



MINUTES

Coburg Planning Commission

September 16, 2020

Coburg City Hall

91069 North Willamette – Coburg, Oregon

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

COMMISSIONERS ABSENT: Judith Behney

STAFF PRESENT: Anne Heath, City Administrator; Sammy Egbert, City Recorder; Megan Winner, Resource Assistant; Henry Hearley, Planner.

CALL MEETING TO ORDER/ROLL CALL

Chair Wood called the meeting of the Planning Commission to order at 7:03 p.m. Ms. Egbert called the roll and announced a quorum.

AGENDA REVIEW

Ms. Egbert and Mr. Hearley did not have any changes to make to the agenda.

APPROVAL OF MINUTES

Commissioner Marshall noted that there were motions made in the minutes by people who were not present. Also, he did not know who Chris Chandler was under directors present.

Chair Wood notice that there were a few issues with the minutes. He stated that he would meet with Ms. Egbert offline. Ms. Egbert agreed that changes needed to be made and that the minutes approval would be put off until the next meeting.

PUBLIC TESTIMONY

There was no public testimony.

COMMISSION BUSINESS – Public Hearing – PA-01-20 Wiechert Partition

Mr. Hearley noted that there were a couple things to keep in mind with this project. First, they were dealing with two jurisdictions with this project. Lane County had given them tentative approval moving forward with the urban growth boundary. Also, the Favreau Group was

looking only for a partition, not a subdivision. If approved they would not be able to build any homes. Lastly, a notice had been sent out to neighbors and affected agencies.

Mr. Hearley said that the proposal was to split the large parcel into two: Parcel 1 (inside City limits) and Parcel 2 (outside the City). No homes would be built on Parcel 2, but it is probable that in the future for Parcel 1. He explained that both parcels had two points of legal access. Parcel 2 had Harrison and Willamette, and Parcel 1 had Skinner and Coleman.

Mr. Hearley shared the recommended conditions for approval. First, the final partition plat shall conform to ORS 92 platting and recording standards. Second, that approval did not allow for the grading of any building sites. The property owner shall seek tentative approval of a subdivision through the City for the development of any home sites.

The Planning Commission had three options. First, the Commission could close the hearing and record and enter deliberations and decide to either approve or deny the request. Second, they could request more information to be provided of the applicant and decide to leave the record open but close the hearing. This would involve another meeting to deliberate. Third, the Commission could continue the hearing and leave the record open to a date certain. This would involve another hearing (continue the hearing at another date).

Commissioner Marshall asked if legal access meant that the lots had to open to a right of way. Mr. Hearley replied that that was correct. Mr. Marshall asked if that was what was needed for both parcels. Mr. Hearley said that was right as well.

Chair Wood opened the public hearing at 7:14 p.m.

Mr. Westover stated that the Favreau Group was not asking to build that subdivision, just get access to the two parcels of land. He noted that all this did was bring the property outside of the urban growth boundary inside Coburg. Mr. Westover mentioned that Lane County had already approved these changes. If they submitted for the subdivision everyone would be notified.

Commissioner Thompson thought that there were no changes regarding City limits. Mr. Hearley responded that nothing had changed. Commissioner Thompson asked what could happen on Parcel 1 while they waited for Parcel 2 to be brought into the City. Mr. Hearley replied that they could survey the land but would not be able to do any site development. Mr. Westover clarified that they had no plans to do anything on the land until they had permission to build the subdivision.

Commissioner Clark assumed that Parcel 2 was included to at some point create North access to the subdivision. He asked what jurisdiction Coburg would have on Parcel 2. Mr. Westover explained that Parcel 2 was zoned as farming land and would stay that way. Mr. Hearley added that it would be a long process to bring Parcel 2 into the city limits, so this project would be far down the road.

Commissioner Doyle asked if Parcel 1 was zoned as traditional residential. Mr. Hearley let her know that was correct.

Chair Wood closed the public hearing at 7:23 p.m.

MOTION: Commissioner Thompson moved, seconded by Commissioner Clark, to approve the Weichert Partition with the two conditions listed in the staff report. The motion passed unanimously.

CITY UPDATES – City Administration Report

Ms. Heath reported that the City was working on the 1-5 bore which should be done by November 20, 2020. It would make it so there would be water access on that side of the highway.

City Council would also see a request for approval to buy property for a new well site. The property was on Stallings Lane and could be used for more than a well.

Ms. Heath mentioned that local police were working with agencies in the area to help with the fire. They were acting as security to make sure residential areas were secured and people had been evacuated.

The City Planner hiring process was currently on hold. They were working with Henry Hearley from LCOG and had really enjoyed his work. They would talk more about this at the next meeting.

Ms. Heath noted that the City Council meeting that was set for September 8, 2020 was canceled and rescheduled for September 22, 2020.

Commissioner Clark asked for more information on the 1-5 bore. Ms. Heath told him that there were two parts. One was to get water to the east side of 1-5, since currently only residents on the west side of the highway were getting water. The other part was building another water source. At the same time, they would be replacing water lines while they repaired streets. She added that this was funded through Business Oregon.

Commissioner Doyle inquired into if the Community Build-Out survey had closed yet. Ms. Heath told her that it had been extended until September 25, 2020. They would be reporting to City Council on September 22, 2020 with the initial numbers. So far, the responses had been helpful. Commissioner Doyle asked if the public was made aware of this extension. Ms. Heath replied that it was included in utility billing mail and was posted on social media. Ms. Winner added that she would repost reminders on social media.

Commissioner Marshall assumed that they would be seeing Wiechert again soon. He asked if the City was looking at North Skinner. Ms. Heath responded that they were looking at several

options. She had met with the attorneys, the Favreau Group, and the community about the issues the previous week. Ms. Heath had also reached out to the Regional Solutions team for help. Attorneys thought they should ask the County for an exemption so they could build a new road. She noted that the same exemption was being used in Eugene at the same time. Ms. Heath said that they had also reached out to Governor Brown.

ADJOURNMENT

Chair Wood adjourned the meeting at 7:41 p.m.

(Minutes recorded by Lydia Dysart)

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