



Coburg Planning Commission
Regular Session
March 16, 2016 – 7:00 P.M.
Coburg City Hall
91136 North Willamette St., Coburg

PRESENT: Bryan McConnell, Vice Chair; John Marshall, Lorrie Zeller, Judith Behney, Jonathan Derby, Commissioners; Petra Schuetz, Jeff Kernen, Staff.

ABSENT: John Bosley, Chair

GUESTS: Peggy Wells, Allan Wells, Will Dixon, Teresa Bisheau, Kelly Sandow, Tony Favreau

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

2. PUBLIC TESTIMONY: No public testimony.

3. COMMISSION BUSINESS:

Public Hearing to Consider Approval of SR 01-16: Wells Master Planned Development

Vice Chair McConnell opened the meeting to public hearing at 7:03 p.m. The de novo hearing was for an amendment to the overlay zone and master plan development for 6 commercial lots. Vice Chair McConnell read the de novo hearing rules and asked if there had been any ex-parte contacts by the Commissioners, there were none.

Mr. Kernen presented the staff report. Phase One of the proposal included the development of 6 lots with a boutique hotel, retail and office space, and a public plaza. Surrounding development included Water Street to the west, the Central Business District to the north, a public park to the east, and a private mobile home park to the south. Public Works provided public comment stating that the project needed to comply with sewer regulations and that each lot needed to connect to septic and consider the proximity of the public right-of-way (ROW). Mr. Kernen read the conditions of approval which included: the requirement of a traffic impact analysis; ROW vacation of the alley; delineation of public utilities including utility hookups; widening Water Street; maintenance of minimum open space area; an approved site and parking plan; bike parking; landscaping standards; grading plan including slope stabilization and retaining walls; and a transportation impact study. Public notice was mailed to neighbors within 300 feet of property boundaries. Written public comment included concerns about traffic and parking but Mr. Kernen noted that those concerns were addressed during a meeting with the neighbor. Mr. Kernen noted that the development triggered DLCD (Department of Land Conservation and Development) review but that the submission deadline was missed. The proposal was sent to DLCD on March 9th and, if there were no objections raised, a decision could be reached at the next Council meeting in April.

The applicant presented the proposal. Ms. Wells, the property owner and developer, said that the development plan included two phases; the first phase, which was brought before the Commission, was for the renovation of the existing Coburg Inn and included improvements to

the gazebo area and the construction of a three story structure, the ground floor of which would have 2400 square feet of retail space, two or three courtyards, fire pits, and more.

Mr. Dixon, the architect, presented elevation and aspect drawings of the proposed development. He explained that the inspiration for the design included detailing from the old Coburg Inn as well as the Depot on Coal Street. He said that the development would showcase an elevated wooden boardwalk, high ceilings, horizontal lap siding, board and batten siding on the second and third floors, and Julian balconies overlooking Willamette Street. The development would be ADA accessible with ramps and an elevator. Safety features included a building-wide sprinkler system and two exit staircases. The hotel was designed to be energy efficient. A total of 19 rooms, several designed for extended stays with kitchenettes and fireplaces, were included in the proposal. Mr. Dixon said that the goal was to 'create sense of place and destination' with specialty retail, live-work studios, and cottage suites.

Ms. Bisheau represented the developer and summarized their teams key responses to the staff report.

- 1) Regarding the requirement to provide supplemental information for possible utilities location: Ms. Bisheau indicated that Mr. Favreau, a civil engineer, had provided a revised utility plan.
- 2) Regarding the minimum open space requirement: A new landscape site plan which clearly identified open space areas was presented.
- 3) Regarding the need to vacate the alley: The developer proposed exchanging 3400 square feet of alley for 4000 square feet of plaza space. The zoning was the same for both portions of land and the plaza would be dedicated to the public.
- 4) Regarding the need to limit access to Water Street: The developer would limit access and suggested that bollards be installed to allow emergency access while limiting use. The developer requested that the condition be removed.

Ms. Bisheau said that they were unable to locate the landscape standards and that a revised utility plan with grading was included. She said that a more detailed plan would be needed prior to building permit approval. A Coburg landscaper was awarded the contract. She concluded her presentation on the response to the staff report and said that they remained nervous agreeing to provide public improvements without knowing what those improvements were.

Ms. Sandow presented on the traffic impact study required as part of condition 10. She argued that the TIS was not required due to the zone change but rather would fall under the requirements of the Transportation Planning Requirements. She said that the proposal was for an amendment to the overlay zone and not the underlying zone and therefore would not change the comprehensive plan map rendering the TIS unnecessary for this reason. She clarified that the TIS would still be required but recommended reconsidering the language so that TIS would be required based on code and resulting increases in site traffic volume. Ms. Schuetz asked if the estimated daily traffic (EDT) would be over 200. To which Ms. Sandow replied yes. Vice Chair McConnell asked if the EDT estimate included phase 2, Ms. Sandow indicated that it did not but that the applicant had considered combining the application. Ms. Schuetz suggested keeping the two phases as separate applications. Ms. Sandow continued discussing the conditions of approval and noted a concern with condition 12 which required the dedication of future ROW from Pearl Street to Water Street. She said that the applicant did not understand the need for this condition and added that the current and proposed Transportation System Plan (TSP) for Coburg did not call out the future connection. She said that she did not see the connection as a benefit to Water Street and said the connection of Pearl to Water would likely

serve as an Abbey Road bypass. She expressed safety concerns and said that it would be better to keep traffic on the main road and that the connection would render traffic signals inefficient due to additional signal phases. She added that pedestrian and bicycle traffic currently didn't have to contend with the additional road way opening. Commissioner Marshall asked if the primary access to both phases of development would be off of McKenzie Street to which Ms. Sandow replied that Lane County requested that there be no access on Water Street at the present time but she said that it could be an option in the future. She continued and said that the hotel and retail space were designed to have 20 trips per hour during peak times, and that the restaurant would have 40 peak trips per hour, clarifying that there would be three retail spaces of 950 square feet each. Commissioner Behney inquired about the seating capacity of the restaurant to which Ms. Sandow replied that there would be up to 90 seats. She noted that the on-street parking plan was removed because of concerns from a neighbor and provided detail on the bollard system stating that 3 bollards would be permanently installed limiting the entrance to emergency access.

Mr. Wells provided more information regarding the reasoning behind the request to not vacate the alley. He said that they had had multiple conversations with the owner of the adjacent mobile home park regarding closing the alley access to the mobile home park in order to extend the proposed public plaza. Mr. Kernan said that although plans to extend Pearl to Water Street were not included in the current or proposed TSP, it was being considered for future development. Ms. Schuetz added that the applicant couldn't limit that access to the mobile home park due to the ROW needed to maneuver homes in or out of the lot. She continued and added that no new private drives were allowed and that east west connectivity to west Coburg was poor. Mr. Wells replied that were the alley access to be removed that they would widen Water Street access. Ms. Schuetz replied that that was a reasonable proposal but that the intention for the future was not part of the existing plan. She clarified that the vacation requirement was also intended to increase potential frontage and would serve as an amenity to increase access to retail.

The applicant's presentation was concluded and the floor was opened to Commissioner questions.

Commissioner Marshall said that he was concerned about the impact the development would have on traffic, Ms. Sandow replied that the TIS would evaluate the increase in traffic and flow patterns. There was a discussion of how many people lived in Coburg estates.

Commissioner Marshall sought clarification regarding the impervious roadway surface. Mr. Favreau said that a specific material had not been selected but that the development was designed to percolate all on-site water and direct overflow into a County facility on Willamette Street. He added that soil testing had not been completed.

Commissioner Marshall asked if it would be possible to add a crosswalk, Ms. Schuetz said that there were a number of improved stripping projects identified in the TSP and that it would likely be possible to add one at the site.

Commissioner Marshall said that the intersection did not have existing street lighting and asked the applicant if they were proposing additional lighting. Mr. Allen said that the building would be down-lit under the boardwalk canopy but that there were no street lights proposed.

Commissioner Zeller asked the architect about his inspiration to which he replied that the Coburg Inn and the Depot served as models and that the style was turn of the century and

contemporary western. Commissioner Zeller continued and said that existing buildings had significant setbacks and noted that the proposed building did not follow those setbacks and lacked some of the detail. Mr. Dixon replied that the design was still in the schematic phase and that it had been purposefully designed to be large to create a focal point for the center of town. Commissioner Zeller said that the building was very dominating and questioned the rear placement of the plaza.

The Vice Chair opened the public hearing to testimony. There was no testimony in support or opposition. There was no rebuttal from the applicant. The Vice Chair opened the discussion to final questions by the Commission.

Mr. Kernen clarified that the need for open space was a requirement and not a suggestion and added that he didn't know if the plaza proposal met that requirement. He said that the proposal for bollards was probably acceptable but noted that he would check with the fire department. He said that the language regarding the requirement for a TIS could be changed if legal counsel approved.

Vice Chair McConnell sought clarification from the applicant regarding the long-term stay proposal and asked if the plan was to use the site for an apartment complex. Mr. Wells said that they wanted to make the site economically viable and wanted to remain flexible in the design. Vice Chair McConnell expressed concern regarding setting precedent. Ms. Schuetz said that residential use was consistent with the Central Business District but added that there was no mixed use design standard in place. She said that the lack of standards could be addressed in the development code update.

The Public Hearing closed 8:31

The Commission deliberated on the proposal. There was a discussion regarding the language of condition 12. Ms. Bisheau suggested alternate language, "In future phases of development, the City and the Applicant will evaluate the possible future extension of Water Street to Pearl Street." Commissioner Zeller said that she supported retaining condition 12 with rewording. Condition 4 would be removed. Staff would follow-up with necessary clarifications from fire and legal. Condition 10 was clarified as changes to the overlay zone and not the underlying zone.

ACTION: Commissioner Derby, seconded by Commissioner Zeller, moved to approve the proposal as modified, including the modification of condition 10 and 12, and the elimination of condition 4. The motion passed unanimously with Mr. Bosley absent.

4. CITY UPDATES

Mr. Kernen provided the Administration report and invited the Commissioners to Community Build Day which was scheduled for the following day and would include the construction of a playground. Food and refreshments would be provided. He said that the Coburg Conversation event, which had been held the following year in April, was also coming up soon and he requested that at least one Commissioner attend. Ms. Schuetz said that she wanted volunteers to talk with the public about committee vacancies and informed the Commission that a park ribbon cutting event would be held on April 9th.

There was a discussion regarding the status of the bike path. Ms. Schuetz said that Phase 3 was in NEPA review with but that the application was completed and had been submitted to

SHPO. She said that she couldn't yet comment on the environmental review but said that a couple hot spots had been identified. She noted however that the project was still on budget and on time. She said that funding for Phase 4 would not be allocated until fiscal year 2018. There was a discussion of public support.

Ms. Schuetz discussed the UGB and the TSP LUBA process. She said that the TSP was appealed and added that Lane County was responsible for creating the record since it was the County's decision which had been appealed. She said that the record had been filed and that the appellant wanted to negotiate. She said that the next step was for the appellant to submit a written response to the record and noted that the entire process could take an additional 6 to 9 months.

Vice Chair McConnell asked Ms. Schuetz when they would receive code modernization funding to which Ms. Schuetz replied that the funding had been received but that they were waiting for a work plan which would provide general areas of improvement needed.

5. APPROVAL OF MINUTES

Commissioner Marshall, seconded by Commissioner Behney, moved to approve the Minutes from January 20, 2016. The vote passed 5:0.

With no further Commission business, the meeting adjourned at the hour of 9:01 p.m.

(Recorded by Cara Mico)

ACCEPTANCE

Approved 4-20-16
Date

Yes 4 No 0 Abstained -

Attest John Bosley Date 4/20/16
John Bosley, Chairperson

Sammy L. Egbert Date 4/20/16
Sammy L. Egbert, City Recorder

