



Coburg Planning Commission
Regular Session
July 15th, 2020 – 7 P.M.
Coburg City Hall
91136 North Willamette St.

COMMISSIONERS PRESENT: William Wood, Marissa Doyle, John Marshall, Seth Clark,

COMMISSIONERS ABSENT: Judith Behney, Jonathan Derby, Paul Thompson

STAFF PRESENT: Jeff Kernen, City Planner

RECORDED BY: Alex Sullivan, LCOG

1. CALL TO ORDER:

Chair Wood called the meeting of the Coburg Planning Commission (CPC) to order at 7:00 p.m.

2. ROLL CALL FOR QUORUM:

Mr. Kernen called the roll and stated a quorum was present, and noted Commissioner Behney, Derby and Thompson were absent.

3. AGENDA REVIEW

There were no changes or additions to the agenda.

4. APPROVAL OF MINUTES -

There were no minutes to approve at this time.

5. PUBLIC TESTIMONY

Martin Weissbarth, AnnaLee Fuentes, Michelle Shattuck, Cath Engebretson, Dan Rux, Kim Fitch, David, Fitch, Vilma McDonald, Carmon Cruz, Tyson Kidder, Elizabeth Kidder, Claire Smith, Thomas Beatty, Lonna Meston, Jamie Parker, Scott Parker, Dale Kast

Written Testimony submitted after packets by Herman and Naomi Hogan, Bishow Consulting, Park & Tree Committee.

6. COMMISSION BUSINESS | Deliberation

Mr. Kernen discussed the proceedings from the public hearing last month. The suitability for open space public hearing was left open for rebuttal by July 7th. Ms. Behney spoke about the planning commission's decision to open and submit materials on the open record period to allow the time frame for the opponent to submit new arguments and evidence on the open space requirement.

Mr. Kelly Beckley spoke about a point of clarification. The landscape plan that was submitted for recommendation, and the 4 parcels of land were not acceptable for public good. He then said they hired a city architect to help develop open space for the city, and as this time it's a conceptual plan. He said that he doesn't consider this as new evidence, but a solution to the issue for the city's good.

Mr. Clark recused himself from the vote due to his landlord being opposed to the development.

Anne then said if he felt like he could make a fair decision, he should be able to vote. Mr. Kernan commented that if he recused himself, there would no longer be a quorum.

Mr. Clark responded that he did not feel comfortable putting that pressure on this commission.

Anne then said that they are more interested in having a decision, and that there are no laws stating that he needs to recuse himself if he feels like he can uphold impartiality.

He responded by saying that if the conflict of interest is not an issue, that he will go ahead and vote.

Mr. Kernan then spoke about the open record submittals, and they are at the deliberation state where rebuttals from both sides have been submitted. The new question that has been raised is the opponent raised issues that were outside the Planning Commission, and the applicant opening up new information is what caused leaving the record open.

Anne then said that she would be cautious to deem that map not new evidence.

Mr. Kernan then said that for the option of deliberation, he would need to state that this new map was not new evidence for the record.

Anne then said the option was open to disregard part of the second submittal.

Mr. Marshall asked if anything in the new evidence that suggested that their application was outside code.

Mr. Kernan said that the public testimony was closed at this point.

Anne said that the biggest difference is that the testimony last month was left open for the issue of open space for the city, and that the issue for deliberation was to be limited to this one issue of the suitability of open space.

Mr. Kernan said that anything outside of the open space issue would then be considered new evidence because the commission has already decided that this is the only issue open for deliberation.

Ms. Doyle asked why this was not discussed as the part of the initial submittal.

Mr. Kernan said that moving forward, they need to talk about the issue as received.

Mr. Marshall asked that if they approved the applicant, if that would be submitted as an appeal to the council.

Anne said that if they wanted to discuss the issue of the through street on this parcel, that they would need to open the hearing again and go through the rebuttal process again.

Mr. Marshall said he didn't see another choice at this point and asked if there could be a motion.

Mr. Kernen said if this motion was made it would need to contain for what issue it would be left open, for how long, and when the next meeting would be held. The appeal period is 14 days, and that next meeting would only give them 23 days until the final decision is due.

It was decided that a vote would be made tonight instead of reopening the hearing.

Mr. Marshall asked a few questions, concerning the information provided by staff about North Skinner.

Mr. Kernen said that the recommendation on this issue was simply that the applicants would provide better road access points and widening of the roads to provide for on street parking.

Mr. Marshall then brought up the recommendation to maintained a shared street concept that allowed for bicyclists and pedestrians, and that this roadway would be inadequate for that purpose.

Mr. Kernen agreed with the fact that widening this road was the solution offered.

Mr. Marshall said that Coburg has street standards, and the fact that extending North Skinner into a new subdivision that would ignore pedestrian safety was something he would like to see changed, and that traffic be funneled differently to allow a different option for pedestrians and bicyclists to have access to it. The end of Locust St is also sub standard.

Mr. Derby asked if it was possible to have a condition of approval to change this.

Mr. Kernen said that this would open a whole host of approvals with the fire chief and traffic studies.

Ms. Doyle commented that planning a development is not easy, and that for this area that has already been zoned as residential would help bring in revenue for the city. It may increase traffic, but this could be worked around. She brought up the fact that the last development did cause an increase in traffic, but it died down after a while.

Mr. Kernen went over the requirements for the motion.

Mr Derby said he would entertain a motion.

Ms. Doyle moved to approve the application as amended with the language of the condition of #4 as justated.

Mr. Clark seconded the motion.

The vote passed 3-1 with, Commisioner Marshall voting against and no abstentions.

9. CITY UPDATES | City Administration Report

Mr. Kernen reviewed the Coburg Planning Commission Monthly Report, discussing important news such as the new finance director, Tim Gains. They have hired a consultant through LCOG to help optimize the city space in August or September. He also announced that this is his last Planning Commission.

10. ADJOURNMENT

Chair Wood adjourned the meeting at 8:03 p.m.

(Recorded by Alex Sullivan)

APPROVED by the Planning Commission of the City of Coburg this 18th day of November, 2020.



William Wood, Planning Commission Chair

ATTEST:



Sammy L. Egbert, City Recorder