



AGENDA

PLANNING COMMISSION

REGULAR SESSION

91136 N Willamette St, Coburg, OR

541-682-7852 | coburgoregon.org

Wednesday, May 15, 2024 at 6:00 PM

CALL MEETING TO ORDER

ROLL CALL

AGENDA REVIEW

PUBLIC COMMENT

(Five minute limit unless extended time approved prior to meeting. Comments on Public Hearing items are done during the Hearing)

COMMISSION BUSINESS

- [1.](#) Comprehensive Plan Review: Goal 5 & Goal 6

UPDATES & FUTURE AGENDA ITEMS

2. July 17th, 2024 Training with DLCD Representative Patrick Wingard

ADJOURNMENT

The City of Coburg will make reasonable accommodations for people with disabilities. Please notify City Recorder 72 hours in advance at 541-682-7852 or sammy.egbert@ci.coburg.or.us

All Council meetings are recorded and retained as required by ORS 166-200-0235.

Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

LCDC Goal: “To conserve open space and protect natural and scenic resources.”

Coburg Objective: To protect, restore and enhance open space, scenic and historic areas, and, to promote a healthy and visually attractive environment in harmony with the natural landscape.

Open Spaces

- Policy 1: The City shall maintain and enhance parks and open spaces in the community.
- Policy 2: Open space in the form of city parks shall be retained through application of provisions of the Zoning Ordinance.
- Policy 3: Open space and landscaped areas such as parks and school grounds shall be connected where possible by a pedestrian/bicycle pathway system.
- Policy 4: The City shall encourage the protection of the Oak Forest in the Coburg Hills and the Oak Savannah habitat east of the city.
- Policy 5: The City shall maintain an open space separation between the city limits of Coburg and Eugene.

Scenic Resources

- Policy 6: The city will seek intergovernmental agreements with Lane County and other jurisdictions to preserve the Coburg Hills as a scenic resource.
- Policy 7: Important public vistas and views of the Coburg Hills, agrarian landscape and other significant visual features will continue to be preserved through careful design of building height, density, transition, building placement, street layout and other design elements.

Historic Areas

- Policy 9: The City shall encourage the continuation of the Coburg Heritage Committee in its efforts to provide research information to the City for conservation, preservation and rehabilitation of significant sites and structures as indicated in the Coburg Historic Resources Survey.
- Policy 10: The City shall establish conditional use and site review criteria governing the alteration and demolition of sites and structures that

have been or may be identified as having historic significance and which are designated by the Coburg Historic Resource Inventory for protection. No site or structure shall be placed on the Coburg Historic Resource Inventory for protection without the express permission of the property owner, the subsequent validation of the City council and the compliance with National Historic Register criteria.

Policy 11: The City shall encourage the preservation of sites and structures of historical significance through cooperation with the National Historic Preservation Society and other state and regional agencies.

Policy 12: Permit requests for the alteration or demolition of historically significant sites or structures shall be evaluated by the Planning Commission and granted only in cases which are in accordance with the six (6) standards and criteria listed below, and any additional terms or conditions required pursuant to the authority of the Coburg Zoning Ordinance.

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.

2. Distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and site shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features,

substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Policy 13: The City shall maintain and enhance the historic vegetation in the community.

Natural Resources

Policy 14: Lands within natural drainage ways, Muddy Creek irrigation channels, farmland, and landscaped areas such as parks and school grounds will be preserved in an open character to the greatest extent possible through provisions of the Zoning Ordinance. This policy includes the retention of existing vegetation and natural banks for flood protection, wildlife habitat, water quality, open space and other benefits to the community along the Muddy Creek irrigation canals and other natural drainage ways.

Policy 15: The City shall encourage the retention of distinctive natural features and their incorporation into developments. One of the many distinctive natural features in the area is the line of centennial maple trees on Pearl, Willamette and Van Duyn Streets. The City shall take all reasonable measures to preserve these trees from the adverse impacts of development and street widening. These trees are identified in the Coburg Historic Resource Inventory.

Policy 16: Fish and wildlife habitats including rivers, wetlands, and forests shall be protected and conserved to the extent the City has jurisdiction.

Policy 17: Significant natural areas and habitats of rare or endangered species shall be retained in open space whenever possible and to the extent the City has jurisdiction.

Policy 18: Areas containing any other unique ecological, scenic, aesthetic, scientific or educational values shall be considered in the planning process.

Policy 19: The Cities Wetland Map identifies areas of inventoried as wetlands. This map should be used to identify properties that may need a wetland permit from the Oregon Division of State Lands and the U.S. Army Corps of Engineers prior to development. The City shall consider additional code authority to enforce protection of wetlands.

Policy 20: Lands classified as wetlands by the DSL or the Army Corps of Engineers shall be subject to site review approval by the City of Coburg. The purpose of the site review will be to determine the significance of the site and, if the resource is found to be significant, apply the statewide planning Goal #5 ESEE analysis.

Policy 21: The City shall protect, restore, manage, and enhance important natural resources; maintain high quality air, water, land and historic resources; and provide green spaces in and around the community.

Policy 22: The City shall protect or mitigate, whenever possible, fish and wildlife habitats including rivers, wetlands, and forests, and significant natural areas and habitats of rare or endangered species.

Other

Policy 23: Urban appurtenances such as roadway and building signs, traffic signals, overhead wires and utility poles shall to the extent possible have an uncluttered appearance and should be kept subordinate to their urban, rural and natural setting.

Policy 24: Underground utilities shall be encouraged in all developments and shall be required in new subdivisions.

Policy 25: Developers shall be required to replace vegetation removed during construction to maintain and complement the rural atmosphere of the City.

Policy 26: The City shall encourage Lane County to protect access to the mineral and aggregate resources within the City's area of influence.

Policy 27: The City shall seek to ensure compatibility between the future needs of the community and growth of nearby sand and gravel operations.

Policy 28: Access to the Muddy Creek irrigation channels shall be ensured through provisions of the Zoning Ordinance.

Goal 6: Air, Water and Land Resource Quality

- LCDC Goal:** "To maintain and improve the quality of the air, water and land resources of the state."
- Coburg Objective:** To insure the continued quality of air, water and land resources within the City and its area of influence.
- Policy 1:** All future development shall be in accordance with the Department of Environmental Quality (DEQ) air quality maintenance plan and applicable primary and secondary standards of the Lane Regional Air Pollution Authority.
- Policy 2:** The City shall coordinate all major land use decisions with DEQ and LRAPA. The City shall consult with LRAPA prior to the approval of an industry that might affect the airshed of the Eugene-Springfield metropolitan Area.
- Policy 3:** All waste and process discharges from development will not violate applicable state and federal environmental quality statutes, rules and standards.
- Policy 4:** Future development shall be accomplished in accordance with the Coburg Sewerage Facilities Plan.
- Policy 5:** The city shall control sources of noise, water and air pollution through amendment of its Nuisance Abatement Ordinance (A-108b).
- Policy 6:** The City shall maintain water quality through cooperation with all appropriate federal and state agencies, including but not limited to DEQ.
- Policy 7:** The City shall evaluate new industry for its potential to contribute particulate to the Eugene-Springfield metropolitan airshed.
- Policy 8:** The City shall seek intergovernmental agreements to enhance air, water and land resources.
- Policy 9:** The city shall provide sanitary sewer and abandon existing septic systems as a way to lessen the impact on groundwater contamination within the city and exception areas immediately east of the city, outside the urban growth boundaries.
- Policy 10:** The city shall participate in the future Southern Willamette Valley Groundwater Management Area process with the Oregon Department of Environmental Quality to deal with ground water contamination issues in the area.

- Policy 11: The City shall protect and preserve groundwater and drinking water by implementing policies contained the Coburg's Drinking Water Protection Plan, adopted by Resolution 97-7.

- Policy 12: The City shall promote the natural infiltration of stormwater runoff by encouraging the retention of pervious surfaces in new development and re-development.