yes 5 No 0 Abstained -

Attest John Bosley Date 12-16-15
John Bosley, Chairperson

Sammy L. Egbert Date 12/16/15
Sammy L. Egbert, City Recorder

