



AGENDA CITY COUNCIL

91136 N Willamette Street

541-682-7852 | coburgoregon.org

Tuesday, January 13, 2026 at 6:00 PM

The public may attend this meeting at City Hall or via Zoom. To participate via Zoom, you must pre-register with the city by 3 PM the day of the meeting. Council meetings are recorded and live-streamed at www.coburgoregon.org (NO registration required). For questions, contact the City Recorder, Sammy Egbert, at sammy.egbert@ci.coburg.or.us or 541-682-7852.

STATE OF THE CITY BY MAYOR BELL

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MAYOR COMMENTS

AGENDA REVIEW

PUBLIC COMMENT *(Sign up prior to meeting. Limit 3 minutes.)*

CONSENT AGENDA *(Councilors may remove an item from the "Consent" agenda for discussion by requesting such action prior to consideration.)*

1. Minutes December 9, 2025, City Council Meeting
2. Park Tree Committee Members Annual Appointments

SPECIAL GUEST

ORDINANCES AND RESOLUTIONS

3. **Public Hearing | First Reading**
ORDINANCE A-163-W AN ORDINANCE ADOPTING THE OREGON CRIMINAL CODE, OREGON UNIFORM CONTROLLED SUBSTANCES ACT, OREGON LIQUOR CONTROL ACT, AND THE OREGON MOTOR VEHICLE CODE REPEALING ORDINANCE A-163-V
4. **Public Hearing**
RESOLUTION 2026-01 A RESOLUTION ADJUSTING THE RATES OF WATER, WASTEWATER, TRANSPORTATION, AND PARK SYSTEM DEVELOPMENT CHARGES
5. **RESOLUTION 2026-05** A RESOLUTION ADOPTING THE 2025 STORMWATER MASTER PLAN
6. **Public Hearing**
RESOLUTION 2026-02 A RESOLUTION ADOPTING REVISED WATER RATES
7. **Public Hearing**
RESOLUTION 2026-03 A RESOLUTION ADOPTING REVISED WASTEWATER SERVICE RATE
8. **Public Hearing**
RESOLUTION 2026-04 A RESOLUTION REVISING TRANSPORTATION UTILITY FEE SCHEDULE

CONTRACTS

ADMINISTRATIVE REPORTS

- 9. Public Safety Support Fee
- [10.](#) Police Department Quarterly Report
- 11. Administration Report
- [12.](#) Financial Report

LIAISON UPDATES AND COUNCIL COMMENTS

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.



MINUTES
Coburg City Council Meeting
December 9, 2025 at 6:00 PM
Coburg City Hall
91136 N Willamette Street

MEMBERS PRESENT: Mayor; Nancy Bell, Cathy Engebretson, John Lehmann, Jaymason Bouwman, Donnie Myers, Claire Smith, Alan Wells (via ZOOM)

MEMBERS ABSENT: none

GUESTS/STAFF PRESENT: Adam Hanks, City Administrator; Sammy Egbert, City Recorder; Larry Larson, Coburg Police Chief; Megan Winner, Planning Director; Brian Harmon, Public Works Director; Megan Dompe, Coburg Main Street Director

TRANSCRIBED BY: Madison Balcom, Administrative Assistant

CALL TO ORDER

Mayor Bell called the City Council meeting to order at 6:02pm.

PLEDGE OF ALLEGIANCE

Councilor Lehmann led the Pledge of Allegiance.

ROLL CALL

City Recorder, Sammy Egbert called roll. A quorum was present.

MAYOR’S COMMENTS

Mayor Bell thanked all who were involved in Christmas in Coburg, and she thought the parade turned out great. The Mayor’s December update is in the packet, and the City Administration report is in the red folders. Ms. Bell said she met with community members in October and November and will have more meetings to come. Ms. Bell also reminded everyone that there are still vacancies on the Planning Commission and Park and Tree Committee.

1. Mayor Bell’s December Update

This was included in the packet.

AGENDA REVIEW

There were no changes.

PUBLIC COMMENT

There were no requests to publicly speak. There were no written statements received.

CONSENT AGENDA

There were no requests to remove an item from the consent agenda.

2. Minutes from November 12, 2025 City Council Meeting

MOTION: Councilor Bouwman, seconded by Councilor Lehmann, moved to approve the Consent Agenda as presented.

The motion passed unanimously as 5:0, with Councilors Bouwman, Lehmann, Myers, Smith and Wells voting affirmatively, none opposed.

Councilor Engebretson entered the meeting at 6:11pm.

SPECIAL GUEST

3. U of O Real World Class – Coburg Loop Path

Planning Director, Megan Winner, introduced the U of O Real World Class as well as thanked them for all their hard work on this project. The team presented the 2009 Coburg Loop Path implementation plan, their studies and data collection, their key takeaways and recommendations for the project.

Mr. Bouwman asked who they interviewed and if they talked to any community members. The team said they interviewed Tracey Pugh, Megan Winner, and Adam Hanks. The next team will be focusing on the community engagement aspect and possibly speaking with residents.

Mr. Lehmann asked if they had printouts of the presented maps. The team stated they will send the full report with all three maps to the city, and Mr. Hanks noted that it will be in a future council packet.

Ms. Smith noted the value of having a fresh set of eyes on the project and thinks this will be really helpful going forward for further planning and prioritizing of the different project aspects.

Ms. Bell and Mr. Hanks noted the work that has been done on the path recently, and how nice it is currently looking. Hanks thanked the City of Eugene engineering department who designed and managed the project, which helped Coburg utilize those state and federal funds, that otherwise Coburg would not have been able to utilize without the involvement of a certified agency partner.

ORDINANCES AND RESOLUTIONS

4. Second Reading

RESOLUTION 2025-18 A RESOLUTION ADOPTING THE 2026 EMPLOYEE HANDBOOK

Ms. Bell said she noticed very minimal changes and had few to no questions regarding this. The changes made reflect the suggestions by the insurance agency and were based on Oregon's employment law, as well as some administrative clean-up. Mr. Hanks said this is the employment guide between the city and its employees. The goal is to bring the handbook to council every winter for updates and clean-up, and Hanks went over some of the changes made throughout the document.

Council had some questions regarding certain updates made to the handbook, which Hanks answered.

MOTION: Councilor Bouwman, seconded by Councilor Lehmann, moved to approve Resolution 2025-18 adopting the 2026 City of Coburg Employee Handbook with the

alterations of removing the strikeout and retaining the language on page 47 of the packet or page 30 of the handbook.

The motion passed unanimously as 6:0, with Councilors Bouwman, Engebretson, Lehmann, Myers, Smith and Wells voting affirmatively, none opposed.

COUNCIL ACTION ITEMS

5. Revenue Sub-Committee Report and Recommendations

Ms. Bell noted that this committee was guided well from Mr. Hanks regarding short and long-term financial implications for the city. Some recommendations from this committee have been brought to council previously, and this will be the last one, which is the recommendation of a Public Safety Support fee.

Mr. Hanks gave some background on the committee and the previous work they've done leading up to this, then went through the attached recommendations and memo in the packet, and explained the need for revenue and commonality of revenue and funding issues throughout many cities in the state. Hanks reviewed the upcoming necessary expenditures over the next five fiscal years for the city, as noted in the memo, and explained the necessity of increased revenue in order to maintain the current service levels.

Ms. Bell reminded everyone that out of 241 cities in Oregon, 50% of them, by a League of Oregon Cities survey, are experiencing either budget deficits or budget constraints. This is not only a Coburg issue. The state legislature has committed to forming a sub-committee to study the problem, but it will take years before they get to any sort of solution.

Ms. Engebretson and Ms. Smith, both members of the committee, spoke on the need for and importance of this fee. They both think it is important and very beneficial to have our own public safety services, and noted that it would likely be more costly to contract those services out, with lower service levels. They explained that this was not and is never an easy decision, but a necessary one. Mr. Bouwman and Myers agreed. Hanks mentioned that they will get into more of the fine details at the January meeting, and the Ordinance will be brought in March. Councilors mentioned some specific details and methodology explanations that they would like to see in the January meeting.

ADMINISTRATIVE INFORMATION REPORTS

6. Utility Rates and Fees Review

Mr. Hanks included the PowerPoint from March 2023 from a consultant on water and sewer rate studies. Hanks stated that there are some things that the city has stayed on track with regarding this analysis, and there are some that are different, which have some impact in following the modeled rate increases over time. He went over some of those rate details. There may be a need in the future for some consultant work on the rate methodology and some possible rate studies. Hanks stated that there is a need for rates to increase every year.

7. Monthly Administration Report

Mr. Hanks went through the items in the report including the Loop Path #4 completion, Coleman/Pearl Street Pedestrian Crossing approval, Transportation Safety Ad-Hoc Committee recommendations update, the Oregon Energy Strategy, and the regular current projects and contracts, and department activity and statistics.

8. Financial Report

This report was provided. Hanks said that they are starting to receive property taxes, so this will be the last report that will look wonky from the revenue side.

LIAISON UPDATES & COUNCIL COMMENTS

Ms. Smith said the Parks committee has started discussing the Coburg Creek park ideas and process. The committee took a break from work parties in November and December.

Ms. Smith also talked about the LED street light changes, mentioning that the cost savings is important, but the height and brightness of the lights is not appropriate for residential areas. Mr. Hanks said that there are a few that may be adjusted, but it is unlikely for them all to be adjusted, without significant costs.

ADJOURNMENT

Mayor Bell adjourned the meeting at 7:54 pm.

APPROVED by the City of Coburg City Council on this _____ day of _____, 2026.

Nancy Bell, Mayor of Coburg

ATTEST: _____
Sammy L. Egbert, City Recorder



Park Tree Citizen Advisory Committee Annual Appointments

Meeting Date	Staff Contact	Email
January 13, 2026	Sammy Egbert, City Recorder	sammy.egbert@coburgoregon.gov

SUMMARY AND REQUESTED COUNCIL ACTION

Consider re-appointment of the Park | Tree Advisory Committee Members.

Suggested Motion

If approved under the consent agenda, the Council recommends Mayor Bell re-appoint the members for the calendar year ending December 31, 2026.

If the Council chooses to pull the item from the consent agenda

BACKGROUND

The Park | Tree Advisory Committee Bylaws state all terms expire on December 31st. Existing members wishing to continue to serve will automatically be included in the appointments for the upcoming year.

The Committee may have a maximum of seven (7) voting committee members who reside within the Coburg Fire District. Current members are:

- Tom Beatty
- Karen Coury
- Coleen Marshall
- Joe Morneau
- Mary Mosier
- Michelle Shattuck

RECOMMENDATION

Staff recommends the reappointment of all committee members.

BUDGET / FINANCIAL IMPACT

This committee meets monthly, is staffed by the City Administrator, and must follow Oregon Public meeting law. As with all public meetings, “soft costs” are incurred for staff time for meeting preparation, agenda/packets, notice requirements, and minutes.

ATTACHMENTS

1. Park | Tree Committee Citizen Advisory Committee Bylaws



PARKS/TREE CITIZEN ADVISORY COMMITTEE BYLAWS

ARTICLE I – NAME AND/OR AUTHORITY

The Name of this organization shall be the Parks/Tree Citizen Advisory Committee for the City of Coburg Oregon; hereinafter referred to as Committee.

ARTICLE II – PURPOSE

Utilize the Parks and Open Space Master Plan as a guide to accomplish the goals as set forth within the Plan as adopted by City Council.

Participate in promoting donations for future park improvements.

The Committee will advise City Council on matters pertaining to Parks, Trails, Street Trees and related facilities.

ARTICLE III – DUTIES AND RESPONSIBILITIES

The Committee shall have the ability, as vested by the City Council, and be required to: Recommend to the City Council, after public input, the adoption, amendment or repeal of ordinances, resolutions, or requirements pertaining to the preservation, enhancement and advancement of the viability and attractiveness of the Parks, Street Trees, and related facilities.

Make recommendations to the City Council concerning City policies and decisions relating to Street Trees

Participate in studies in the area of Parks

Act in an advisory capacity to the City Council in matters pertaining to public recreation, including playgrounds

Review and make recommendations to the City Council pertaining to the annual budget of the Parks Fund

Make recommendations to City Council for revisions to the Parks and Open Space Master Plan. Review and make long-range recommendations concerning the planning of a program for parks and recreation. Promote and stimulate public interest and involvement.

Perform other duties as may from time to time be prescribed by City Council.

ARTICLE IV – MEMBERSHIP

Section 1. Membership

The Committee shall consist of a maximum of seven (7) voting Committee Members, hereinafter referred to as Members. And one non-voting staff representative, referred to as Staff, appointed by the City Administrator.

Section 2. Qualifications

The voting Members must reside within the Coburg Fire District with a majority residing within Coburg City limits.

Section 3. Application for Membership

Prospective Members shall file an application with the City Recorder. If the applicant is a minor the application must be co-signed by a parent or guardian.

Section 4. Method of Appointment

All voting Members shall be appointed by City Council. An applicant must have the approval of the Committee prior to appointment by City Council. All existing members wishing to continue to serve will automatically be included in the appointments for the upcoming calendar year.

Section 5. Good Standing and Reporting of Absences

It is the responsibility of Staff to bring serious attendance issues to the attention of City Council.

Section 6. Termination

If a Member accrues three (3) or more consecutive absences with a total lack of participation and/or communication, the Committee may recommend, to the City Council, to remove the Member from the Committee.

The City Council reserves the right to terminate a Member for any reason at any time.

All terms expire on December 31

Section 7. Ex-Officio Membership “Optional”

The Committee may find that, because of the complexity of its work, it is desirable to add member(s) at-large to the Committee to serve as non-voting Ex-Officio Member to lend other opinions or expertise. The Committee shall recommend to City Council such member(s) for temporary appointment as a non-voting Ex-Officio Member.

ARTICLE V – OFFICERS AND ELECTIONS

Section 1. Officers

Officers of the Committee shall consist of a Chair and Vice Chair.

Section 2. Election of Officers

In the regular scheduled meeting in January of every year, there shall be an election from among the Members of the Committee to elect a Chair and Vice Chair.

Section 3. Term of Office

The term of office for the Chair and Vice Chair is one calendar year (January-December).

Section 4. Nominations/Voting

In the absent of a Chair or Vice Chair, a Designee will be temporarily appointed by the Committee to chair the nomination process.

The Chair or Designee will open the floor to nominations. Any Member may nominate a candidate including the Designee for the position of Chair or Vice Chair.

Once the nominations are complete, the Chair or Designee will ask for a motion to close the nominations; a second of, and vote on the motion is required.

The Chair or Designee then declares that it has been moved and seconded, that the nominations be closed, and the members proceed to the election.

The candidate who receives a majority of the votes is then declared to be legally elected to fill the office of Chair, and will immediately chair the remainder of the meeting.

The same procedure is followed for the election of Vice Chair.

Section 5. Vacancy of an Officer

Should a vacancy occur, for any reason, in the office of Chair or Vice Chair a special election shall be held to fill the vacant office from among the Members. Refer to ArticleV.

Section 6. Removal of Elected Officers

The Chair or Vice Chair may be removed by a majority vote of the Committee at a regularly scheduled meeting. In order for the Committee to entertain a motion to remove an officer an agenda item must be placed on the meeting agenda prior to a regular scheduled meeting. Any officer removed ceases to hold the office once the vote has been tallied and announced. If the Chair is removed, the Vice Chair shall become the new Chair. An item to elect a new officer will be placed on the agenda of the next scheduled meeting

Section 7. Duties of the Chair

The Chair shall preside at all regular meetings and may call special meetings. The Chair may amend the agenda and shall use all points of order and procedure during the meeting; the Chair may be overruled by a majority vote of the Committee. The Chair may not make motions, but may second motions. The Chair acts as primary contact for Staff and may represent the Committee before City Council. The Chair and Staff shall jointly set the meeting agenda. The Chair may delegate the recording of the minutes to other Members.

Section 8. Duties of the Vice Chair

The Vice Chair shall assume all duties of the Chair in the absence or disability of the Chair.

Section 9. Duties of the Acting Chair

In case of absence of both the Chair and the Vice Chair from any meeting, an acting Chair shall be elected from among the Members present, to serve only during the absence of the Chair or Vice Chair.

ARTICLE VII – STAFF SUPPORT

Section 1. Staff

Staff support and assistance is provided, but the Committee does not have supervisory authority over City Employees. While they may work closely with advisory bodies, staff members remain responsible to their immediate supervisors and ultimately to the City Administrator.

The City Administrator shall designate appropriate staff to act as Staff person(s) to assist and support the Committee. Staff shall attend all regular and special Committee meetings. Staff shall be responsible for coordination of such reports, studies, and recommendations as are necessary to assist the Committee in the conduct of its business according to City Council policy. Staff may enlist the assistance of other departments as required. Staff shall be responsible for all public notification regarding all regular and special Committee meetings and related events. From time to time and/or at the request of the Committee, the City Administrator may appoint addition Staff to assist the Committee.

Staff shall supervise volunteers and interns, shall work closely with the Chair between meetings, shall make recommendations, prepare reports and proposals to the Committee, may represent the Committee at other meetings, presentations, and other public functions as requested, and shall perform administrative tasks.

Staff shall be responsible for the maintenance of proper records and files pertaining to Committee business. Staff shall receive and record all documents or other materials presented to the Committee in support of, or in opposition to, any question before the Committee. Staff shall sign all notices prepared in connection with Committee business, shall attest to all records of actions, transmittals, and referrals as may be necessary or required by law, and shall be responsible for compliance with all Brown Act postings and noticing requirements.

Section 2. Staff Relationship to the Committee

Given limited staff resources, the Chair or individual members shall not make separate requests of Staff without approval of the Committee. The staff’s supervisor shall determine whether the request will be granted. If a member has a research or report request, it shall be brought to the Committee for discussion, consideration, and recommendation prior to making the request of staff. If not approved by the Committee, the individual member shall be responsible for his/her own research or report. Staff and the Chair shall jointly set the meeting agenda.

ARTICLE VIII – MEETINGS

Section 1. Time and Location of Meetings

The Committee will meet monthly, time, date and location as posted by the City Recorder.

Section 2. Cancellation

If a majority of the membership deems it necessary or desirable, a scheduled regular meeting may be cancelled or rescheduled upon giving notice to the Staff. This determination may be made via email or phone with members.

Section 3. Special Meetings

The Chair of the Committee, Staff, or a majority of the membership of the Committee may call a special meeting.

ARTICLE IX – CONDUCT OF MEETINGS

Section 1. Compliance with City Council Policies

All regular, special, and adjourned meetings of the Committee shall be open meetings to which the public and the press shall be encouraged. Meetings will be held at City facilities which are accessible to persons with disabilities.

Section 2. General Conduct of Meetings

Points of order and conduct, including those not addressed by these Bylaws, shall be settled by the Chair, unless overruled by a majority vote of the Committee. Points of order should use Robert's Rules of Order. The Chair will consult with staff as necessary.

Section 3. How Items Are Placed on the Agenda

A request to have an item placed for consideration on a future agenda may be made by Staff, Committee Member or a member of the public. The Chair and Staff will consider if that item should be placed on an agenda

Section 4. Quorum

A quorum shall consist of four (4) voting Members, whether or not there are vacancies on the Committee.

Section 5. Absence of a Quorum

In the absence of a quorum at any meeting, no formal recommendations or actions may be taken.

Section 6. Agenda

The Chair and staff shall jointly set the meeting agenda and its format shall conform to any framework set by City Council Policy.

Section 7. Order of Business

The Chair or a majority vote of the Committee may change the order of business. The Chair may be overruled by the majority of the membership.

ARTICLE X – PROCESSING MOTIONS (Robert's Rules of Order)

Section 1. Call for Motion

Upon conclusion of preliminary discussion, any member other than the Chair may place a motion on the floor. The motion shall contain the proposed action.

Section 2. Seconding a Motion

The Chair shall receive all motions and shall call for a second to each motion. The Chair may second a motion.

Section 3. Lack of a Second

If, after a reasonable time, no second has been made, the motion shall be declared dead for lack of a second and the Chair shall state this. This shall not be considered an action of the Committee and shall not be included in the minutes.

Section 4. Discussion/Debate

After a motion has been made and seconded, the Chair shall call for a discussion of the question. All discussion shall be limited to the motion on the floor. At the close of the discussion, the Chair shall put the matter to a vote. The Chair may, at his/her discretion, limit debate of any motion; except that each member shall have the opportunity to speak.

Section 5. Amending a Motion

A motion to amend may be made by any member to revise a motion on the floor; but it cannot be a freestanding motion on its own, nor can it substitute for a main motion. The motion to amend must be voted upon, unless the maker and the second accept it as a friendly amendment, and, if it passes, it then becomes part of the main motion.

Section 6. Withdrawing a Motion

Any motion may be withdrawn by the maker and the second and shall not be included in the meeting minutes.

Section 7. Motion to Table

A motion to table may be made to suspend consideration of an item that appears on a meeting agenda for reasons of urgency or to end an unproductive discussion. A motion to table is not in order when another Member has the floor. A motion to table requires a second, is not debatable, is not amendable, requires a majority vote for passage, and, if adopted, cannot be reconsidered at the meeting at which it is adopted. Members will refrain from using a motion to table as a means of capriciously limiting debate among Members, to suppress a minority of the Committee, or to avoid public input on an agenda item under consideration by the Committee.

Section 8. Results of Voting

The Chair shall state the results of each vote, e.g., "The motion passes by a vote of five to two."

ARTICLE XI – VOTING

Section 1. Conflict of Interest

No member shall make or participate in a governmental decision which she/he knows or has reason to know will have a reasonably foreseeable material financial effect distinguishable from its effect on the public generally. Any member who has a

disqualifying interest on a particular matter shall do all of the following:

- 1) Publicly identify the financial interest that gives rise to the conflict of interest or potential conflict of interest in detail sufficient to be understood by the public, except that disclosure of the exact street address of a residence is not required;
- 2) Recuse himself or herself from discussing and voting on the matter;

Any question regarding conflicts of interest shall be referred to the City Attorney.

Section 2. Voice Vote

All questions shall be resolved prior to the voice vote. Each member shall vote “Yea” or “Nay” and the vote shall be so entered into the minutes. A Member may state the reasons for his or her vote, which reasons shall also be entered into the minutes of the meeting. All members including the Chair shall vote on all matters, except where she/he has a conflict of interest.

ARTICLE XII – REPORTS

Section 1. Agenda Reports to Committee

All agenda items require a written or an oral report. Written reports serve as the analysis, detail, history, and justification for each agenda item. Oral and written reports shall include recommendation(s) and background. Draft reports not submitted in a timely manner shall be placed on a future agenda.

Section 2. Preparation of Committee Generated City Council Agenda Reports

All resolutions and recommendations adopted by the Committee and addressed to the City Council shall be delivered to the City Administrator, generally fourteen days before the Council Meeting. Reports to the City Council from the Committee shall be written reports consistent with content, style, and formatting of City Council agenda reports.

ARTICLE XIII – RECORD KEEPING

Section 1. Maintenance of Records

All records shall be maintained according to the State of Oregon Retention Schedule.

Section 2. Minutes

Minutes shall be reviewed, corrected as appropriate, and or amended and approved by the Committee at a subsequent meeting. Minutes are a permanent document and shall be maintained in hard copy in addition to an electronic version.

ARTICLE XIV – AMENDMENTS

A majority of the full membership of the Committee may amend these Bylaws, subject to the approval of the City Council.

ARTICLE XVI – ADOPTION OF BYLAWS

Upon adoption of the City Council, these Bylaws shall be in full force and effect. Any and all previously adopted Bylaws are hereby superseded.

These Bylaws shall not be considered or construed as superseding any ordinance or directive of the City Council of the City of Coburg, nor shall they preclude the preparation and adoption of further procedural manuals and policies by which the Committee may direct its activities.

Adopted by City Council on January 8, 2013
Amended January 13, 2015
Amended September 13, 2016
Amended April 13, 2021



Ordinance Adopting the Oregon Criminal Code, Uniform Controlled Substances Act, Liquor Control Act and Motor Vehicle Code and Repealing Ordinance A-163-V

Meeting Date	Staff Contact	Email
January 13, 2026	Larry Larson, Police Chief	Larry.Larson@coburgoregon.gov

SUMMARY AND REQUESTED COUNCIL ACTION

This is an annually required ordinance to ensure the Coburg Police Department to maximize its enforcement abilities within the Coburg Municipal Court processes rather than Lane County Circuit Court

Suggested Motion

No motion – Second Reading scheduled for February 10, 2026 City Council Meeting.

BACKGROUND

Coburg Police Officers can only issue summons to appear in Coburg’s Municipal Court for violations of a Coburg Ordinance. By adopting certain state statutes as also being violations of Coburg’s ordinances, Coburg Police are able to issue summons for these violations into the Coburg Municipal Court. The alternative would be that all summons for these violations would be to the Lane County Circuit Court.

Ordinance A-163-W makes violations of the traffic laws, similar violations and minor criminal offenses violations of City of Coburg ordinance.

RECOMMENDATION

Staff recommends Council adopt Ordinance A-163-W upon approval of second reading to maximize utilization of the Coburg Municipal Court and the staff time of the Coburg Police Department.

BUDGET / FINANCIAL IMPACT

Passage of this ordinance positively impacts the City’s general fund by maximizing the utilization of the Coburg Municipal Court and efficient use of Coburg Police Department staff time for Court appearances required by the judicial process by keeping the proceedings local rather than with the Lane County Circuit Court in Eugene.

PUBLIC INVOLVEMENT

No specific public involvement has occurred with this process and decision as this is primarily an administrative function between the Coburg Police Department and the Coburg Municipal Court.

NEXT STEPS

Upon Council adoption, the ordinance will be signed by the Mayor and recorded with an effective date of February 10, 2026

ATTACHMENTS

1. Draft Ordinance A-163-W

ORDINANCE A-163-W

AN ORDINANCE ADOPTING THE OREGON CRIMINAL CODE, OREGON UNIFORM CONTROLLED SUBSTANCES ACT, OREGON LIQUOR CONTROL ACT, AND THE OREGON MOTOR VEHICLE CODE REPEALING ORDINANCE A-163-V.

THE CITY OF COBURG ORDAINS AS FOLLOWS:

Section 1. Oregon Criminal Code Adopted. Violation of any provision of Oregon Revised Statutes chapters 161 through 167, as now constituted, is an offense against this city.

Section 2. Oregon Uniform Controlled Substances Act Adopted. Violation of any provision of Oregon Revised Statutes chapter 475, as now constituted, is an offense against this city.

Section 3. Oregon Liquor Control Act Adopted. Violation of any provision of Oregon Revised Statutes chapters 471 and 472, as now constituted, is an offense against this city.

Section 4. Oregon Motor Vehicle Code Adopted. Except for Oregon Revised Statute 813.170, violation of provisions of Oregon Revised Statutes chapter 153 and chapters 801 through 822, as now constituted, is an offense against this city.

Section 5. Jurisdiction. In the above Acts, Codes, and laws of the State of Oregon which are adopted hereby, the City shall have jurisdiction over infractions, violations, offenses, and misdemeanors only.

Section 6. Severability. Invalidity of a section or part of a section of this ordinance shall not affect the validity of the remaining sections or parts of sections.

Section 7. Repeal. Ordinance A-163-V, enacted February 11, 2025, is repealed.

This ordinance was read as required by the City of Coburg Charter at the City Council regular meeting on January 13, 2026, and February 10, 2026.

ADOPTED by the **City Council** of the **City of Coburg** on this 10th day of February 2026 by a vote of ___ for and ___ against.

APPROVED by Mayor of City of Coburg this 10th day of February, 2026.

Nancy Bell, Mayor

ATTEST: _____
Sammy Egbert, City Recorder



Resolution 2026-01

A Resolution Adjusting Systems Development Charges

Meeting Date	Staff Contact	Email
January 13, 2026	Adam Hanks, City Administrator Megan Winner, Planning Director	adam.hanks@coburgoregon.gov megan.winner@coburgoregon.gov

SUMMARY AND REQUESTED COUNCIL ACTION

This Resolution is presented to Council annually consistent with the Systems Development Charges (SDC) methodology ordinances to ensure the SDC fees calculated and charged for new development impacting City infrastructure maintain and “keep up” with increasing infrastructure construction costs funded by SDC’s.

Suggested Motion

I move to adopt Resolution 2026-01, a resolution adjusting the rates of water, wastewater, transportation and park system development charges.

BACKGROUND

The City of Coburg approved Resolution 2006-08 directing the City to increase Systems Development Charges annually, utilizing a standard construction cost index. Resolution 2026-01 is a resolution that, if approved, sets the construction cost index for the City of Coburg at a 3.4% increase as of January 13th, 2026. The City utilizes the November Engineering News Record (ENR) construction cost index as the basis for annual SDC adjustments with an objective of ensuring the revenue maintains its relative value to the annually increasing construction costs within the region.

The November ENR for the prior year (2024) was 0.9% and was 2.5% for 2023.

The Construction Cost index increase is equally distributed across all four of the City’s existing Systems Development Charges (Water, Wastewater, Transportation, Parks)

RECOMMENDATION

Staff recommends Council approve the resolution to maintain the market value of the revenues generated from Systems Development Charges.

BUDGET / FINANCIAL IMPACT

SDC's provide a specific ratio of funding for future capital projects which is limited to the growth component of each project. Staff utilizes existing master plans and accepted methodologies set forth in Oregon Revised Statutes to ensure SDC funds are maximized within legal parameters on growth related capital projects within the City's Parks System, Water Utility, Wastewater Utility and Transportation System. These funds are a significant source of revenue that augments local capital funds collected from utility rates and fees from the local customer base (users of the systems), property taxes (Parks projects only) and state and federal grant and loan funds.

PUBLIC INVOLVEMENT

No specific public involvement was conducted for this agenda item.

NEXT STEPS

Upon Council approval of the resolution, staff will update the documents and software utilized to communicate, calculate and collect Systems Development Charges.

ATTACHMENTS

1. Draft Resolution 2026-01

RESOLUTION 2026-01

A RESOLUTION ADJUSTING THE RATES OF WATER, WASTEWATER, TRANSPORTATION AND PARK SYSTEM DEVELOPMENT CHARGES.

WHEREAS, City of Coburg Resolution 2006-08 directs the City to inflate Systems Development Charges annually, pursuant to a standard construction cost inflator, and

WHEREAS, City of Coburg has chosen the November Engineering News Record 2024 City Average Construction Cost Index for this purpose, and

WHEREAS, City of Coburg last inflated its System Development Charge rates using the November 2024 cost index of 0.9%, and

WHEREAS, The November Engineering News Record 2025-City Average Construction Cost Index increase was 3.4%, and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coburg

Effective upon passage of this Resolution, the City’s Systems Development Charges will increase to the following levels:

	Existing Level	New Level
Park SDC		
Residence	\$ 6,990	\$7,224
Employee	\$ 1,048	\$1,086
Water SDC	\$ 7,056	\$7,296
Trans SDC	\$ 7,913	\$8,182
Wastewater SDC	\$ 8,026	\$8,298

Adopted by the **City Council** of the **City of Coburg**, Oregon, by a vote of ___ for and ___ against, this 13th day of January, 2026.

Nancy Bell, Mayor

ATTEST: _____
Sammy L. Egbert, City Recorder

ATTACHMENT B



Systems Development Charges FAQs

If you are applying for a building permit for development, system development charges (SDCs) may apply to your project. SDCs are one-time fees based on the proposed new use or increase in use of a property. They apply to both new construction and residential projects which increase impact to city infrastructure.

Note: Depending on the project, SDCs may increase a project's budget substantially. It is important to determine the impact of SDC fees as early as possible in the process. To do this, the City needs to know the proposed water meter size(s), septic system(s), type of use, and estimated number of employees in some cases.

There are four approved SDC charges; water, sewer, transportation, and parks. There is no storm water SDC at this time.

SDCs may be charged when:

- There is a change of use or occupancy
- Increased number of water meters (based on number of fixtures)
- Accessory Dwelling Units (ADU) are added
- Increasing the size of a water meter (based on number of fixtures)
- For special projects such as micro-housing

To calculate an estimate, the City needs to know the following: proposed water meter size(s), septic system(s), type(s) of use and square footage.

Alternate Rate and Fee Calculation

Transportation

If you want us to use trip generation rates other than those used in the City's transportation SDC Ordinance and Methodology, you must submit data certified by a professional traffic engineer and attach it to the application.

Parks

If you want us to use an alternate number of persons per dwelling unit than those used in the City's Parks SDC Methodology Study, you must submit analyzed and certified documentation by a suitable and competent professional. Alternative SDC rate

calculations must be based on analysis of occupancy of classes of structures, not on the intended occupancy of a particular new development.

Optional Credit for Providing Qualified Public Improvements

Transportation

If you want to reduce the amount of your Transportation SDC, you may make improvements to specific transportation facilities that exceed the minimum standard and which are part of the City's Capital Improvement Program for Transportation.

Parks

To reduce the amount of your Parks SDC, you may donate property or improvements to certain qualified park facilities that exceed the minimum standard and which are part of the City's Capital Improvement Program for Parks.

Timing and Method of Payment

The City will give you a calculation sheet for SDCs with your Building Permit. **Note:** Your SDC's will be reassessed on January 1st if your permit has not been issued.

When and how to pay for the SDCs.

- Pay by cash, check, money order or credit card at the time the City issues a building permit.
- Water SDCs are due when water services are purchased. Pay by check, money order or credit card.
- Request a payment plan of fee payment for bi-annual payments which require a payment agreement with the Finance Department. Interest shall accrue at 4% during the payment period.
- If payments are delinquent, the City records a lien on the benefited property. The lien remains in effect until the SDCs are paid in full. The City has the option of moving to collections.

If You Need Help:

If you need help with or have questions about your Systems Development Charge (SDC) please call the Planning Department at 541-682-7858 or planning@ci.coburg.or.us

Q&A

Q: How are SDCs calculated?

A: *Transportation:* the rate for each mode of transportation is based on the following: 1) amount of money the City needs to collect over the next 20 years to increase the City's transportation system to accommodate growth-related trips. 2) The projected City growth in the next 20 years. The SDC rate is multiplied by the number of trips your proposed land use generates based on nationally compiled statistics.

Parks: The rate is based on the type of building. Demolition credits may apply. Commercial SDCs only apply to new construction, not tenant improvements or change of use.

Water: the rate is based on the size of meter installed. Meter size is determined by the number of plumbing fixtures installed at the property. Fire lines are exempt from SDC fees.

Sewer: Rates are for either the class and number of residential units or related to the size of a commercial project. Sanitary rates are calculated from equivalent dwelling units (EDUs). Commercial EDUs are estimated from the number and type of plumbing fixture. A table of EDU equivalencies is available upon request from Utility Billing at 541-682-7850.

Stormwater: **There is no Stormwater SDC at this time.** However, these are usually based on the square feet of impervious area in the project and the number of trips the new property is expected to generate.

Q: How often do SDC rates change?

A: The charges are adjusted annually for inflation January 1st.

Q: Are there ways to reduce the SDC?

A: Transportation and Parks each offer an optional alternate rate and fee calculation.

Q: Are SDC credits available?

A: Credits for providing qualified public improvements are available. You must complete the correct credit form and attach it to the SDC form. Discretionary credits are only approved by City Council.

Transportation: Allows credits if you participate in constructing street improvements that exceed the minimum design standard.

Parks: Allows credits if you convey qualified property or facilities that exceed the minimum standard. The Coburg Loop Path is a Parks project.

Sewer: Gives credits for any EDUs purchased with prior use of the property or payment of the local improvement district assessment for wastewater (December 2014). Credits follow a property and are not transferable.

Water: Credit is applied towards the SDC fee of a new metered service. Credits are not transferable.

Q: Can I give or sell my SDC credits?

A: No.

Q: Are SDC exemptions or waivers available?

A: No. Not beyond what is legally allowed in the SDC Ordinance and Methodologies.



Resolution 2026-05

Adoption of 2026 Stormwater Master Plan

Meeting Date	Staff Contact	Email
January 13, 2026	Adam Hanks, City Administrator	Adam.Hanks@ci.coburg.or.us

SUMMARY AND REQUESTED COUNCIL ACTION

The City of Coburg’s contract Engineer, Branch Engineering, along with technical assistance and review from Coburg City staff, have completed a comprehensive Stormwater Master Plan designed to update and replace the prior master plan completed in 1999.

Suggested Motion

I move to approve Resolution 2024-05, a resolution adopting the 2026 Stormwater Master Plan as presented.

BACKGROUND

The City of Coburg embarked on the development of a Stormwater Master Plan in 2018 with the following objectives:

- Conduct a stormwater regulatory assessment
- Provide a current inventory and assessment of public stormwater facilities with supporting location maps.
- Develop prioritized improvement recommendations with associated cost estimates.
- Conduct a comprehensive analysis of the City’s current funding mechanisms and options to fund future capital projects.
- Support continued water quality regulatory compliance program for Total Daily Maximum Load (TMDL).

The City’s prior Stormwater Master Plan was completed in 1999. The current draft plan builds upon the 1999 plan and provides significantly improved infrastructure review, mapping and evaluation of adequacy given the development within City limits since the 1999 plan was completed.

Additionally, the 2026 Plan provides both policy and project recommendations intended to support current system maintenance as well as improvements to identified system deficiencies. The policy recommendations include two specific recommendations for the development of dedicated revenues to support both maintenance and capital improvements to the system. The first is a stormwater maintenance fee based on staffing, equipment and material needs for both residential and commercial stormwater system users. The second is a Stormwater Systems Development Charge (SDC) for new development revenue contribution for future system growth. Both the SDC and the maintenance fee will be developed

over the course of 2026 with initial Council review and direction in a Council work session, likely in the fall of 2026.

RECOMMENDATION

Staff recommends Council approval of the Stormwater Master Plan as presented, with the understanding that implementation actions will be developed, presented and approved by Council over the course of 2026 and integrated into future budgets and capital improvement planning processes.

BUDGET / FINANCIAL IMPACT

The Stormwater Master Plan budget appropriations come from the Street Fund with funds expended over the past 5-6 years as the plan was developed as a lesser priority item compared to the more critical water and wastewater infrastructure projects. The plan was originally estimated and budgeted at \$60,000 and the final total cost for the plan was just over \$102,000.

PUBLIC INVOLVEMENT

The draft plan executive summary and staff memo was presented to Council in its October 14, 2025 Council meeting and was publicly noticed as a specific agenda item.

NEXT STEPS

Upon Council approval, staff will begin developing an implementation plan for future revenue mechanisms described above, project planning within the Capital Improvements Plan process and stormwater maintenance planning in conjunction with the overall Vegetation Management Plan currently in development.

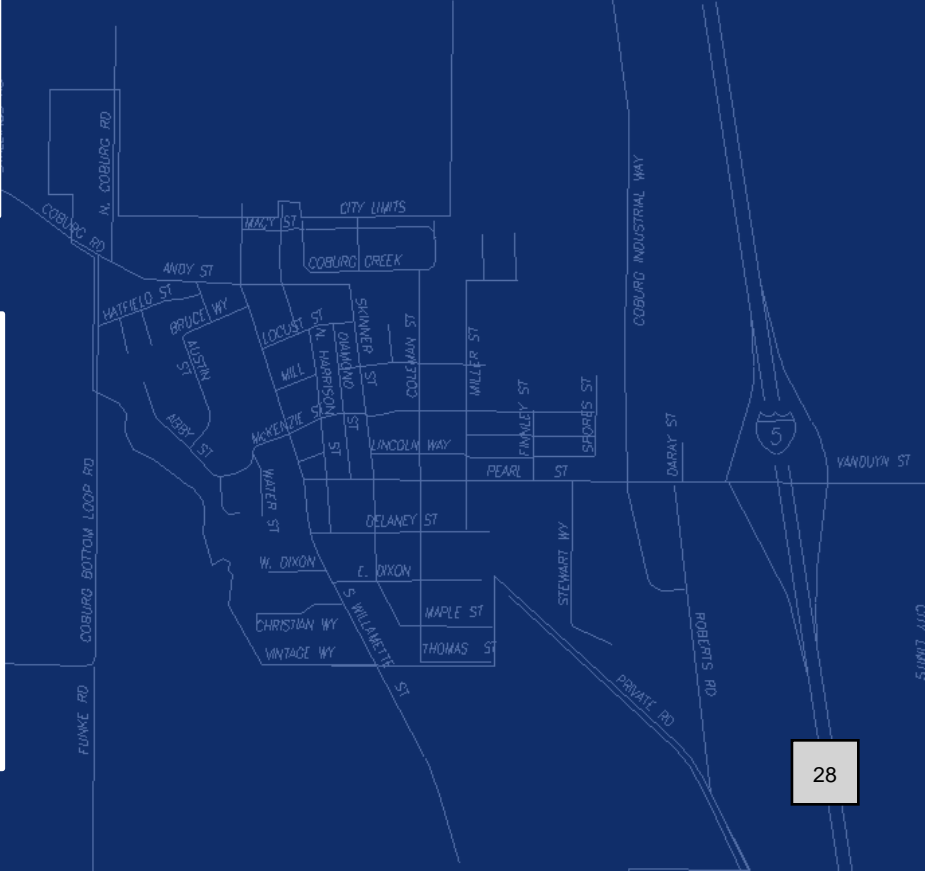
ATTACHMENTS

1. 2026 Stormwater Master Plan
2. Draft Resolution 2026-05

STORMWATER MASTER PLAN



January 2026



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APPENDIX C FEMA FIRM MAPS

List of Acronyms

AAGR	=	Annual Average Growth Rate
ACOE	=	United States Army Corps of Engineers
BMP	=	Best Management Practice
CCMP	=	Comprehensive Conservation and Management Plan
CFR	=	Code of Federal Regulations
CIP	=	Capital Improvement Plan
CSO	=	Combined Sewer Overflow
CWA	=	Clean Water Act
CWSRF	=	Clean Water State Revolving Fund
DLCD	=	Oregon Department of Land Conservation and Development
DSL	=	Oregon Department of State Lands
ESA	=	Endangered Species Act
ESWMM	=	Eugene Storm Water Management Manual
FEMA	=	Federal Emergency Management Agency
FIRM	=	Flood Insurance Rate Map
GO	=	General Obligation
GWMA	=	Groundwater Management Area
HUC	=	Hydrologic Unit Code
LID	=	Low Impact Development
LWI	=	Local Wetland Inventory
MEP	=	Maximum Extent Practicable
MS4	=	Municipal Separate Storm Sewer System
NEP	=	National Estuary Program
NFIP	=	National Flood Insurance Program
NMFS	=	National Marine Fisheries Service
NPDES	=	National Pollution Discharge Elimination System
NPS	=	Nonpoint Source
OAR	=	Oregon Administrative Rules
ODFW	=	Oregon Department of Fish and Wildlife
ODOT	=	Oregon Department of Transportation
SCA	=	Small City Allotment
SDC	=	System Development Charge
SDWA	=	Safe Drinking Water Act
SFHA	=	Special Flood Hazard Area
SWI	=	State Wetland Inventory
TMDL	=	Total Maximum Daily Load
UGB	=	Urban Growth Boundary
UIC	=	Underground Injection Control
USEPA	=	United States Environmental Protection Agency
USFWS	=	United States Fish and Wildlife Service

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION AND STUDY AREA

The City of Coburg contracted with Branch Engineering, Inc. (BEI) to develop this stormwater master plan. The purpose of this plan is to provide a comprehensive catalog of the existing storm drain system, an analysis of drainage deficiencies, recommendations for system improvements, and review of funding options.

The City of Coburg is in Lane County, 8-miles north of Eugene, Oregon and approximately 2.2-miles northeast of the confluence of the McKenzie River and Willamette Rivers. According to the 2020 census, the population within city limits was determined to be 1,306 people. In 2024, the Portland State University Population Research Center (PSU PRC) estimated a population of 1,419 for Coburg. The City resides in an area of relatively flat topography with slopes within city limits generally not exceeding 20-percent (approximately 11-degrees), and then only for short distances. The average elevation within city limits is approximately 400-feet above sea level.

Two Hydrologic Unit Code (HUC) 12 subwatersheds overlap the City of Coburg, the Dry Muddy Creek-Muddy Creek subwatershed (1709000306) and Spring Creek - Willamette River (170900030601). A contributing channel to the Muddy Creek Irrigation Canal flows through the industrial areas along the east side of Coburg. The Mill Slough lies west of Coburg, with contributing drainageways bordering Coburg to the south and west. The County roads running through Coburg have corresponding stormwater infrastructure owned by the County. The County stormwater infrastructure drains to City swales. Soils within the City are well drained and suitable for a variety of retention-based stormwater infrastructure. As a result, stormwater infrastructure is primarily retention focused, utilizing infiltration facilities with overflows connected to the County drainage system or to adjacent drainageways. A more detailed description to the study area is provided in Section 4.

The scope of this document includes an analysis of existing City stormwater infrastructure, identification of drainage deficiencies, an analysis of existing regulations affecting stormwater development within the City, and a discussion of current and potential funding mechanisms for future stormwater capital improvement projects. An analysis of existing County stormwater infrastructure within city limits and streams crossing the City is beyond the scope of this document.

1.2 EXISTING FACILITIES

The City of Coburg manages stormwater primarily through infiltration-based facilities supported by a combination of City and Lane County drainage infrastructure. The City operates several key stormwater facilities that detain and treat runoff from surrounding residential, commercial, and industrial areas, including the following.

- Two connected detention swales in the northeast part of the City,
- A series of detention swales in the northwest near the Hatfield Estates subdivision, and
- A retention facility in the southwest near Vintage Way.

Several of these facilities include overflow pathways that discharge to local surface waters, including Mill Slough and an unnamed tributary to Muddy Creek. These facilities, along with other components of the City's drainage network, are described in detail in Section 5.1.

Lane County manages storm drain systems within County rights-of-way along Willamette Street and E. Pearl Street. These piped systems collect roadway runoff and convey flows to swales on the west

side of Coburg. The County system also includes storm drain stub-outs intended for potential future connection to City drainage infrastructure.

Some recent City development projects have included connections to the County drainage system to allow large storm events to overflow City stormwater facilities into the County system. The City prioritizes maximizing on-site stormwater retention and limiting reliance on the County system; however, where site constraints restrict retention capacity, connections may be considered based on proximity to County rights-of-way and drainage infrastructure. These connections are designed to safely convey flood-scale flows while protecting both City and County assets. Any connection to the County system requires a hydrologic and hydraulic analysis demonstrating that post-development discharge rates will not exceed pre-development conditions or adversely affect County facilities and is reviewed through the County's Public Works Facility Permit process.

Across the remainder of Coburg, stormwater management relies heavily on infiltration into native, well-drained soils. Older residential areas drain to gravel shoulders, while newer subdivisions use rock-filled infiltration trenches. Recent developments, such as Hatfield Estates and Coburg Creek, are designed to retain runoff on site with overflows directed to City swales or local tributaries during larger storm events. Other developments, including Coburg Crossing, fully retain stormwater on site without overflow connections.

Interviews with City Public Works staff were performed to determine where known drainage problems exist across the City. BEI staff performed site visits that included observations of City facilities after rainfall events and later in the rainy season when soils are saturated to determine how well runoff is managed by existing facilities.



Figure 1: Detention swales in NW of Coburg, with overflow draining into tributary to Muddy Creek.



Figure 2: Detention swales in NW Coburg, with overflow to Mill Slough.



Figure 3: Infiltration swale in SW area of city.

1.3 RECOMMENDATIONS

Two types of recommendations are provided in this document; recommendations for expanding stormwater development standards and recommendations for infrastructure improvement projects.

Recommended updates to City stormwater development are based on preparing the City for future National Pollution Discharge Elimination System (NPDES) permitting requirements, specifically Phase

If municipal separate storm sewer system (MS4) permitting. Updates to stormwater standards should clearly define triggers for stormwater requirements and provide guidance for implementation. The analysis of current City stormwater development code and recommendations are provided in Section 3.3.

Recommendations for infrastructure improvements were based on observations of drainage deficiencies, an analysis of past improvements, the resulting performance of said improvements, discussion with City staff, and an analysis of best management practices suited to the site conditions. Recommended improvements were categorized by relation to street infrastructure deficiencies or directly to stormwater facility malfunction. Recommendation details are provided in Section 5.2.

City streets in Coburg generally do not include sidewalks for pedestrian and bicycle traffic, instead relying on gravel shoulders and street access. Streets with inadequate drainage cause hazards to vehicular, bicycle, and pedestrian traffic. Extensive ponding across street surfaces restricts bicycle and pedestrian access, increases safety risks for all users, and accelerates deterioration of pavement and sub-base materials, ultimately harming the structural integrity of road surfaces.

Street grading deficiencies and degraded pavement surfaces reduce drainage efficiency, causing ponding and reducing the life of the pavement surfaces. When stormwater is allowed to pond on pavement surfaces, it can seep into the subgrade, causing degradation and leading to severe distresses. The highest priority improvement projects involve reconstructing degraded pavement and regrading deficient street surfaces to improve stormwater drainage and eliminate ponding. These recommended projects include the construction of adjacent stormwater infiltration facilities to effectively manage stormwater runoff.

Two high priority areas are E. McKenzie St. between N. Coleman St. and N. Skinner St., where pavement is severely distressed and ponding is present in road surfaces after minor rainfall events, and S. Skinner St. where pavement is deficient and water ponds along the sides of the road. Figures 4 and 5 show the deficiencies in these two areas. This section of E. McKenzie St. is part of Phase 1 of the Coburg Collector Street Reconstruction Project, currently in design.



Figure 4: E. McKenzie St. between N. Coleman St. and N. Skinner St. showing degraded pavement and resulting ponded water after a mild rainfall event, looking east.



Figure 5: S. Skinner St. just south of E. Pearl St. and looking to the north, showing roadside ponding and pavement distresses.

The other category of stormwater deficiencies identified within city limits are related to a lack of infiltration capacity in existing roadside stormwater facilities, which may indicate clogged infiltration media, or a lack of capacity in roadside shoulder media. Property owner alteration or manipulation of existing infiltration systems by paving, landscaping, or re-contouring also contributes to degradation of infiltration facilities, a loss of capacity, or the interruption of proper stormwater flow to these facilities as was originally designed. In these cases, the recommendation includes the installation of new infiltration trenches for retention of stormwater runoff. These projects are lower priority, as street surfaces adequately drain and ponding occurs within roadside shoulders, extending only partially across road surfaces after smaller rainfall events. They should be addressed after higher priority projects with the understanding that large rainfall events will lead to ponding extending across travel ways increasing the risk to traffic.

Figures 6 and 7 show ponded water extending from the edge of road surfaces into the travel way. Figure 6 shows E. McKenzie St. looking west toward N. Miller St. Figure 7 shows E. Locust St. looking west to N. Diamond St. where ponded water accumulates just east of the curve in N. Diamond St., extending from the north side of the road and partway across the street surface. The recommendation to resolve these drainage deficiencies is to install new infiltration trenches along the road shoulders.



Figure 6: E. McKenzie St. looking west to N. Miller St. showing ponded water on road surfaces due to a lack of infiltration capacity in shoulder facilities.



Figure 7: Ponded water on E. Locust St. due to deficient roadside infiltration, looking west to N. Diamond St.

1.4 FUNDING FOR CAPITAL IMPROVEMENTS

The City may fund capital improvement projects through a variety of funding mechanisms including through avenues currently utilized like the General/Street Funds and government grants. Other options include establishing stormwater service fees, system development charges, expanding the utilization of federal and state grants and loans, and utilizing bonds. These options are discussed in full in Section 6.

2.0 INTRODUCTION

This stormwater master plan documents the current state of the City of Coburg's stormwater system, provides guidance on managing the City's existing stormwater infrastructure, and managing stormwater for the following 20-year planning period. The overall need and objectives of this master plan, the approach taken in preparing the plan, and the overall plan organization are discussed in this section.

2.1 NEED FOR THE MASTER PLAN

The City of Coburg contracted with KCM, Inc. to develop a Storm Drainage Master Plan in 1999. The 1999 Storm Drainage Master Plan made a series of recommendations for improvement projects that aligned with the City's goals at the time. The City was much smaller with the US Census Bureau reporting the City's population in 1999 as 845. Significant new developments and infrastructure improvements have occurred within the City during the last 25 years. The direction taken by development during this time frame no longer aligns with the 1999 master plan. The PSU PRC estimates a population in 2024 of 1,419, with a forecasted Average Annual Growth Rate (AAGR) between 2020 to 2045 in the City of Coburg is 1.6%. Based on this population growth rate, the population in 2045 is expected to be 1,945. The City's updated recommendations provided throughout this document and provided in Section 7.0 reflect the needs of this larger population and the City's current development goals and needs.

The 1999 Storm Drainage Master Plan made the following series of recommendations, given in **bold**. The current status related to each recommendation includes actions the City has taken related to the recommendation and current City plans related to the recommendations. These are given under the recommendation entries.

- 1) **Enter into an agreement with Lane County to discharge stormwater to the County's system in Coburg and Van Duyn Roads.**

Current Status: The City currently works under an agreement with Lane County, which needs to be reevaluated and updated as necessary.

- 2) **Determine the feasibility of implementation and projected rates for a city-wide stormwater utility. Considering the current makeup of residential and industrial lands, a stormwater utility should be capable of generating annual funds for maintenance and small works needs in the range of \$25,000.**

Current Status: The City plans to pursue city-wide stormwater utility service charge once this Stormwater Master Plan is implemented.

- 3) **Set aside funds for annual maintenance needs and small capital projects from the General/Street Funds or from a new stormwater utility.**

Current Status: The City intends to create a stormwater fund for annual operations and maintenance needs and capital projects subsequent to adoption of the Stormwater Master Plan and creation of stormwater specific revenues.

- 4) **Prepare and apply stormwater design standards for new development.**

Current Status: The City implemented and currently requires design standards to be utilized for new developments and will continue to evaluate and update the standards as needed.

- 5) **Implement Miller Street/Mill Street project in coordination with Lane County, to resolve existing flooding problems in the area. Total project costs assuming a 24-inch diameter**

pipeline for 1,100 feet, @ \$5 per inch-diameter-foot, and a 50% markup for contingency and engineering, are estimated at \$200,000.

Current Status: Planned future improvement projects focus on areas with current deficiencies causing flooding. The intersection of Miller Street and Mill Street is maintained through pavement preservation techniques such as crack sealing. If flooding concerns in this area once again become a critical issue, the City will address it with other future improvement projects.

6) Implement new two-stage dry wells on an as-needed basis using stormwater utility funds or the General/Street Funds.

Current Status: This project has not been undertaken by the City.

Some of the recommendations have been implemented in the time span since the 1999 master plan was issued. The City of Coburg relies upon the County drainage system to connect overflow pipes from storm facilities in newer developments. During the last 25 years since the previous master plan, annual maintenance and small capital projects have been implemented from the General/Street Funds, Small City Allotment Grants and other grant funds, and a transportation utility fee for transportation related projects. Flooding was not visible in the intersection of N. Miller St. and E. Mill St. and overall roadway conditions are fair to good.

The remaining recommendations were not implemented during this time span, some of which are still critical items. Implementing additional funding mechanisms for future capital projects is a high priority for the City. A more thorough and current inventory of City stormwater infrastructure is critical to planning and obtaining capital funding. Expanding and providing more detailed design standards, including specific triggers for stormwater requirements is another critical goal for the City during the next planning period.

2.2 OBJECTIVES

The primary objectives of this master plan are to provide guidance for future city stormwater improvement projects. The specific objectives of the master plan are the following:

1. Provide a stormwater regulatory assessment.
2. Provide a current inventory and assessment of public stormwater facilities with supportive location maps.
3. Provide prioritized improvement recommendations with associated cost estimates and priorities.
4. Provide a comprehensive analysis of the City's current funding mechanisms and options to fund future capital projects.

2.1 AUTHORIZATION

BEI was authorized by the City in 2018 to provide municipal stormwater planning services and assist in the expansion of the City's stormwater management program. BEI worked closely with City personnel to determine the master plan goals and areas with known drainage problems.

3.0 REGULATIONS AND POLICIES

3.1 FEDERAL REGULATIONS

3.1.1 CLEAN WATER ACT

The Clean Water Act (CWA) defines the federal regulations governing the discharge of pollutants into Waters of the US, providing the guidelines for permitting programs implemented at the state level and federal level. Regulatory requirements defined by the CWA cover both point and non-point sources of pollutants. Point source pollution from municipal, industrial, and construction sources are regulated under the NPDES permit program. Non-point sources of pollution include stormwater runoff from existing and new public and private developments that may carry pollution from impervious surfaces, primarily when these developments require disturbing Waters of the US (Waters of the State).

3.1.1.1 CWA SECTION 303(D)

While NPDES permits cover point sources of pollution in stormwater, the CWA also provides regulations for non-point sources of pollution in stormwater, primarily through the Total Maximum Daily Load (TMDL) program under section 303(d). The Oregon Department of Environmental Quality (ODEQ) identified beneficial uses for all waters of the state, including the following:

- Fish and aquatic life
- Water contact recreation
- Domestic water supply
- Fishing
- Industrial water supply
- Boating
- Livestock watering
- Aesthetic quality
- Wildlife and hunting
- Hydropower
- Commercial navigation and transportation

As part of the TMDL process, ODEQ developed water quality standards to protect beneficial uses and performed testing to identify pollutant sources that impact beneficial uses and the levels of these pollutants in surface waters. ODEQ identified and included impaired surface waters on the 303(d) list of impaired waters of the state and developed TMDLs to define the pollutant loading capacity of impaired waterbodies.

The City of Coburg is required to implement ODEQ’s water quality management plan for the Willamette Basin TMDLs, Upper Willamette Subbasin TMDLs, and TMDLs for streams and drainageways within or receiving water from Coburg. The three Willamette Basin TMDLs are for temperature, bacteria, and mercury. Other water quality impairments are grouped together under “All Pollutants” to address the complexities of waterways impaired by multiple contaminants. The Temperature TMDL for the Willamette Subbasins was replaced in August of 2024. The City of Coburg’s TMDL Implementation Plan developed in 2008 defines how Coburg plans to address these TMDLs. TMDL updates are addressed in The City’s TMDL Annual Reports, and in the five-year updates to the TMDL Implementation Plan. The most recent of which was approved in 2023 and is in effect through 2028.

The City’s current strategy to address temperature involves addressing solar radiation and wastewater effluent. To address solar radiation, the City prioritizes riparian restoration and protection areas by protecting and enhancing existing shading vegetation to reduce the effects of solar radiation and provides outreach and education to property owners about importance of riparian functions, protection and enhancement. To manage wastewater effluent temperature, the

City monitors temperature and tests effluent and utilizes the treatment plant's cooling water system to maintain lower temperatures.

The City currently addresses the bacteria TMDL by targeting pet and animal waste, maintaining the wastewater treatment plant in compliance with the NPDES permit for the facility, and the City's stormwater runoff management program. To address pet waste, the City has installed pet waste stations, which are supplied and maintained, with a plan to install additional stations. The City also enforces the existing pet waste pick-up ordinance (ORD A-171). The stormwater runoff management program includes educating residents about stormwater quality and the need to regularly inspect and maintain septic systems, investigating and tracking illegal discharges, requiring state erosion control permit (1200C) approval prior to new development approval, and requiring water quality control facilities for new and redevelopment residential and commercial areas.

The strategies the City of Coburg identified to address the mercury TMDL are similar to the bacteria strategies. Sources of mercury in the Willamette Basin are primarily from eroded native soil carried to waterways by stormwater runoff. Establishing water quality treatment requirements for new developments, requiring state erosion control permit (1200C) approval prior to new development approval, and informing single lot developers of state erosion control permit (1200C) requirements are three of the ways identified in the City's TMDL Implementation Plan for reducing mercury concentrations in stormwater discharges. Additionally, the City emphasizes proper maintenance and operation of storm facilities to prevent the discharge of mercury related pollutants, and provides opportunities for public education, engagement, and participation.

Additional TMDLs and impairment classifications are also identified for smaller watersheds. TMDLs assigned at the Subbasin level, watershed level, and stream level should be taken into consideration when developing stormwater management strategies. The HUC12 watersheds that overlap Coburg area are also classified as impaired for different water quality parameters. The Dry Muddy Creek-Muddy Creek HUC12 Watershed is classified as impaired for Dissolved Oxygen during the spawning season and for E. coli. The Spring Creek-Willamette River HUC12 watershed is impaired for Dissolved Oxygen year-round, Dissolved Oxygen during the spawning season, and for E. coli. Two of the waterways within the vicinity of Coburg, an unnamed tributary to Muddy Creek and Muddy Creek, are also impaired. The unnamed tributary to Muddy Creek that flows along Coburg Industrial Way is impaired for E. coli, and Muddy Creek is impaired for dissolved oxygen during the spawning season.

To address All Pollutants, the City's approach is to restore riparian areas through collaboration with the Muddy Creek Irrigation Project and the City of Tangent, continue planting native trees on City property to aid in retaining stormwater runoff, continue public outreach and education activities, continue annual and biannual staff training and provide staff education opportunities, and track and report TMDL implementation progress and updates.

3.1.1.2 CWA SECTION 319

Section 319 established a national program to help focus state and local nonpoint source (NPS) efforts. Under federal guidance, states develop assessment reports and programs for implementing NPS pollution control plans. Oregon implements Section 319 through its Nonpoint Source Management Program, which sets goals for improving water quality in rivers, streams, and groundwater from diffuse runoff sources. There are no specific enforceable standards or permits for local communities to obtain. However, small cities, like Coburg, are expected to align stormwater planning with Oregon DEQ NPS priorities, which include reducing sedimentation, reducing nutrients (nitrogen/phosphorus), managing bacteria/pathogens from urban runoff, protecting watershed health, and supporting TMDL implementation.

USEPA awards Section 319 grant funds to states to support enforcement, technical assistance, financial assistance, education, training, technology transfer, and demonstration projects to achieve best management practices (BMPs). Coburg can apply for Section 319 grants to fund projects like the following:

- Stormwater master planning
- Green infrastructure (rain gardens, bioswales, detention, infiltration)
- Water quality monitoring
- Public education and outreach
- Restoration of local streams or wetlands
- Agricultural/urban runoff reduction projects

3.1.1.3 CWA SECTION 401

Section 401 requires that applicants for Federal permits or licenses, including removal/fill permits under Section 404 and NPDES permits under Section 402, obtain a 401 Water Quality Certification demonstrating that the permitted or licensed activity does not violate applicable water quality standards. Section 401 Water Quality Certifications are issued by ODEQ.

3.1.1.4 CWA SECTION 402

Non-point sources of pollution common in small cities include waste generated from traffic, residential areas, sediments, and any other waste deposited on the ground surface. Sources of non-point source pollution include traffic, which generates hydrocarbon and metal pollution; residential areas, which are sources of excess nutrients from fertilizers, toxic chemicals from pesticides and herbicides, and bacteria from pet wastes; atmospheric deposition, which is a primary source of mercury pollution in the Willamette Valley; deposited sediments, which are sources of metals and chemical contaminants that are carried into storm drain systems and into surface waters; and eroding drainageways, which are another source of sediments in surface waters.

One of the primary ways the CWA regulates stormwater is through the National Pollutant Discharge Elimination System (NPDES), which defines permit requirements for municipal, industrial, and construction stormwater. Oregon is authorized by the USEPA to implement these permits at the state level. Municipal NPDES MS4 Phase I and Phase II permits are required for cities based on population size. Cities with populations greater than 100,000 require Phase I MS4 permits. Cities with populations less than 100,000 require a Phase II MS4 permit when they are either designated by the Census Bureau as an urban area or designated by ODEQ as requiring a Phase II MS4 permit. According to the Code of Federal Regulations (CFR), Title 40, Part 122.34, the purpose of Phase II MS4 permits is “to reduce the discharge of pollutant to the maximum extent practicable (MEP), to protect water quality, and to satisfy the water quality requirements of the Clean Water Act.”

The City of Coburg is not designated as an urban area and has not been required by ODEQ to obtain a Phase II MS4 permit. The City of Coburg can prepare for future growth and the need to update TMDLs by continuing to develop stormwater management strategies that align with the Phase II MS4 permit. There are many reasons why aligning with Phase II MS4 requirements is recommended for small cities like Coburg. These reasons are provided below.

1. Future population growth may push Coburg into permit territory in the future. Planning and implementing the Phase II MS4 permit requirements sooner allows the cost to be distributed over multiple years and demonstrates a history of regulatory compliance.
2. The six Phase II MS4 measures directly reduce impacts to City infrastructure including blocked culverts and pipes, sedimentation in stormwater facilities, and the impacts of

potential flooding events. Avoiding these impacts can reduce system maintenance costs in the long term.

3. Meeting Phase II MS4 requirements helps preserve high-value local resources by reducing the introduction of contaminants into surface waters.
4. Many Phase II MS4 requirements overlap TMDL plan requirements, which means that the City's TMDL Implementation Plan already includes many of the Phase II MS4 requirements. By meeting the MS4 requirements, the City maintains TMDL compliance while preparing for future MS4 designation or regulatory changes.
5. Implementing the Phase II MS4 requirements will make the City competitive for various funding sources and grants.

Phase II MS4 permitting requires implementing the following six control measures. The City currently has programs in place to implement these control measures as part of their TMDL Implementation Plan, with the current Five-Year Implementation Plan approved in 2023 and effective through 2028. A description of the plan elements including how these six measures are met is provided in Section 3.1.1.1.

1. Public education and outreach program about the impacts of stormwater on receiving waterbodies.
2. Public involvement and participation program.
3. Illicit discharge and detection program.
4. Construction site runoff control program.
5. Post-construction site runoff control program for new development and redevelopment.
6. Pollution prevention and good housekeeping program for municipal operations.

NPDES permits covering industrial facilities within city limits only apply to private industry, while construction sites within the City are all subject to NPDES permitting depending on the total land area that is disturbed. The NPDES 1200-C Construction Stormwater General Permit was partially implemented by the Phase I stormwater rule, for construction sites disturbing five acres or more of land, and expanded as part of the Phase II stormwater rule to cover construction sites disturbing one to five acres. The 1200-C permit regulates the release of stormwater runoff that encounters disturbed soils on construction sites and applies to all construction activity occurring within city limits, including public improvement projects.

3.1.1.5 CWA SECTION 404

Section 404 relates to impacting wetlands and waterways through dredging or filling activities, and requires that no discharge of dredged or fill material be permitted in waters of the U.S. if a practicable alternative exists that is less damaging to the aquatic community, or the nation's waters would be significantly degraded. These permits are usually obtained from the US Army Corps of Engineers (ACOE) and DSL as a joint permit and apply to private and public developments.

The ACOE and DSL have different events that trigger the need for a permit. The ACOE requires a permit for any amount of material to be removed or placed within waters of the US. DSL maintains a statewide wetland inventory (SWI) map showing approximate locations of wetlands within the City. Additionally, a Local Wetland Inventory (LWI) was performed for the City about 25 years ago. These two resources can inform developers and the City of the likelihood of wetlands being present in desired development areas. If wetlands are located near these areas, a wetland delineation should be performed to determine if wetlands exist on the sites of interest. When wetlands are found on desired development sites, developers should submit a jurisdictional determination request to the

ACOE to find out if a permit will be needed from the agency. DSL has different triggering events, which are discussed in Section 3.2.2 of this report.

The SWI and LWI identify wetlands along the east and west edges of the City, primarily along the drainageway bordering the west edge of the City and contributing to the Mill Slough, and along the west side of the Interstate-5. Additional areas of wetlands are found at the north end of Coburg Industrial Way. There is some variation between the SWI and LWI. As a result, both of these resources should be consulted prior to initiating development projects. Additional information about the LWI is included in Section 4.8. The wetlands identified on the LWI is included in Figure 11.

3.1.2 SAFE DRINKING WATER ACT

The Safe Drinking Water Act (SDWA) regulates public drinking water systems and requires treatment, disinfection, testing, and source water protections. The USEPA sets the standards under the SDWA, and state drinking water programs provide the direct oversight of water systems. Source water protections include protecting surface water and groundwater sources through protecting the integrity of streambanks and riparian zones, implementing best management practices for agriculture and forestry activities, as well as reducing runoff pollution and implementing stormwater best management practices.

The SDWA provides the requirements for state-implemented Underground Injection Control (UIC) programs, regulated under 40 CFR part 144-146, to prevent contamination of underground drinking water sources. The SDWA in conjunction with the CWA and the Oregon Groundwater Quality Protection Act of 1989 all require protection of groundwater from contamination. The Water Quality Division of the ODEQ oversees the implementation of the Groundwater Quality Protection Act and the related sections of the CWA and SDWA through the designation of Groundwater Management Areas, Underground Injection Control Programs, and wastewater and onsite sewage permitting programs. More information about state UIC and groundwater protection regulations is provided in Section 3.2.3.

3.1.3 ENDANGERED SPECIES ACT

The purpose of the Endangered Species Act (ESA) of 1973 is to conserve and protect endangered and threatened species and their habitats. The U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) administer the ESA. The USFWS is responsible for terrestrial and freshwater organisms, while the NMFS is responsible for marine wildlife. Under the ESA, wildlife may be classified as “endangered” or “threatened.” According to the USFWS, an endangered species means any species which is in danger of extinction throughout all or a significant portion of its range. A threatened species means any species which is likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

The nearest areas containing threatened and endangered species are southeast of the City of Coburg at the Coburg Ridge Preserve and south to the McKenzie River. There are no threatened and endangered species within the Coburg planning area.

3.1.4 FEMA FLOODPLAIN MANAGEMENT REQUIREMENTS - FEMA 480

Floodplains are areas that have a 1% chance of becoming inundated with floodwaters within any given year. Floodplains create important habitat including river channels, riparian area, and wetlands, which provides the elements needed for diverse flora and fauna in these areas. See Figure 11 for mapped flood hazard areas in and around the City of Coburg. The Oregon Department of Land Conservation and Development (DLCD) works with FEMA and local governments to implement the National Flood Insurance Program (NFIP) and help local governments maintain their NFIP status.

Local governments must regulate activities that occur within FEMA Special Flood Hazard Area (SFHA) including ensuring that new developments adhere to FEMA floodplain permitting and requirements. Additionally, local governments must educate residents of local flood hazards, floodplain regulations, and other state and federal permits required for development. Development projects within the FEMA SFHA and/or within a threatened or endangered species habitat may also require a Biological Assessment to describe how the proposed development will impact the existing floodplain and instream habitat functions.

3.2 OREGON STATUTES, REGULATIONS, AND PERMITS

3.2.1 OREGON DRAINAGE LAW

Oregon drainage law, which comes from court decisions rather than legislative law, protects the normal course of natural drainage across adjoining properties. For a landowner to drain water onto lands of another in the State of Oregon, one of two conditions must be satisfied initially: 1. the lands must contain a natural drainage course; or, 2. the landowner must have acquired the right of drainage supported by valuable consideration. Oregon drainage law applies to city development projects just as it does to private land development projects.

Case law dictates the following:

1. A landowner may not divert water onto adjoining land that would not otherwise have flowed there. "Divert water" includes but is not necessarily limited to:
 - a. water diverted from one drainage area to another, and,
 - b. water collected and discharged which normally would infiltrate into the ground, pond, and/or evaporate.
2. The upper landowner may not change the place where the water flows onto the lower owner's land. (Most of the diversions not in compliance with this element result from grading and paving work and/or improvements to water collection systems.)
3. The upper landowner may not accumulate a large quantity of water, then release it, greatly accelerating the flow onto the lower owner's land. This does not mean that the upper landowner cannot accelerate the water at all; experience has found the drainage to be improper only when the acceleration and concentration were substantially increased.

3.2.2 OAR 141, DIVISION 85 AND 86

Oregon Administrative Rule 141, Divisions 85 and 86 regulate removal and fill activities in Oregon wetlands, streams, lakes, rivers, and other Waters of the State. Developers who plan to remove, add, or move more than 50 cubic yards of material from within wetlands or other waters, or any amount of material from within streams designated as Essential Salmonid Habitat, are required to obtain a removal-fill permit from the Oregon Department of State Lands (DSL). Removal-fill permits are usually issued as joint permits from DSL and the ACOE along with permits from other state and federal agencies.

Local governments are required to conduct local wetland inventories and adopt wetland protection programs to meet Statewide Planning Goal 5. This involves performing a wetland inventory and assessment of the value and significance of the mapped wetlands. Wetland protection plans help local communities meet Stateside Planning Goal 14, requiring cities to estimate future growth needs, without impacts to wetlands by allowing local governments to remove significant wetlands from the inventory of buildable land.

3.2.3 OAR 340, DIVISION 40

This OAR implements the CWA and SDWA regulations relating to protecting the quality of groundwater resources in alignment with Statewide Planning Goal 6. The ODEQ designates Groundwater Management Areas (GWMAs) when elevated contaminant concentrations are present in groundwater in a certain region. Designating a GWMA allows for the formation of a groundwater management committee focused on developing an action plan and coordinating with state regulators to restore groundwater quality. The Southern Willamette Valley Groundwater Management Area, designated as such for elevated nitrate levels, overlays the City of Coburg, which allows regulatory bodies to require additional protections from new developments to demonstrate that Nitrate levels in stormwater runoff will not impact groundwater within the GWMA.

The ODEQ also regulates waste injection into the ground through the UIC program. While Coburg relies on infiltration to control stormwater throughout most of the City, the ODEQ currently shows no active UIC permits within the city limits. The most common UIC systems are stormwater drywells and requirements for permitting systems depends on the depth to the groundwater table, and the land use for the property implementing the infiltration facilities. Coburg uses shallow stormwater infiltration systems due to the presence of well drained soils, rather than deep infiltration facilities.

3.2.4 OAR 340, DIVISION 42

The ODEQ is required to meet the requirements of the CWA and USEPA to develop TMDLs for water bodies on the state's polluted waters list, the 303(d) list. Local governments were identified as Designated Management Agencies and tasked with developing TMDL Implementation Plans as a tool to reduce pollutants and meet water quality goals in the future. The City of Coburg developed a TMDL Implementation Plan in 2008 to meet this requirement.

Two HUC12 watersheds that cover part of Coburg are classified as impaired for 1st through 4th order streams. The Dry Muddy Creek-Muddy Creek HUC12 watershed streams have impaired statuses for water quality parameters. The Unnamed Tributary to Muddy Creek that flows north through eastern Coburg has a Category 4 classification as impaired for E. coli. The main Muddy Creek channel, northeast of Coburg, has a Category 5 classification as impaired for dissolved oxygen during the spawning season. The Spring Creek-Willamette River watershed also has an impaired status for dissolved oxygen and E. coli, but the Mill Slough flowing from west Coburg is currently in compliance with water quality standards.

3.2.5 OAR 635, DIVISION 412

The Oregon Department of Fish and Wildlife (ODFW) implements fish passage regulations under this OAR, which require developers altering or placing artificial obstructions in waterways to allow for passage of native migratory fish both upstream and downstream. This affects the placement of bridges and culverts in waterways containing these fish species, and affects not only new structures, but existing structures under certain conditions. Existing structures that do not provide for fish passage must be brought into compliance when trigger events occur, including installation, major replacement, abandonment, or a fundamental change in permit status. ODFW determines what constitutes a trigger event in specific cases. Meeting fish passage requirements should be a consideration when the City plans road widening or reconstruction projects over waterways.

3.2.6 OAR 660, DIVISION 15

OAR 660, Division 15 establishes statewide planning goals carried out by the DLCD and implemented by local governments. Goal 5 is to protect natural resources and conserve scenic and historic areas and open spaces, including resources impacted by stormwater practices like riparian

corridors, wetlands, scenic waterways, and groundwater resources. Goal 5 includes guidelines for local governments to protect streamflow and water levels to maintain an adequate level for fish and wildlife, pollution abatement, recreation, aesthetics, and agriculture. Significant natural areas that are historically, ecologically, or scientifically unique should be inventoried, evaluated, and plans prepared to conserve these areas.

Goal 6 is to maintain and improve the quality of the air, water, and land resources of the state. The goal states that “all waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules, and standards.” This goal affects how stormwater runoff is managed, requiring that discharges not exceed the carrying capacity of water resources, degrade water resources, or threaten the availability of water resources.

Goal 7 is to protect people and property from natural hazards, which requires local governments to adopt comprehensive plans that take inventory, implement policies and measures to reduce the risk to people and property from natural hazards, including flood and landslide hazards. Local governments are required to adopt and implement local floodplain regulations that meet the minimum National Flood Insurance Program (NFIP) requirements to be in compliance with Goal 7. Additionally, local governments should implement stormwater management programs to help address risks from these hazards.

3.2.7 OAR 660, DIVISION 11

OAR 660, Division 11 implements Statewide Planning Goal 11 by requiring cities and counties having populations of 2,500 or larger to implement public facility plans for water, sanitary sewer, storm sewer, and transportation facilities. Public Facility Plans are supportive documents to local comprehensive plans with the purpose of assuring that urban development within the UGB is guided and supported by the types and levels of urban facilities and services appropriate for the needs and requirements of the urban areas to be serviced, and that those facilities are provided in a timely, orderly, and efficient arrangement. The City of Coburg does not require a Public Facility Plan for stormwater to meet the requirements of OAR 660, Division 11.

3.2.8 ORS 223.297 TO 223.316

Oregon Revised Statutes 223.297 through 223.316 creates the framework for local governments to impose system development charges (SDCs), one-time charges on new development and certain types of redevelopment. SDCs are a tool to allow cities to recover the cost of expanding infrastructure and the increased demands new developments place on the system.

3.3 LOCAL REGULATIONS

3.3.1 EXISTING CITY POLICIES

The City of Coburg zoning code identifies City regulations for stormwater management. Basic requirements and allowances are outlined for each Zoning District in the City. For example, Highway Commercial (Article VII D.4.d.) allows water quality treatment in setback yards, and Light Industrial (Article VII E.4.b(3) and 5.e.) allows water quality treatment to be provided in setback yards and landscape areas with City approval. Water quality facilities on Campus industrial lots (Article VII F.4.b(3)) can be incorporated into landscape areas.

The Downtown Coburg Overlay District (Article VII K.5.) has more extensive stormwater requirements including that runoff control and requirements to include vegetated stormwater infrastructure.

Article VII 5.a.(1) includes the following text:

The role of landscape has also evolved to promote environmental stewardship, addressing sustainability concerns particularly in relation to biofiltration stormwater management. This section focuses on the ways in which site designs can integrate practices of sustainable stormwater management known as “Low Impact Development (LID).”

Article VII 5.a.(2) reads as follows:

New developments must provide on-site vegetated stormwater infrastructure as necessary, appropriately sized by the site designers to mitigate any increase in stormwater runoff post-development.

Article VII 5.b.(1) reads as follows:

LID is an approach to land development that works with nature in managing stormwater as close to its source as possible to minimize stormwater runoff from buildings and impervious surfaces. Unlike a conventional system that would simply pipe unfiltered stormwater through metal grates straight into drainage channels, LID-based stormwater management approach relies on vegetated natural systems to collect, infiltrate, and filter rainwater on site, often reducing the need for costly underground structures.

Article VII 5.c.(3)(ii) includes recommendations for the use of alternative paving materials in parking areas when conditions allow as well as specific stormwater requirements for parking areas in the Downtown Coburg Overlay District that read as follows:

Landscaping using a combination of vegetated stormwater infrastructure, planters, and shade trees within and/or around the parking area must be provided at a minimum ratio of 10 percent of the gross area of the parking lot.

Article XI E.2.j. includes design standards within the Downtown Coburg Overlay District Development Checklist, which includes the following sections:

- a. Applicant or developer of new development, redevelopment, alteration to the footprint, height, or massing of an existing building, or improvement to parcels, demonstrates post-development runoff at or below pre-development rates.
- b. New development, redevelopment, alteration to the footprint, height, or massing of an existing building, or improvement to parcels provides on-site vegetated stormwater infrastructure as necessary, appropriately sized by the site designers to mitigate any increase in stormwater runoff post-development.

3.3.2 RECOMMENDED NEW CITY POLICIES

The expansion of City stormwater regulations will prepare Coburg for the potential future implementation of Phase II MS4 permit requirements. Stormwater design standards should include specific language identifying triggers for each requirement, and how to apply each requirement in infrastructure design. The language used in article VII 5.a. and b. does not set specific standards. The City should modify the language to identify triggers with specific numerical limits and requirements.

Stormwater quantity and quality requirements should be triggered for developments of half an acre or more in size and proposing 3,000 or more square feet of new impervious surface. Flow control requirements should be implemented for all new developments to the same standard as the Downtown Coburg Overlay District, with post-development flows not to exceed pre-development flows. Designers should be directed to Eugene’s Stormwater Management Manual (ESWMM) for

design storm requirements, and detention facilities should be designed to the 25-year, 24-hour design storm.

It is recommended that Coburg enact a policy change determining that ESWMM be the required stormwater specification for all development within the City, ensuring that designers have clear direction on design methodology for water quality and water quantity design. The existing City policies encourage Low Impact Development (LID), or vegetated stormwater treatment. These should be emphasized as the preferred water quality treatment method, with the ESWMM providing the design requirements for these types of facilities. Developers should be required to provide operations and maintenance plans for proposed stormwater facilities, in accordance with ESWMM requirements.

Erosion control requirements should be included in City policy updates to match the Lane County requirements, with developments disturbing a quarter of an acre or more requiring erosion and sediment control permitting. Additionally, all new development, redevelopment, and land disturbing activities should be required to implement erosion and sediment practices to avoid any construction-related impacts to stormwater quality.

Article VIII should also include more detailed language to prohibit illicit discharges into the storm drain system. The City should expect to respond to reported illicit discharges within two days, faster if the discharge is a risk to public health or the environment. Serious spills must be reported immediately to the Oregon Emergency Response system. These spills include a spill of any amount of oil to waters of the state, oil spills on land of more than 42 gallons, and hazardous materials and reportable quantities equal to 40 CFR Part 302.4.

4.0 WATERSHED CHARACTERISTICS

4.1 DESCRIPTION OF STUDY AREA

The City of Coburg is in Lane County 8-miles north of Eugene, Oregon at the approximate coordinates of 44.136584° West latitude, and -123.063305° East longitude. It is located near the southern terminus of the Willamette Valley Geologic Province, with the confluence of the McKenzie River and Willamette Rivers located 2.2-miles to the southwest. The Coburg Hills, a range of foothills of the western Cascades Mountains rise within a mile of city limits to the southeast, and the Coast Range Mountains are approximately 13.5-miles to the west. The City’s western limit is approximately bounded by the intersection of Coburg Bottom Loop Road and Coburg Road, on the south near Roberts Court, on the east by an intermittent tributary of Dry Muddy Creek’s crossing of Van Duyn Road, and on the north by the City’s water treatment facility.

The City of Coburg is located within the Willamette Basin, specifically within the Muddy Creek - Willamette River watershed. Within city limits, two sub watersheds exist and the hydrologic boundary follows the approximate north-south alignment of Coburg Road and North Willamette Street. On the east, the subwatershed is Dry Muddy Creek -Muddy Creek, and on the west, it is Sring Creek - Willamette River. The watershed levels and Hydrologic Unit Codes for the City of Coburg are summarized in the following table.

Table 1: NRCS Watersheds

Level	Name	Hydrologic Unit Code (HUC)	Area (acres)
Basin - HUC-6	Willamette	170900	7338445.5
Subbasin HUC-8	Upper Willamette	17090003	4136960.1
Watershed- HUC-10	Muddy Creek - Willamette River	1709000306	300680.2
Subwatershed 1 - HUC-12	Dry Muddy Creek - Muddy Creek	1709000306	29435.2
Subwatershed 2 - HUC-12	Sring Creek - Willamette River	170900030601	29305.8

4.2 POPULATION

According to the latest U.S. Census data collected in 2020, the population within city limits was determined to be 1,306 people. Based on data presented by the PSU PRC, the forecasted population growth for the years 2020 to 2045 within Urban Growth Boundaries (UGB) in Lane County is expected to have an Average Annual Growth Rate (AAGR) of 0.6%. Additionally, the City of Coburg is forecasted to have an AAGR of 1.6%. The most recent population estimate from PSU for 2024 is 1,419. Based on a population growth rate of 1.6%, the population in 2045 is expected to be 1,945, as shown in Figure 8.

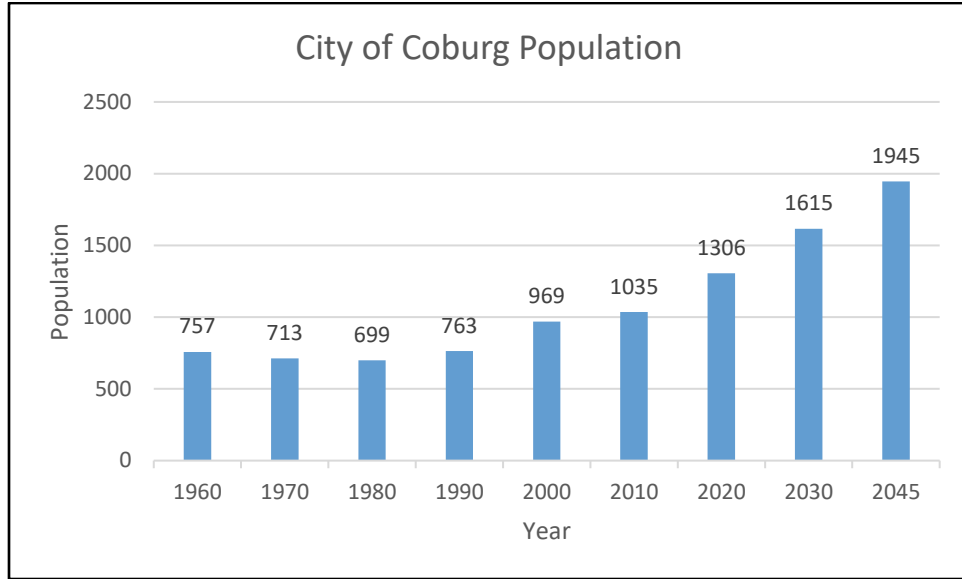


Figure 8: City of Coburg historical and projected population growth.

4.3 LAND USE AND ZONING

Land use in Coburg currently consists of a mix of residential, commercial, and industrial properties with a block of agricultural zoned land at the far eastern side of the UGB. Existing land use is defined as the current developed area within the study area while future land use is defined as the full build-out of land within the UGB. The City of Coburg currently has seven zoning districts. The current zoning and existing land use designations are shown in Table 2, with areas provided by the City during an evaluation of Land Use Policy performed in 2018.

Table 2: Land Analysis by Zoning

Zoning	Number of Lots	Acreage	Min Lot	Max Lot
Highway Commercial	25	93.88	0.17	16.66
Light Industrial	58	240.38	0.05	64.5
Parks/Recreation	2	28.8	3.93	24.88
Public Facility	2	52.9	1.53	51.3
Campus Industrial District	1	105.7		
Central Business Districts	63	19.16	0.011	2.33
Traditional Medium Residential	2	2.1	N/A	N/A
Traditional Residential	470	195.32	0.000524	14.37

Effective stormwater management is essential for maintaining water quality, reducing flood risk, and preserving natural ecosystems. In Coburg, land use and zoning play a crucial role in determining how stormwater is managed and mitigated. This section outlines the land use and zoning strategies proposed in the stormwater master plan to achieve sustainable stormwater management goals.

A. Residential Areas:

- Residential areas in Coburg shall adhere to stormwater management practices that prioritize infiltration, retention, and detention techniques.
- Zoning regulations will require the implementation of green infrastructure, or LID, stormwater facilities such as rain gardens, permeable pavements, and vegetated swales to manage stormwater at its source for developments having triggering characteristics.
- Homeowners' associations and developers will be encouraged to incorporate sustainable stormwater management practices in their designs, and provide operations and maintenance plans for the facilities.

B. Commercial and Industrial Zones:

- Commercial and industrial developments must comply with stormwater management standards to minimize pollutant runoff and prevent erosion.
- Zoning ordinances will require the installation of stormwater management facilities such as bioretention ponds, sediment traps, and oil-water separators, in commercial and industrial zones. Developers will provide operations and maintenance plans for proposed stormwater facilities.

C. Mixed-Use Areas:

- Mixed-use developments will be encouraged to integrate stormwater management practices into their designs to promote sustainable urban environments.
- Zoning regulations will require the incorporation of vegetated buffers, water quality facilities, and underground storage systems to manage stormwater runoff effectively. Developers will provide operations and maintenance plans for proposed stormwater facilities.
- Collaboration between public and private stakeholders will be fostered to implement innovative stormwater management solutions in mixed-use areas.

D. Natural and Open Spaces:

- Natural areas, parks, and open spaces will be preserved and enhanced to serve as vital components of the stormwater management system.
- Zoning ordinances prioritize the protection of wetlands, riparian zones, and natural drainage corridors to promote infiltration and groundwater recharge.
- Green infrastructure elements such as constructed wetlands, retention ponds, and bioswales will be integrated into natural and open spaces to improve water quality and habitat diversity. Developers will provide operations and maintenance plans for proposed stormwater facilities.

E. Transportation Corridors:

- Stormwater management strategies will be integrated into transportation infrastructure projects to minimize the impact of runoff from roads and highways.
- Zoning regulations will require the implementation of low-impact development techniques such as permeable pavement, vegetated medians, and roadside swales to mitigate the effects of urbanization on stormwater quality and quantity for triggering transportation developments. Developers will provide operations and maintenance plans for proposed stormwater facilities.

- Collaboration with transportation agencies will be essential to ensure the effective implementation of stormwater management practices along transportation corridors.

By incorporating stormwater management considerations into land use and zoning policies, Coburg can proactively address the challenges of population growth, mitigate flood risks, and protect water quality. Implementation of these strategies will require collaboration among local governmental agencies, private developers, and community stakeholders to achieve the shared goal of sustainable stormwater management.

4.4 CLIMATE AND RAINFALL

Based on the Koppen Climate Classification, the City of Coburg has a warm-summer Mediterranean climate (Csb). The Csb climate classification is characterized by warm, dry summers, and chilly to mild, rainy winters. Snowfall typically happens on an annual basis, but is generally less than 5-inches and generally melts within a day. Precipitation and temperature data was obtained from the Eugene-Mahlon Sweet Field (Network ID GHCND:USW00024221), which is located approximately 7.5-miles to the southwest of the City, at the Eugene Airport. Records have been kept at this station since June 1, 1938.

The annual mean precipitation is 43-inches, and the annual mean temperature is 53-degrees Fahrenheit. Precipitation and temperature fluctuate seasonally, with the coldest months being December and January, and the hottest months being July and August.

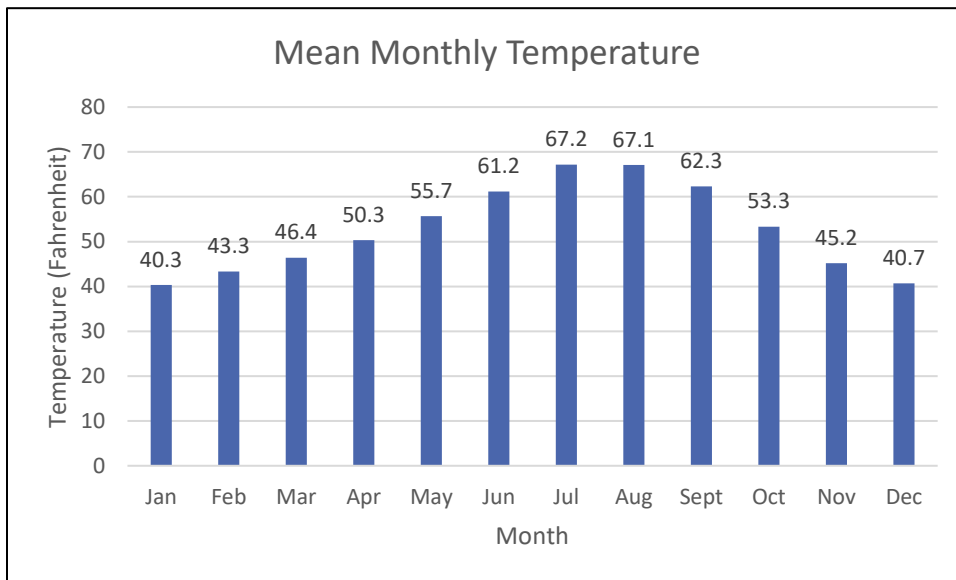


Figure 9: Mean monthly temperature in the City of Coburg.

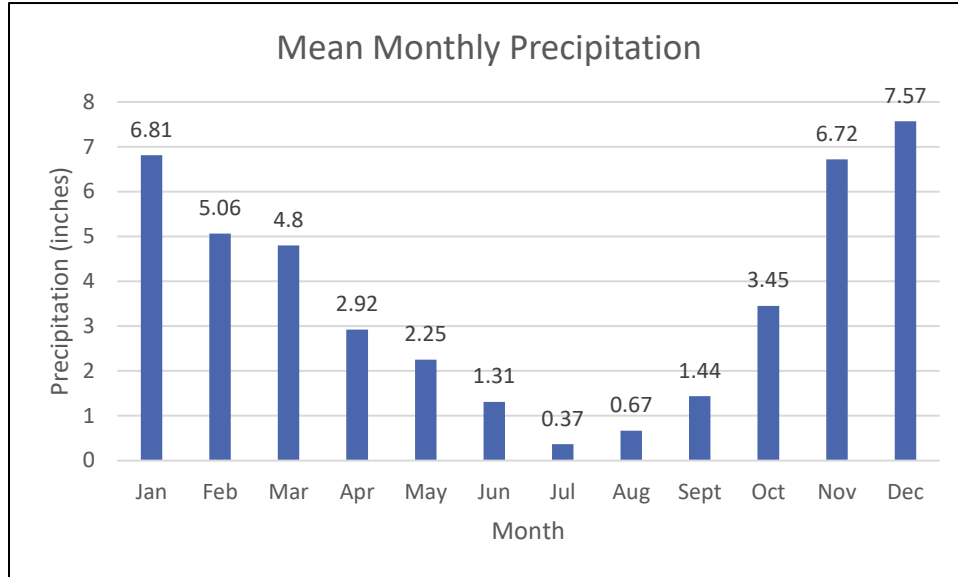


Figure 10: Mean monthly precipitation in the City of Coburg.

4.5 TOPOGRAPHY

Coburg is located on a broad valley terrace just north of the confluence of the McKenzie and Willamette Rivers. The area is characterized by relatively flat topography shaped by the alluvial processes which formed the Willamette Valley. Slopes within city limits generally do not exceed 20-percent (approximately 11-degrees), and then only for short distances. Steeper slopes are found outside of city limits to the east in the Coburg Hills. The average elevation within city limits is approximately 400-feet above sea level. Figure 12 shows the contours in and around Coburg.

4.6 GEOLOGIC CONDITIONS

The subject site lies within the central portion of the Willamette Valley, east of the Coast Range and west of the Cascade Mountains Provinces. In Oregon, the Willamette Valley is an elongated basin which narrows at both ends before terminating in the Calapooya Divide to the south and the Columbia River to the north. The basin is approximately 130 miles long and 40 miles wide. The valley is drained by the Willamette River and drops from an elevation of approximately 400-feet at Eugene, to near sea level at the northern end of the basin where the Willamette River drains into the Columbia River.

The Willamette River Valley around the subject site is believed to be underlain by undifferentiated sedimentary rock, tuffs, and basalt from the Miocene and Oligocene epochs (approximately 15 to 35 million years ago). Deposits of silt and clay from fluvial and lacustrine environments covered the bedrock to various depths during the presence of low energy streams and lakes in the mid-Willamette Valley. Subsequent compression forces and uplifting of the Cascade and Coast Range Mountains depressed the Willamette River Valley. The rapid uplift of the Cascade and Coast Range mountains steepened stream gradients causing increased erosion of the mountains and resulting deposition of thick gravel layers incised within the fluvial and lacustrine deposits.

During the last deglaciation and the resulting termination of the Last Glacial Maximum in North America, the Willamette Valley was cyclically flooded by catastrophic breaks in the ice dams of

Glacial Lake Missoula. Occurring several times over an approximately 2,000-year period between 13,000 to 15,000 years ago, these flood events filled the valley to an elevation of 350- to 400-feet before retreating, causing sequences of upward fining deposits of silt and clay that may or may not still be present in areas depending on erosion by subsequent fluvial actions. (Orr and Orr, 2012).

The Geologic Map Open File Report O-10-03 Digital Geologic Map of the Southern Willamette Valley maps the City as Older Alluvium (HOA), dated to the Holocene period. Described as unconsolidated deposits of gravel, sand, silt, and clay that formed on low river terraces, and high river benches along major streams and along older abandoned stream channels that postdate withdrawal of the last Missoula Flood. Stream channel patterns suggest that Holocene streams, or possibly receding Missoula floodwaters eroded into the cover of Willamette Silt, locally exposing, and reworking the upper parts of underlying gravel beds. Areas underlain by this unit may be subject to flooding and channel migration hazards during major flood events. The southwest area of the City is mapped as Alluvium (Ha), and is described as unconsolidated gravel, sand, silt, and clay deposited by active stream channels on adjoining flood plains.

Groundwater in the area is typical of alluvial deposition, with high well yields in the unconsolidated surficial strata, and lower well yields in material that is slightly consolidated. Localized confined aquifer systems often exist where clay creates aquitards and greatly reduces the vertical hydraulic conductivity of groundwater. The low recharge rate of these confined aquifers typically makes them poor well locations.

4.7 SOILS

The soils within city limits are classified as well drained per the NRCS websoilsurvey, and suitable for infiltration facilities. Soils play a critical role in planning and design of stormwater infrastructure due to the influence of soils on stormwater runoff rates and volumes. A map of the soils and description of the soil characteristics is provided in Appendix A.

4.8 WETLANDS

The LWI was completed for the City by professionals from Satre Associates, PC, Environmental Solutions, and Ethen Perkins Consulting, with field work beginning in June 1999, and a final report dated March 2000. According to the final report, Local Wetland and Riparian Area Inventories and Assessments Report of Findings, a combination of on-site and off-site methodologies were used to complete the LWI for an approximately 700-acre study area. The report states that 19.4-acres of jurisdictional wetlands were identified, and very little of the historic wetland resources remain. The study found that waterways have been filled, disconnected, diked, piped, rerouted, and removed from some of the historic locations causing wetlands to become more isolated from historic hydrology sources. The table below summarizes the findings, see Figure 11 for mapped LWI wetland areas. Regulations and additional description of wetlands in the City are included in Section 3.1.1.

Table 3: Jurisdictional Wetlands within the study area

Wetland Number	Cowardin Classification	Wetland Area
MS-W1	60% Palustrine Emergent, 40% Palustrine Scrub-Shrub	0.8 PEM / 0.5 PSS
MCN-W1	98% Palustrine Emergent, 2% Palustrine Scrub-Shrub	2.9 PEM / 0.1 PSS
MCN-W2	99% Palustrine Emergent, 1% Palustrine Scrub-Shrub	10.1 PEM / 0.1 PSS
MCN-W3	100% Palustrine Emergent	3.7 PEM
MCS-W1	99% Palustrine Emergent, 1% Palustrine Scrub Shrub	0.2 PEM
MCS-W2	100% Palustrine Emergent	0.6 PEM
MCS-W3	100% Palustrine Emergent	1.1 PEM
Total Wetland Area	Palustrine Emergent (PEM) Palustrine Scrub-Shrub (PSS)	19.4 acres 0.7 acres
20.1-Acres		

The Federal Emergency Management Agency (FEMA) maps the western and southwestern peripheries, in addition to land on either side of the south-north aligned ditch which runs along Coburg Industrial Way. The majority of the City lies outside of mapped flood hazard areas, as shown in Figure 11. FEMA Flood Insurance Rate Maps (FIRM) panels are attached in the Appendix B.

4.9 FUTURE GROWTH AREAS

In planning the future of land use in Coburg, strategic planning aims to balance growth and sustainability within the Urban Growth Boundary (UGB). Anticipated developments include expanding residential areas to accommodate population growth. Commercial zones are slated for enhancement to bolster economic activities and local services. Industrial areas will likely see growth, or adaptation to meet evolving industrial needs and support economic expansion. Concurrently, careful consideration is given to preserving agricultural zones, crucial for maintaining the area's rural character and supporting local farming endeavors. The approach to future land use in Coburg will emphasize sustainability, community engagement, and infrastructure planning to ensure a prosperous and harmonious development trajectory.

5.0 DRAINAGE SYSTEM

The City of Coburg manages stormwater primarily by utilizing well-drained soils and on-site retention and infiltration facilities. Localized runoff is retained on site, or flows to adjacent drainageways, generally through City and County infrastructure. The Muddy Creek Irrigation Canal is located east of Coburg, with a contributing channel flowing through the industrial areas along the east side of Coburg. The Mill Slough lies west of Coburg, with contributing drainageways bordering Coburg to the south and west. A full description of regional hydrologic features and watershed characteristics is provided in Section 4. A map showing the regional drainageways and lidar contours is provided in Figure 12.

5.1 EXISTING SYSTEM DESCRIPTION

The City of Coburg's existing drainage system includes areas owned by Lane County and located within County right-of-way, areas of drainage along commercial and industrial roads, and areas of drainage within residential areas. The County manages the drainage system within County right-of-way and the City manages the drainage system in the rest of the City.

The County drainage system is primarily a piped system, which conveys runoff to City swales in the southwest area of the City, at the end of Vintage Way, and in the northwest area of the City, adjacent to the Hatfield Estates. The County's piped system follows County roads E. Pearl St. and Willamette St. and primarily collects runoff from paved roadway surfaces. There are also storm drain stub-outs to side streets along E. Pearl St. and in places along Willamette St. to allow for potential future connections between City stormwater infrastructure and the County drainage system.

The City of Coburg relies primarily on infiltration into native soils to manage runoff in residential, commercial, and industrial areas. Runoff generated in older residential areas drains to gravel shoulders for infiltration. Newer areas of residential development also rely on infiltration but utilize infiltration trenches filled with drain rock. For areas of the City where infiltration is not solely relied upon for stormwater management, runoff is conveyed to large swales. These swales collect, infiltrate, and convey runoff from the neighboring subdivisions to nearby streams.

The City owns the swale in the northwest area of the City, adjacent to the Hatfield Estates subdivision, which has an overflow into the Mill Slough. The City also owns the two swales in the Coburg Creek Subdivision, which overflow into the unnamed tributary of Muddy Creek. The City has an easement covering the swale in the southwest, at the end of Vintage Way, allowing for the maintenance and operation of the stormwater facility. The Vintage Way swale overflows into the Mill Slough. Stormwater Overflows to the Mill Slough, the tributary to Muddy Creek, and to the County storm drain system. The City Stormwater facilities are shown on Figure 14.

These large downstream swales do not act as the destination for runoff from all recent subdivision and city infrastructure development projects. The exception is the Coburg Creek subdivision, which also utilizes infiltration ditches, with any excess runoff being conveyed to the City-owned pair of swales north of the subdivision that overflow to the Muddy Creek tributary. All recent subdivision developments utilize infiltration to the maximum extent possible while also utilizing storm drain overflows. The Hatfield Estates subdivision in the northwest area of the City has an overflow directly to the Mill Slough from the system of infiltration ditches. Additionally, the Coburg Travel Center of America, located on the corner of E. Pearl St. and Coburg Industrial Way, has a stormwater outfall to the Muddy Creek tributary on the east side of the industrial property.

Recent City infrastructure improvements, including on E. Mill St., and E. McKenzie St., have overflows to the County storm drain system. These overflows function only for the largest rainfall events, with smaller rainfall events being retained on site and infiltrated into native soils.

See Figure 14 for an overview of the City and County storm drain system including locations of major City-operated stormwater facilities. Figures 16 and 17 are upstream and downstream photos of the City-owned swale adjacent to Hatfield Estates, Figure 18 is a photo of the City-operated and maintained Vintage Way swale, and Figures 19 and 20 are upstream and downstream photos of the City-owned swales north of the Coburg Creek subdivision. Figures for Section 5 are located at the end of the section.

5.1.1 COUNTY STORMWATER CONNECTIONS

Some recent City infrastructure projects have connected to the County storm drain system, generally to allow for excess runoff generated by large storm events to overflow City stormwater facilities and discharge through the County system. The City's first goal is to make the most efficient use of development areas to limit connection to the County system and maximize on-site retention. However, if site constraints limit the retention capacity of a development site, the City will consider the proximity of the project site to the County Right-of-Way and drainage system. These connections are intended to control flood-scale storm events by switching from a retention strategy to a conveyance strategy to protect City and County property.

When the City connects to the County drainage system, the City submits an analysis of the existing hydrologic and hydraulic conditions, the capacity of the proposed stormwater facilities to retain the stormwater, the proposed flow control devices to be installed with the facility, and the resulting hydraulic performance and flow rate of runoff to be released to the County system. This is to demonstrate that the proposed drainage connection will not adversely impact the County's drainage system. For example, when McKenzie Street was reconstructed on the east and west side of North Willamette Street, the stormwater analysis showed that runoff generated by the new development did not exceed the rate of runoff that entered the County drainage system by the area under pre-development conditions. This analysis is submitted with a Public Works Facility Permit application for consideration by the County.

5.1.2 CONSTRUCTION COST INDEX AND COST ESCALATION

Planning-level cost estimates presented in this Stormwater Master Plan are expressed in present-day dollars and are intended to support long-term capital planning, prioritization of improvements, and evaluation of funding needs. Because many recommended stormwater improvements will be implemented over a multi-year planning horizon, it is important to account for changes in construction costs over time.

Construction costs are influenced by market conditions, labor availability, material prices, fuel costs, and regulatory requirements. To provide a consistent and transparent method for adjusting future project costs, the Engineering News-Record (ENR) Construction Cost Index (CCI) may be used to escalate costs from the base year of this plan to the anticipated year of construction.

The ENR CCI is a nationally recognized index that tracks changes in construction costs over time using a standardized basket of labor and materials. Index values are published monthly and are referenced to a baseline value of 100 established in the year 1913. The current index value for December of 2025 is 14,118.46.

Use of the ENR CCI allows estimated costs developed at different times to be compared on a consistent basis and provides a defensible method for projecting future construction expenditures. Cost escalation using the ENR CCI may be calculated using the following equation:

$$\text{Current Cost}(\$) = \text{Base Estimate} \times \frac{\text{CCI}}{14118.46}$$

Where:

Base Estimate = The planning-level cost estimate presented in this Stormwater Master Plan, expressed in base-year dollars

Base Year CCI = The ENR Construction Cost Index value for the month and year in which the cost estimates were developed. This is 14,118.46 for December 2025.

Current CCI = The ENR Construction Cost Index value for the month and year in which the cost adjustment is being made.

Escalated (Current) Cost (\$) = The estimated cost of construction expressed in current-year dollars for the year in which the cost adjustment is being made.

For example, if a stormwater improvement project has a base-year estimated construction cost of \$100,000 and the ENR CCI has increased by 10 percent since the base year, the escalated construction cost would be approximately \$110,000.

Recent trends indicate that construction costs have increased at an average annual rate of approximately 4 to 6 percent in the Pacific Northwest, though year-to-year variability can be significant. If similar trends continue, projects implemented several years after adoption of this Stormwater Master Plan are expected to experience noticeable increases in construction costs relative to the planning-level estimates presented herein.

The cost estimates provided in this Stormwater Master Plan are intended for planning and budgeting purposes only. Final project costs will depend on site-specific conditions, level of design, permitting requirements, bidding climate, and timing of construction. Prior to implementation, each project should be refined through detailed engineering design and updated cost estimating using current ENR CCI values and prevailing local construction conditions.

5.1.3 COST OF VARIOUS STORMWATER FACILITIES

There are a couple of types of facilities the City has constructed for stormwater management in recent infrastructure development projects including narrow infiltration trenches; and facilities that combine rain gardens for treatment with separate rock storage facilities for storage and infiltration. The cost of these facilities varies depending on the size and whether or not there are underdrains and overflow connections to the County system.

Infiltration Trenches

The infiltration trenches recently installed are 2-foot roadside strips bordering roadway improvement developments. The trenches are 30-inches deep and filled with drain rock to allow for infiltration into native soil. A recent example of a narrow infiltration trench is Pavilion Park, which is described in more detail in Section 5.1.3.

Rain Gardens

A typical rain garden follows the City's Standard Drawing, which specifies a minimum depth of growing medium, minimum depth of drain rock for storage, a perforated underdrain, and type of vegetation. These facilities usually have a flow control outlet with a connection to an existing storm

drain system. A recent example of a rain garden facility was constructed with street improvements along McKenzie Street, with an overflow connection to the County storm drain system in North Willamette Street.

Piped Drainage System

Most of the City infrastructure improvement projects do not include piped system elements but instead rely on infiltration. The minimum mainline size is 12-inches for storm drain lines, with laterals ranging in size. and. Storm drain structures like manholes and catch basins, as well as the depth of pipe installations and the backfill, or bedding, must be considered in the cost. The McKenzie Street improvement project also included constructing a new length of mainline and a 6-inch lateral that conveys discharge from the rain garden overflow outlet to the County system. More information about the McKenzie Street improvement project is given in Section 5.1.3.

Table 4 shows a comparison of the construction cost for each type of facility by linear foot, as well as structures common to systems with piped storm drains. These estimates do not include mobilization, site preparation, erosion control, or excavation costs.

Table 4: Cost Estimates for Storm Facility Types by Linear Foot

Facility Type	Estimate (LF)
2-Foot-Wide Infiltration Trench	\$65
Water Quality Swale with Underdrain	\$450
6-inch storm sewer pipe, class E backfill, 5 ft depth	\$131
12-inch storm sewer pipe, class B backfill, 5 foot depth	\$130
48-inch shallow manhole w/ flat top	\$3,800
24-inch Concrete Inlet Manhole with beehive grate	\$2,200

5.1.4 RECENT PUBLIC IMPROVEMENT PROJECTS

Recent public improvement projects have focused on repairing pavement degradation through resurfacing and reconstruction. Reconstruction projects include stormwater management features. The City encourages and implements water quality facilities within the City right-of-way, as demonstrated in recent public infrastructure improvement projects, shown in Figure 23, but focuses first on retention of stormwater runoff through infiltration. Recent development projects described in this section include reconstruction projects with a stormwater management element.

PAVILION PARK EXPANSION PROJECT - COMPLETED APRIL 2025

Pavilion Park was expanded to include accessible restrooms, pathways, and parking, as well as additional landscaping. This expansion required the installation of a 30-inch-deep infiltration trench along the east edge of Pavilion Park in the N. Harrison St. right-of-way. Figure 24 shows the conditions at the beginning of constructing the improvements.

N. WILLAMETTE, E. MACY ST., N. HARRISON ST. RECONSTRUCTION – COMPLETED NOVEMBER 2024

N. Willamette St., E. Macy St, and N. Harrison St., north of E. Van Duyn St. suffered from pavement and grading deficiencies in the form of multiple severe pavement distresses including potholes, depressions, longitudinal cracking, alligator pattern fatigue cracking, and edge cracking. Reconstruction of all three streets was completed at the end of 2024 and included regrading, repaving, and constructing roadside stormwater facilities. Storm facilities are primarily infiltration facilities, some with grassy swales for stormwater treatment. Figure 25 shows the project location and stormwater infrastructure improvements. Figures 26-28 show the condition of N Harrison St., E. Macy St, and N. Willamette prior to the improvements. Figures 29 – 31 show the finished construction.

E. MCKENZIE ST. RECONSTRUCTION – COMPLETED 2022

E. McKenzie Street, including a short length west of N. Willamette St and between N. Willamette St. and N. Harrison St., was reconstructed at the end of 2022 to repair damaged pavement and ponding issues. The reconstruction involved installing a new rain garden along the north edge of Pavilion Park with an overflow connection to the County storm drain system. Figure 32 shows the location of improvements, as well as a sketch of the improved storm drain system. See Figures 36 and 37 for conditions prior to the improvement project, Figure 38 for McKenzie Street after improvements, and Figure 39 for the rain garden.

SHANE CT. AND RUSTIC CT. STORM FACILITY RECONSTRUCTION – COMPLETED 2020

The stormwater infiltration facilities on Shane Ct. were replaced in 2020, and on Rustic Ct. were replaced in 2023. Areas of Shane Ct. and Rustic Ct. experienced frequent surface ponding. Sections of drain rock adjacent to these ponded areas were removed and replaced with new drain rock, improving the infiltration capacity of the facilities. Figure 45 shows the location of improvements. Figure 46 shows the new infiltration facilities on Shane Ct. and Figure 47 shows the new infiltration facilities on Rustic Ct.

N. HARRISON ST. AND E. MCKENZIE ST, REHABILITATION – COMPLETED 2018

The rehabilitation of the N. Harrison St. and E. McKenzie St. intersection in 2018 repaired extensive ponding and degraded road surfacing and included the installation of a rain garden in the northeast corner of the intersection. See Figure 32 for a map showing the location of recent public and private improvement projects, Figure 33 for a photo prior to the restoration project, Figure 34 for a photo of the restored roadway surface, and Figure 35 for a photo of the rain garden installation.

E. MILL ST. AND N. HARRISON ST. RECONSTRUCTION – COMPLETED 2018

The reconstruction of Mill Street in 2018 also repaired drainage issues and surface ponding at the edges of the road surface and in the adjacent parking areas. Construction included regrading E. Mill Street between N. Willamette St. and N. Harrison St., widening the pavement from 24-feet to 40-feet to provide on-street parking, and the installation of rain gardens at the east and west ends of E. Mill St. Figure 40 shows the location of the improvements and a sketch of the storm drain facilities. See Figures 41, 42, and 43 for conditions prior to the road and drainage improvements, Figure 44 for Mill St. after the improvements were complete.

COBURG INDUSTRIAL WAY, ROBERTS RD., AND E. PEARL ST IMPROVEMENTS – COMPLETED 2013

An Oregon Department of Transportation (ODOT) project constructed in 2012 and 2013 included improvements to Coburg Industrial Way North and South, Roberts Rd, and E. Pearl St. The improvements included roadside swales along Industrial Way and Pearl St., a detention pond at the northeast corner of Industrial Way and Pearl St., and a detention pond at the northwest corner of South Industrial Way and Roberts Rd. The facilities along South Industrial Way and at the intersection of South Industrial Way and Roberts Rd are shown in Figures 89 through 93.

OTHER RECENT STORMWATER IMPROVEMENT PROJECTS

Small infrastructure projects developed recently also include stormwater facilities designed for retention. For example, the addition of a sidewalk along the south side of Van Duyn Rd., east of N. Willamette St., included an infiltration ditch to capture and retain runoff from the length of new sidewalk concrete. Other infrastructure projects that have a minor impact on drainage include repaving projects along Roberts Rd and Roberts Court. Roberts Rd. and Roberts Ct. projects did not include construction of new stormwater facilities or any change in stormwater management and are not included on figures showing recent public improvements.

5.1.5 RECENT PRIVATE DEVELOPMENTS

Private developments in recent years include the installation of storm drains, water quality facilities, and retention facilities within City right-of-way. The primary private developments that have added to the City storm drain system include three subdivisions, Hatfield Estates, constructed in 2015, Coburg Crossing, constructed in 2017, and Coburg Creek, constructed in 2021. Figure 48 provides a map showing the location of recent public and private improvement projects.

Hatfield estates included the construction of shallow infiltration ditches along both sides of subdivision roads, as shown in Figure 49. These ditches are designed to fully infiltrate smaller rainfall events, while allowing runoff from larger storms to flow into an overflow, shown in Figure 50. The system overflow discharges into the Mill Slough. The outlet pipe is shown in Figure 51.

The Coburg Crossing subdivision utilizes infiltration ditches along E. McKenzie St., E. Lincoln St, and Spores St., with trench depths of 3-feet to 5-feet. These facilities utilize area drains for individual facility overflows to a piped system. The piped system connects swales to allow stormwater runoff to fill and infiltrate in smaller facilities, with the overflow volume conveyed to larger infiltration chambers, for a system that retains all stormwater within the subdivision. Figure 52 shows the location and layout of the storm drain system, and Figures 53 and 54 show the streetside facilities in the subdivision.

Coburg Creek, with the first phase constructed in 2021, also utilizes roadside infiltration trenches. Each trench has a standard depth of 2-feet and area drains that flow through a piped storm drain into the two City-owned swales that overflow into Muddy Creek. Figure 55 shows the location of the subdivision and the storm drain infrastructure. Figures 56 and 57 show the roadside infiltration trenches.

5.2 DRAINAGE DEFICIENCIES AND RECOMMENDED INFRASTRUCTURE IMPROVEMENTS

With the City relying heavily on infiltration, the drainage deficiencies throughout the City are primarily caused by road surface/grading issues or insufficient infiltration. Areas of standing water throughout the City mark these areas during the rainy season. See Figure 58 to see the locations of drainage deficiencies throughout the City. Recommended improvements are prioritized according to the following criteria and summarized in Table 5.

Priority 1

These projects should be implemented as soon as feasible when taking into consideration budget constraints and construction time requirements. The current conditions at the Priority 1 project sites will worsen and cause additional drainage problems while creating a hazard to both foot and vehicular traffic.

Priority 2

These projects represent a future hazard but are not currently critical. They are generally located in low traffic and low speed areas, but localized ponding occurs during the wet season, with larger storm events likely to lead to difficulties for local traffic. These projects should be considered after the Priority 1 projects, or if conditions worsen rapidly.

Priority 3

These projects are low priority because they do not currently represent a hazard to the community. Areas identified as Priority 3 are mostly areas where roadside infiltration facilities show signs of clogging, with ponding water on the surface of the facilities, but not extending into the roadway during the most frequent storm events. These projects should be considered if conditions worsen, or after Priority 2 projects are addressed.

Table 5: Recommended Improvement Project Summary

Pavement and Grading Projects	Priority	Cost
E. McKenzie St. from N. Coleman St. to N. Skinner St.	1	\$202,100
S. Skinner St. from E. Delaney St. to E. Pearl St.	1	\$296,194
S. Coleman St. from E. Maple St. and E. Dixon St.	2	\$161,473
W. Dixon St. and S. Willamette St.	2	\$162,129
W. Dixon St. at the entrance to Pioneer Mobile Home Park	3	\$75,277
Storm Facility Projects	Priority	Cost
E. McKenzie St. east of N. Miller St.	2	\$15,428
E. Lincoln Wy. east of N. Miller St.	2	\$11,096
SE Corner of Austin St. and Abby Rd.	2	\$11,096
E. Locust St. and N. Diamond St.	2	\$18,026
Abby Rd. and W. McKenzie St.	2	\$15,428
N. Skinner St. north of E. Locust St.	2	\$18,026
E. Locust St., east of N. Willamette St.	3	\$115,393
Austin St. inner curve	3	\$23,183
NW Corner of E. Lincoln and N. Coleman St.	3	\$15,428
NW Corner of E. Lincoln Wy. And N. Miller St.	3	\$11,096

5.2.1 GRADING/PAVING DEFICIENCIES

Severe grading and paving deficiencies impede proper drainage across roadways, allowing stormwater to accumulate on road surfaces, which further degrades asphalt surfaces. Complete reconstruction of degraded roads accompanied by appropriate stormwater facilities to either retain runoff on site or convey it to the existing drainage system is the recommended solution for severe grading and paving deficiencies. Complete roadway reconstruction includes removing the damaged asphalt, base course, and any native soil necessary to rebuild and ensure structural stability of the pavement section to prevent future pavement distresses.

E. MCKENZIE ST. GRADING DEFICIENCIES FROM N. COLEMAN ST. TO N. SKINNER ST.

Multiple severe distresses are present on E. McKenzie St. between N. Coleman St. and N. Skinner St. including potholes, depressions, and alligator pattern fatigue cracking. Regrading and reconstruction of this stretch of E. McKenzie St. is recommended along with infiltration trenches on either side of E.

McKenzie St. to capture and retain stormwater runoff. The infiltration trenches should be sized with an adequate storage volume to avoid needing an overflow connection to the County storm drain system, if possible. Figure 59 shows the location of the deficiency, and Figures 60 and 61 are photos showing the roadway deficiencies.

The most severely distressed section of E. McKenzie St., extending west approximately 90-feet from N. Coleman St., is included in the Coburg Collector Street Reconstruction Project. Proposed construction includes reconstructing the roadway and installing roadside infiltration trenches. Table 6 provides a preliminary cost estimate to reconstruct the full stretch of E. McKenzie St. between N. Coleman St. and N. Skinner St. The portion of E. McKenzie St. included in the Coburg Collector Street Project is expected to cost approximately one quarter of the cost for the full length.

Table 6: E. McKenzie St. from N. Coleman St. to N. Skinner St. Reconstruction Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$2,000	\$2,000
Temporary Traffic Control	Lump Sum	1	\$3,200	\$3,200
General Excavation	CY	\$29,400	\$29,400	\$29,400
Road Reconstruction (Aggregate and Pavement)	SQYD	\$66,885	\$66,885	\$66,885
Infiltration Trench (~100LF)	Lump Sum	\$21,000	\$21,000	\$21,000
	Pavement and Stormwater Construction Total			\$122,485
	Mobilization, Bonds, Insurance			\$18,373
	Contingency (25%)			\$30,621
	Engineering (20%)			\$24,497
	Administrative Costs (5%)			\$6,124
	Total Estimated Project Cost			\$202,100

S. SKINNER ST. GRADING DEFICIENCIES FROM E. DELANEY ST. TO E. PEARL ST.

S. Skinner St., just south of E. Pearl St., has deficient pavement with raveling, longitudinal cracks, and potholes present, and has deficient infiltration along the sides of the road, shown in Figures 63-65. The ponding water appears to be caused by a lack of infiltration capacity on the sides of the road. The infiltration deficiency is more critical than the pavement issues. Approximately 380 feet spanning from E. Pearl St. south to the south side of the S. Skinner St. and E. Delaney St. intersection is part of the Fiscal Year 2027 planned SCA grant application, with a complete conceptual design. The conceptual design matches the recommended course of action, which is to reconstruct the pavement section with infiltration trenches on both sides of the road. Figure 59 shows the location of the drainage deficiencies. Table 7 provides a high-level preliminary cost estimate to reconstruct this stretch of S. Skinner St.

Table 7: S. Skinner St. from E. Delaney St. to E. Pearl St. Reconstruction Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$3,000	\$3,000
Temporary Traffic Control	Lump Sum	1	\$4,700	\$4,700
General Excavation	CY	592	\$42	\$24,864
Road Reconstruction (Aggregate and Pavement)	SQYD	890	\$68	\$60,743
6" Storm Sewer Pipe	Foot	200	\$137	\$27,300
12" Storm Sewer Pipe	Foot	150	\$168	\$25,200
Shallow storm manhole	Each	1	\$4,725	\$4,725
Beehive overflow inlet	Each	2	\$3,150	\$6,300
Connect to existing storm drain system	Each	1	\$1,680	\$1,680
Infiltration Trench (~100LF)	Lump Sum	2	\$10,500	\$21,000
	Pavement and Stormwater Construction			\$179,512
	Mobilization, Bonds, Insurance			\$26,927
	Contingency (25%)			\$44,878
	Engineering (20%)			\$35,902
	Administrative Costs (5%)			\$8,976
	Total Estimated Project Cost			\$296,194

S. COLEMAN ST. GRADING DEFICIENCIES FROM E. MAPLE ST. TO E. DIXON ST.

S. Coleman St., between E. Maple St. and E. Dixon St., has deficient grading, pavement, and infiltration along both sides of the road. An approximately 80-foot section on the East side of S. Coleman St. holds standing water within the travel lane and has a lack of positive drainage to the shoulder. Stormwater runoff ponds along the shoulder in several other areas along this stretch of S. Coleman St. Reconstructing the length of S. Coleman St. from E. Maple St. to E. Dixon St. including regrading, repaving, and replacing the shoulder in several places with infiltration trenches is recommended. The infiltration trenches should be sized with an adequate storage volume to avoid needing an overflow connection to the County storm drain system. This section of S. Coleman St. is included in the Collector Street Reconstruction Project as shown on the map of proposed future improvements, Figure 94. See Figure 70 for the location of the deficiencies, and Figures 71-73 for photos showing the deficiencies. Table 8 provides a preliminary cost estimate to reconstruct this stretch of S. Coleman St.

Table 8: S. Coleman St. from E. Maple St. to E. Dixon St. Reconstruction Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$2,000	\$2,000
Temporary Traffic Control	Lump Sum	1	\$3,200	\$3,200
General Excavation	CY	520	\$42	\$21,840
Road Reconstruction (Aggregate and Pavement)	SQYD	730	\$68	\$49,823
Infiltration Trench (~50LF)	Lump Sum	2	\$10,500	\$21,000
	Pavement and Stormwater Construction Total			\$97,863
	Mobilization, Bonds, Insurance			\$14,679
	Contingency (25%)			\$24,466
	Engineering (20%)			\$19,573
	Administrative Costs (5%)			\$4,893
	Total Estimated Project Cost			\$161,473

W. DIXON ST. AND S. WILLAMETTE ST. GRADING DEFICIENCIES

Deficient grading is present on W. Dixon St., just west of S. Willamette St. with standing water on the south side of the road covering the pavement in the right-of-way. The pavement fails to drain to the adjacent gravel shoulder. A valley gutter installation along the low point, sloped to drain toward S. Willamette St., with a catch basin installed west of the sidewalk and a drainpipe connection to the catch basin south of W. Dixon St. on the west side of S. Willamette St. is recommended. See Figure 66 for the location and Figure 69 for a photo of the drainage deficiency. Table 9 provides a preliminary cost estimate to reconstruct this stretch of W. Dixon St.

Table 9: W. Dixon St. and S. Willamette St. Reconstruction Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$2,000	\$2,000
Temporary Traffic Control	Lump Sum	1	\$2,600	\$2,600
General Excavation	CY	520	\$42	\$21,840
Road Reconstruction (Aggregate and Pavement)	SQYD	730	\$68	\$49,823
Valley Gutter	SQFT	165	\$53	\$8,663
Grated Catch Basin	Each	1	\$2,100	\$2,100
6" Storm Sewer Pipe	Foot	70	\$137	\$9,555
Connect to existing storm drain system	Each	1	\$1,680	\$1,680
	Pavement and Stormwater Construction			\$98,260
	Mobilization, Bonds, Insurance			\$14,739
	Contingency (25%)			\$24,565
	Engineering (20%)			\$19,652
	Administrative Costs (5%)			\$4,913
	Total Estimated Project Cost			\$162,129

W. DIXON ST. GRADING DEFICIENCIES AT THE ENTRANCE TO PIONEER MOBILE HOME PARK

Flooding along W. Dixon St., at the entrance to the Pioneer Mobile Home Park is likely causing severe pavement deficiencies. The driveway entrance to the Mobile Home Park drains to a dry well that is no longer performing. This causes regular flooding across the driveway and extending into W. Dixon St., which is not equipped with infiltration facilities. Regular flooding impacts roadway surfaces, causing damage like that seen along this stretch of W. Dixon St. The flooding and road surface is shown in Figures 67 and 68. Pavement deficiencies in W. Dixon St. include alligator pattern fatigue cracking. Just east of the Pioneer Mobile Home Park is minor ponding due to the lack of infiltration facilities.

Addressing the flooding concern requires private drainage remediation, involving repairing or replacing the dry well. Once flooding concerns are addressed by property owners, grading and road reconstruction is recommended as part of future improvements of W. Dixon St. Figure 66 shows the location of the deficiencies. Table 10 provides a preliminary cost estimate to reconstruct this stretch of W. Dixon St. at such time that flooding concerns are resolved.

Table 10: W. Dixon St. and Pioneer Mobile Home Park Reconstruction Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,500	\$1,500
Temporary Traffic Control	Lump Sum	1	\$3,750	\$3,750
General Excavation	CY	360	\$42	\$15,120
Road Reconstruction (Aggregate and Pavement)	SQYD	270	\$68	\$18,428
Stormwater Facility, Complete	Lump Sum	1	\$6,825	\$6,825
	Pavement and Stormwater Construction Total			\$45,623
	Mobilization, Bonds, Insurance			\$6,843
	Contingency (25%)			\$11,406
	Engineering (20%)			\$9,125
	Administrative Costs (5%)			\$2,281
	Total Estimated Project Cost			\$75,277

5.2.2 STORM FACILITY DEFICIENCIES

Where inadequate infiltration occurs during rainfall events and the native soil has the infiltration capacity for retention facilities, the recommended corrective action is to replace the gravel shoulders with new infiltration facilities, similar to the retrofit performed on Rustic Ct. and Shane Ct. and described in Section 5.1. The reconstruction of gravel shoulders into infiltration facilities would require removing the existing gravel to a minimum depth of two feet, or until native soil is encountered, placing a geotextile to separate the new gravel from the natural soil, and placing open graded drain rock back to the original surface elevation. This is recommended at the following locations across Coburg.

E. MCKENZIE ST. AND E. LINCOLN WAY, EAST OF N. MILLER ST. DRAINAGE DEFICIENCIES

East of N. Miller St, E. McKenzie St. and E. Lincoln Wy. show areas of standing water across a portion of the road surfaces and shoulders. This appears to be at least in part due to low areas in the road surface, but stormwater still drains and accumulates on the side of the road. An additional length, approximately 150 feet, of McKenzie on the west side of N. Miller St. shows ponding along the gravel shoulders indicating inadequate infiltration capacity along this section of roadway. Reconstructing the shoulders into infiltration facilities is the recommended solution. If these facilities cannot provide the necessary capacity, an overflow or underdrain should be installed and connected to the County storm drain system in E. Pearl St. Figure 74 shows the locations of the drainage deficiencies. Figures 75-78 are photos of the deficient areas after rainfall. The estimated cost for each infiltration basin is provided below. Table 11 provides a preliminary cost estimate to construct storm facilities along this stretch of E. McKenzie St.

Table 11: E. McKenzie St. & E. Lincoln Wy., east of N. Miller St. Storm Facility Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,000	\$1,000
Temporary Traffic Control	Lump Sum	1	\$1,000	\$1,000
Infiltration Trench (~50LF)	Lump Sum	1	\$7,350	\$7,350
	Stormwater Construction Total			\$9,350
	Mobilization, Bonds, Insurance			\$1,403
	Contingency (25%)			\$2,338
	Engineering (20%)			\$1,870
	Administrative Costs (5%)			\$468
	Total Estimated Project Cost			\$15,428

SE CORNER OF AUSTIN ST. AND ABBY RD. DRAINAGE DEFICIENCY

Ponding has been observed along the southeast corner of Austin St. and Abby Rd. A location map of the area is shown in Figure 85. This condition reflects an infiltration deficiency that is likely to worsen over time. Ponding occurs along the roadway shoulder and on the surface of the infiltration media, indicating that the media is clogged. Figure 88 shows the ponded area as photographed in 2024. Table 17 provides a preliminary cost estimate for constructing a stormwater facility at the corner of Austin St. and Abby Rd.

Table 12: SE Corner of Austin St. and Abby Rd. Storm Facility Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,000	\$1,000
Temporary Traffic Control	Lump Sum	1	\$1,000	\$1,000
Stormwater Facility, Complete	Lump Sum	1	\$4,725	\$4,725
	Stormwater Construction Total			\$6,725
	Mobilization, Bonds, Insurance			\$1,009
	Contingency (25%)			\$1,681
	Engineering (20%)			\$1,345
	Administrative Costs (5%)			\$336
	Total Estimated Project Cost			\$11,096

E. LOCUST ST. AND N. DIAMOND ST. DRAINAGE DEFICIENCY

At the intersection of E. Locust St. and N. Diamond St., an area of the road surface fails to drain, with the ponded area shown in Figure 80 covering part of the shoulder and part of the road surface. This indicates that infiltration is inadequate along that shoulder and replacing the shoulder with an infiltration trench is the recommended course of action to remedy the drainage issue. The infiltration trench should be sized with an adequate storage volume to avoid needing an overflow connection to the County storm drain system. Figure 79 shows the location of the infiltration deficiency. This project is included in the Collector Street Reconstruction Project, discussed in Section 5.3 and shown on the map of proposed future improvements, Figure 94. Table 12 provides a preliminary cost estimate to construct a storm facility along this stretch of E. Locust St.

Table 13: E. Locust St. and N. Diamond St. Storm Facility Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,000	\$1,000
Temporary Traffic Control	Lump Sum	1	\$1,000	\$1,000
Infiltration Trench (~60LF)	Lump Sum	1	\$8,925	\$8,925
	Stormwater Construction Total			\$10,925
	Mobilization, Bonds, Insurance			\$1,639
	Contingency (25%)			\$2,731
	Engineering (20%)			\$2,185
	Administrative Costs (5%)			\$546
	Total Estimated Project Cost			\$18,026

ABBY RD. AND W. MCKENZIE ST. DRAINAGE DEFICIENCY

On the southeast corner of Abby Rd. and W. McKenzie St. standing water covers a third of the road surface and fails to infiltrate into the rocked shoulder, as shown in Figure 86. Ponding water in this area is likely due to both road grading issues and inadequate infiltration along the shoulder. The ponding occurs along the side of the road, covering the shoulder, which indicates that improving infiltration along the shoulder will solve the ponding issue. It is recommended to replace the granular media in the shoulder with an infiltration trench that has the capacity to store the necessary volume of water to avoid ponding while stormwater infiltrates. If this is not feasible, the

infiltration trench should have an overflow connection to the drainage pipe located northeast of the deficient area with an outflow to the Mill Slough, as shown on the location map in Figure 85. Table 13 provides a preliminary cost estimate to construct a storm facility on the corner of Abby Rd. and E. McKenzie St.

Table 14: Abby Rd. and W. McKenzie St. Storm Facility Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,000	\$1,000
Temporary Traffic Control	Lump Sum	1	\$1,000	\$1,000
Infiltration Trench (~50LF)	Lump Sum	1	\$7,350	\$7,350
	Stormwater Construction Total			\$9,350
	Mobilization, Bonds, Insurance			\$1,403
	Contingency (25%)			\$2,338
	Engineering (20%)			\$1,870
	Administrative Costs (5%)			\$468
	Total Estimated Project Cost			\$15,428

N. SKINNER ST. DRAINAGE DEFICIENCIES, NORTH OF E. LOCUST ST.

N. Skinner St. north of E. Locust St. has an area where water ponds on the roadway surface, covering half of the road surface over to the shoulder. Low pavement slopes may be partly to blame, but an increase in the infiltration capacity along the shoulder in this area will improve drainage and reduce ponding. Replacing the infiltration media along the shoulder with an infiltration basin having the necessary capacity is recommended. Figure 79 shows the location and Figure 81 shows the deficiency. Table 14 provides a preliminary cost estimate to construct a storm facility along this stretch of N. Skinner St.

Table 15: N. Skinner St. north of E. Locust St. Storm Facility Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,000	\$1,000
Temporary Traffic Control	Lump Sum	1	\$1,000	\$1,000
Infiltration Trench (~60LF)	Lump Sum	1	\$8,925	\$8,925
	Stormwater Construction Total			\$10,925
	Mobilization, Bonds, Insurance			\$1,639
	Contingency (25%)			\$2,731
	Engineering (20%)			\$2,185
	Administrative Costs (5%)			\$546
	Total Estimated Project Cost			\$18,026

E. LOCUST ST. DRAINAGE DEFICIENCY, EAST OF N. WILLAMETTE ST.

The south side of E. Locust St., east of N. Willamette St., has inadequate infiltration capacity with ponding water on the shoulder adjacent to the Dari Mart, and the opposite shoulder. The road surface drains properly, with ponding water only on gravel shoulder areas. Replacing the gravel in the shoulder with infiltration trenches having an overflow connection to the County storm drain

system stub at the west end of E. Locust St. is the recommended course of action. This project is a planned future improvement, discussed in Section 5.3. Figure 79 shows the location of the drainage deficiencies, and Figures 82-84 are photos of the ponding water. Table 15 provides a preliminary cost estimate to construct a storm facility along this stretch of E. Locust St.

Table 16: E. Locust St., east of N. Willamette St. Storm Facility Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,500	\$1,500
Temporary Traffic Control	Lump Sum	1	\$2,600	\$2,600
Infiltration Trench (~40 LF)	Lump Sum	2	\$5,775	\$11,550
6" Storm Sewer Pipe	Foot	120	\$137	\$16,380
12" Storm Sewer Pipe	Foot	150	\$168	\$25,200
Shallow storm manhole	Each	1	\$4,725	\$4,725
Beehive overflow inlet manhole	Each	2	\$3,150	\$6,300
Connect to existing storm drain system	Each	1	\$1,680	\$1,680
	Stormwater Construction Total			\$69,935
	Mobilization, Bonds, Insurance			\$10,490
	Contingency (25%)			\$17,484
	Engineering (20%)			\$13,987
	Administrative Costs (5%)			\$3,497
	Total Estimated Project Cost			\$115,393

AUSTIN ST. INNER CURVE DRAINAGE DEFICIENCY

There are minor infiltration deficiencies present in some areas of the City that are likely to worsen over time. These include clogged infiltration media at the bend of Austin St., approaching Abby Rd, shown in Figure 85. Mild ponding is present at these locations on the surface of the infiltration media. Figure 87 is a photo of the ponded areas. Table 16 provides a preliminary cost estimate to construct storm facilities along this stretch of Austin St.

Table 17: Austin St. Inner Curve Storm Facility Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,000	\$1,000
Temporary Traffic Control	Lump Sum	1	\$1,500	\$1,500
Stormwater Facility, Complete	Lump Sum	1	\$11,550	\$11,550
	Stormwater Construction Total			\$14,050
	Mobilization, Bonds, Insurance			\$2,108
	Contingency (25%)			\$3,513
	Engineering (20%)			\$2,810
	Administrative Costs (5%)			\$703
	Total Estimated Project Cost			\$23,183

NW CORNER OF E. LINCOLN AND N. COLEMAN ST. DRAINAGE DEFICIENCY

The northwest corner of E. Lincoln Wy and N. Coleman St. accumulated runoff along the edge of the roadway and over the rock shoulder. This is a fairly minor issue that can be solved by replacing a section of the shoulder media with an infiltration trench. However, there is a mature tree located at this corner and an arborist should be consulted prior to installation of stormwater facilities. Figure 59 shows the location of the deficiency and Figure 62 shows a photo of the area after rainfall. Table 18 provides a preliminary cost estimate to construct a storm facility along the corner of E. Lincoln St. and N. Coleman St. This is included in the future Coburg Collector Street Reconstruction project.

Table 18: NW Corner of E. Lincoln and N. Coleman St. Storm Facility Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,000	\$1,000
Temporary Traffic Control	Lump Sum	1	\$1,000	\$1,000
Stormwater Facility, Complete	Lump Sum	1	\$7,350	\$7,350
	Stormwater Construction Total			\$9,350
	Mobilization, Bonds, Insurance			\$1,403
	Contingency (25%)			\$2,338
	Engineering (20%)			\$1,870
	Administrative Costs (5%)			\$468
	Total Estimated Project Cost			\$15,428

NW CORNER OF E. LINCOLN WY. AND N. MILLER ST. DRAINAGE DEFICIENCY

The northwest corner of E. Lincoln Wy and N. Miller St. ponds after rainfall, a minor issue since the ponding covers a small area. Replacing a section of the grassy area at the corner with an infiltration trench is the recommended solution to drain this corner. Figure 74 shows the location of the deficiency and Figure 68 shows a photo of the ponded stormwater. The northeast corner of S. Coleman St. and E. Dixon St. has similar minor ponding issues along the gravel shoulder. However, this is included in the future Coburg Collector Street Reconstruction project. A small section of the shoulder media can be replaced with an infiltration basin of approximately the same length as the facility recommended for E. Lincoln Wy and N. Miller St. Figure 70 shows the location of the deficiency and Figure 73 shows a photo of the ponded stormwater. The cost estimate for each infiltration basin is provided below.

Table 19: E. Lincoln Wy and N. Miller St. Storm Facility Cost Estimate

Line Item	Unit	Quantity	Unit Cost	Estimate
Erosion Control	Lump Sum	1	\$1,000	\$1,000
Temporary Traffic Control	Lump Sum	1	\$1,000	\$1,000
Stormwater Facility, Complete	Lump Sum	1	\$4,725	\$4,725
	Stormwater Construction Total			\$6,725
	Mobilization, Bonds, Insurance			\$1,009
	Contingency (25%)			\$1,681
	Engineering (20%)			\$1,345
	Administrative Costs (5%)			\$336
	Total Estimated Project Cost			\$11,096

Mild drainage problems are also present along Coburg Industrial Way, south of E. Pearl St. Curb inlets drain Coburg Industrial Way into roadside infiltration swales on both sides of Coburg Industrial Way. The infiltration swales are placed between the sidewalk and the road, as shown in Figures 90 and 91. These infiltration swales are regularly clogged with leaves from the deciduous trees planted in the basins, inhibiting infiltration into the underlying soil. In a few spots, this leads to puddles on the road surface. It is recommended that annual maintenance to remove leaves is performed in the infiltration swales. If regular maintenance does not improve the performance of the swales, removal and replacement of media is recommended in clogged areas.

COBURG INDUSTRIAL WAY AND ROBERTS RD. DRAINAGE MAINTENANCE

On the northwest corner of Coburg Industrial Way and Roberts Rd. is a retention basin which receives runoff from the paved surfaces from the intersection. Figure 93 shows the retention basin. Maintenance of outlets to the retention basin to remove vegetation from the pipeline vicinity is recommended before the rainy season begins and as needed throughout the season to allow for functionality. Figure 89 shows the location of the stormwater features along Coburg Industrial Way.

5.3 PLANNED FUTURE IMPROVEMENTS

There are several upcoming infrastructure improvement projects, several of which are to address grading and drainage deficiencies identified in Section 5.2. An overall map of proposed future improvements is provided in Figure 94. These projects represent the highest priority projects for the City of Coburg.

5.3.1 SOUTH SKINNER FROM DELANY TO PEARL

S. Skinner St. including areas with pavement deficiencies will be reconstructed in 2027. S. Skinner St. will be reconstructed for the length of from E. Pearl St. to E. Delaney St, and including the intersection of E. Delaney St. and S. Skinner St. This project includes reconstructing the road, installing gravel shoulders and installing infiltration trenches along both sides of the road. Existing gravel driveway aprons in the right-of-way will also be replaced with asphalt aprons, and on-street parking will be provided. The infiltration trenches will be two feet in width to a depth of 30-inches. Preliminary design work is complete and the City is applying for a Small City Allotment (SCA) grant to cover project costs. SCA grants are discussed in detail in Section 6.3.3, and the project location is shown in Figure 94.

5.3.2 COLLECTOR STREET PROJECT

The City of Coburg Collector Street Reconstruction Project includes reconstructing road surfaces, installing storm infiltration facilities, and constructing sidewalks, in some locations. This project includes reconstructing collector streets running through the City including almost the full length of Coleman St. The project extent runs through the Coburg Historic District, including lengths of E. Van Duyn St, N. Harrison St., E. Locust St., N. Skinner St, E. Mill St., N. and S. Coleman St., and E. Dixon St. Figures 97-103 show stretches of the streets included in this project.

Phase 1 of the Collector Street Project is under design and is scheduled for construction in 2026. Phase 1 includes the reconstruction of N. Coleman St. from north of E. McKenzie St. south to the north side of E. Pearl St. The intersection of E. McKenzie and N. Coleman is included extending west along E. McKenzie St. for approximately 90 feet. The intersection of N. Coleman St. and E. Lincoln St. is also included in Phase 1. The proposed construction includes removing the existing pavement and base rock, regrading, and constructing a new pavement section, constructing new infiltration stormwater facilities, and constructing new sidewalks and ADA ramps on the west side of N. Coleman St.

5.3.3 E. LOCUST ST. RECONSTRUCTION PROJECT

Reconstructing E. Locust St., between N. Willamette St and N. Harrison St. is in the City's future development plans. This project will be similar to the improvements constructed for the E. Mill St. and E. McKenzie St. improvement projects described in Section 5.2.1. The project is likely to include the construction of curb, gutter, sidewalk, and storm facilities. Figures 95 and 96 show the length of E. Locust St. from the east end and from the west end, respectively.

6.0 CAPITAL IMPROVEMENT PROGRAM

The City of Coburg reviews and updates the Capital Improvement Program (CIP) annually to inform the annual Capital Budget and to act as a planning document for scheduled improvements to the City's general government and utility infrastructure.

The City of Coburg currently utilizes the General/Street Funds for annual maintenance and small capital projects, supplemented by state grants where appropriate, including Small City Allotment Grants. Additionally, the City utilizes a transportation utility fee for transportation related projects. Capital improvements may be financed by stormwater user fees, system development charges (SDCs), federal or state grant and loan programs, and bonds. To address current system deficiencies, the City will need to utilize a combination of funding sources, discussed further in this section.

6.1 GENERAL OBLIGATION BONDS

General Obligation (GO) bonds are not backed by a specific revenue stream but are backed by the "full faith and credit" of the issuer, or by the local government's pledge to levy taxes, usually in the form of property taxes, to pay the debt. To fund a project with a GO bond, the community must pass a vote to sell the bonds. GO bonds have lower associated costs than other forms of financing for capital projects, which results in low interest rates.

6.2 REVENUE BONDS

Revenue bonds are repaid by the revenue from the specific project for which they are issued. This may be in the form of stormwater service fees and system development charges. Revenue bonds are at higher risk for investors compared to GO bonds, which results in higher interest rates.

6.3 STATE/FEDERAL GRANTS AND LOANS

6.3.1 ODEQ CLEAN WATER STATE REVOLVING FUND

The Clean Water State Revolving Fund (CWSRF) is a partnership program between the USEPA and Oregon which provides low interest loans to public agencies for the planning, design, or construction of water quality projects. The loan program offers loans for water quality infrastructure projects in four categories, point source, nonpoint source, planning, and local community loans.

The CWSRF provides assistance for the implementation of stormwater management projects that meet the eligibility requirements of the CWA Section 319 for the control of NPS pollution. These projects can be publicly or privately owned but must support the implementation of a currently approved NPS management program plan or nine-element watershed-based plan. These projects cannot directly implement a final NPDES permit. The CWSRF also provides assistance for the following types of borrowing identified in USEPA's document Overview of Clean Water State Revolving Fund Eligibilities, published in 2016, and still provided as a guiding document at the time this Master Plan was written:

- to borrowers that implement a Section 320 National Estuary Program (NEP) Comprehensive Conservation and Management Plan (CCMP).
- to any municipality for publicly owned stormwater projects.
- to any borrower for projects that manage, reduce, treat, or recapture stormwater or subsurface drainage water.
- to any municipality or municipal entity for the management of municipal wet weather discharges.

- to any municipality or municipal entity for stormwater BMPs in MS4s for the purpose of demonstrating and determining controls that are cost effective and use innovative technologies.
- to any municipality or municipal entity for efforts of municipalities and property owners to develop or implement watershed partnerships to address nonpoint sources of pollution.
- to any municipality or municipal entity for the development and implementation of a municipality-wide stormwater management plan.
- to any borrower for projects to reuse stormwater or subsurface drainage water.

Watershed management projects eligible for CWSRF loans include projects related to management of wet weather discharges, stormwater best management practices (BMPs), watershed partnerships, integrated water resource planning, municipality-wide stormwater management planning, and increased resilience of treatment works. Funding for these projects is only available to municipalities.

USEPA published a list of stormwater projects eligible for funding under the CWSRF in their Overview of Clean Water State Revolving Fund Eligibilities document. These projects include gray and green infrastructure, stormwater harvesting, and surface water protection and restoration through stormwater management and habitat restoration. Gray and green infrastructure projects must have a water quality benefit to qualify for CWSRF loans. These projects include the following.

Gray Infrastructure:

- Traditional pipe, storage, and treatment systems
- Real-time control systems for Combined Sewer Overflow (CSO) management
- Sediment controls (filter fences, storm drain inlet protection, street sweepers, vacuum trucks)

Green Infrastructure:

- Green roofs, green streets, and green walls
- Rainwater harvesting collection, storage, management, and distribution systems
- Real-time control systems for harvested rainwater
- Infiltration basins
- Constructed wetlands, including surface flow and subsurface flow wetlands
- Bioretention/bioswales including rain gardens, and tree boxes
- Permeable pavement
- Wetland/riparian/shoreline creation, protection, and restoration
- Establishment/restoration of urban tree canopy
- Replacement of gray infrastructure with green infrastructure including the purchase and demolition costs.

6.3.2 ODEQ SECTION 319 NONPOINT SOURCE IMPLEMENTATION GRANT

Section 319 of the CWA requires USEPA to award grants to states to implement approved Nonpoint Source Management Programs to maintain beneficial uses of water. ODEQ makes funding available to local governments and other agencies to implement programs that address a Watershed Based Plan. In the Coburg area, the Southern Willamette Valley Groundwater Management Area is listed as an eligible watershed in the Oregon Section 319 Nonpoint Source Implementation Grant 2024 Request for Proposals handbook for projects that will reduce nitrate and other pollutant loading to groundwater per the Southern Willamette Valley GWMA Action Plan.

6.3.3 SMALL CITY ALLOTMENT PROGRAM (SCA)

SCA grants are state grant funds allocated to transportation projects for cities with populations of 5,000 or less. The requirement for funding under an SCA grant is that funds be used for streets that are “inadequate for the capacity they serve or are in a condition detrimental to safety” per ORS 366.805. While transportation projects are not exclusively drainage related, streets with severe deficiencies are a cause of drainage problems and street reconstruction projects generally involve an element of stormwater infrastructure.

6.4 SYSTEM DEVELOPMENT CHARGES

System Development Charges (SDCs) are one-time fees on new development based on an increased or new use of property and the associated increased impact on City infrastructure. SDCs are paid at the time of development and the revenue may only be used by the City for growth-related capital improvements. The City of Coburg currently has approved SDCs for water, sewer, transportation, and parks and these fees are adjusted annually on January 1st for inflation. Stormwater SDCs are based on projected growth, generally measured in impervious surface area and the number of trips the new development is expected to generate.

6.5 STORMWATER SERVICE CHARGES

Stormwater system development charges are generally used for maintaining stormwater infrastructure and treatment facilities; maintaining street cleanliness to reduce contaminants entering stormwater runoff; providing education to the community; protecting, restoring, and maintaining natural waterways; and administering water quality regulations for construction, new development, and industrial sites. The City of Coburg does not currently charge a stormwater service charge for stormwater infrastructure maintenance and improvements. The City of Coburg should conduct a rate study to analyze the costs associated with system operations, maintenance, and future improvements, and to determine a rate structure to support the City’s planned level of service.

7.0 POLICY, IMPROVEMENT, MAINTENANCE, AND FUNDING RECOMMENDATIONS

7.1 RECOMMENDATIONS FOR EXPANDING CITY STORMWATER DEVELOPMENT STANDARDS

Recommendations related to the City Development standards can be found in Sections 1.3 and 3.3.2 and are summarized in the list below.

- Add clear triggers for stormwater requirements (using specific numerical thresholds).
- Require stormwater quantity and quality treatment for:
 - Developments 0.5 acres or larger, or
 - Projects adding 3,000 sq ft impervious surface or more.
- Require post-development flows to be less than or equal to pre-development flows (apply Downtown Overlay District standard citywide).
- Adopt ESWMM (Eugene Stormwater Management Manual) design methodology for:
 - Flow control based on the 25-yr, 24-hr design storm
 - Water quality design
 - Facility sizing and criteria
- Require LID/vegetated stormwater facilities as the preferred treatment method.
- Require Operations & Maintenance Plans for all private stormwater facilities.
- Align erosion control policies with Lane County:
 - Require erosion & sediment control permits for disturbances of 0.25 acres or more.
- Require erosion control BMPs for all development, redevelopment, and land-disturbance activity.

7.2 INFRASTRUCTURE IMPROVEMENT RECOMMENDATIONS (DRAINAGE & STREET DEFICIENCIES)

Recommendations for infrastructure improvement projects are found in Sections 1.3, 5.2, and 5.3 and are summarized in the list below.

1. High-Priority Street Reconstruction & Drainage Improvements
 - McKenzie St. (Coleman to Skinner) - reconstruct pavement, regrade, and add infiltration facilities. This improvement is included in the Coburg Collector Street Reconstruction project currently in design.
 - S. Skinner St. - pavement reconstruction, drainage improvements, infiltration trench installation. This improvement is also a planned future improvement. Areas with pavement deficiencies will be reconstructed in 2027.
2. Medium-Priority Street & Shoulder Repair Projects
 - McKenzie St. & E. Lincoln Way (east of N. Miller)
 - Replace gravel shoulders with infiltration trenches.
 - Add underdrain/overflow to County system if needed.
 - E. Locust St. & N. Diamond St.
 - Install an infiltration trench to eliminate ponding. This is included in the future Coburg Collector Street Reconstruction project.
 - S. Coleman St. (Maple to Dixon)
 - Full reconstruction, regrading, repaving, and replacing shoulders with infiltration facilities. This is included in the future Coburg Collector Street Reconstruction project.

- W. Dixon St. (near Willamette & near Pioneer Mobile Home Park)
 - Install valley gutter, catch basin, reconstruct road surfaces, and install storm facility near intersection of W. Dixon St. and S. Willamette St. Road reconstruction adjacent to Pioneer Mobile Home Park once private stormwater improvements resolve flooding issue.
 - NW Corner of E. Lincoln Way & N. Coleman
 - Add small infiltration basin to eliminate corner ponding. This is included in the future Coburg Collector Street Reconstruction project.
 - NW Corner of E. Lincoln Way & N. Miller St.
 - Replace grassy corner section with infiltration trench.
 - Minor ponding at S. Coleman & E. Dixon
 - Replace localized shoulder media with a short infiltration facility. This is included in the future Coburg Collector Street Reconstruction project.
3. General Drainage Facility Upgrades
- Where shoulders have poor infiltration, retrofit gravel shoulders into infiltration trenches.

7.3 ROUTINE MAINTENANCE RECOMMENDATIONS

Routine maintenance recommendations are found in Section 5.2.2 and 5.2.3 and are summarized in the list below.

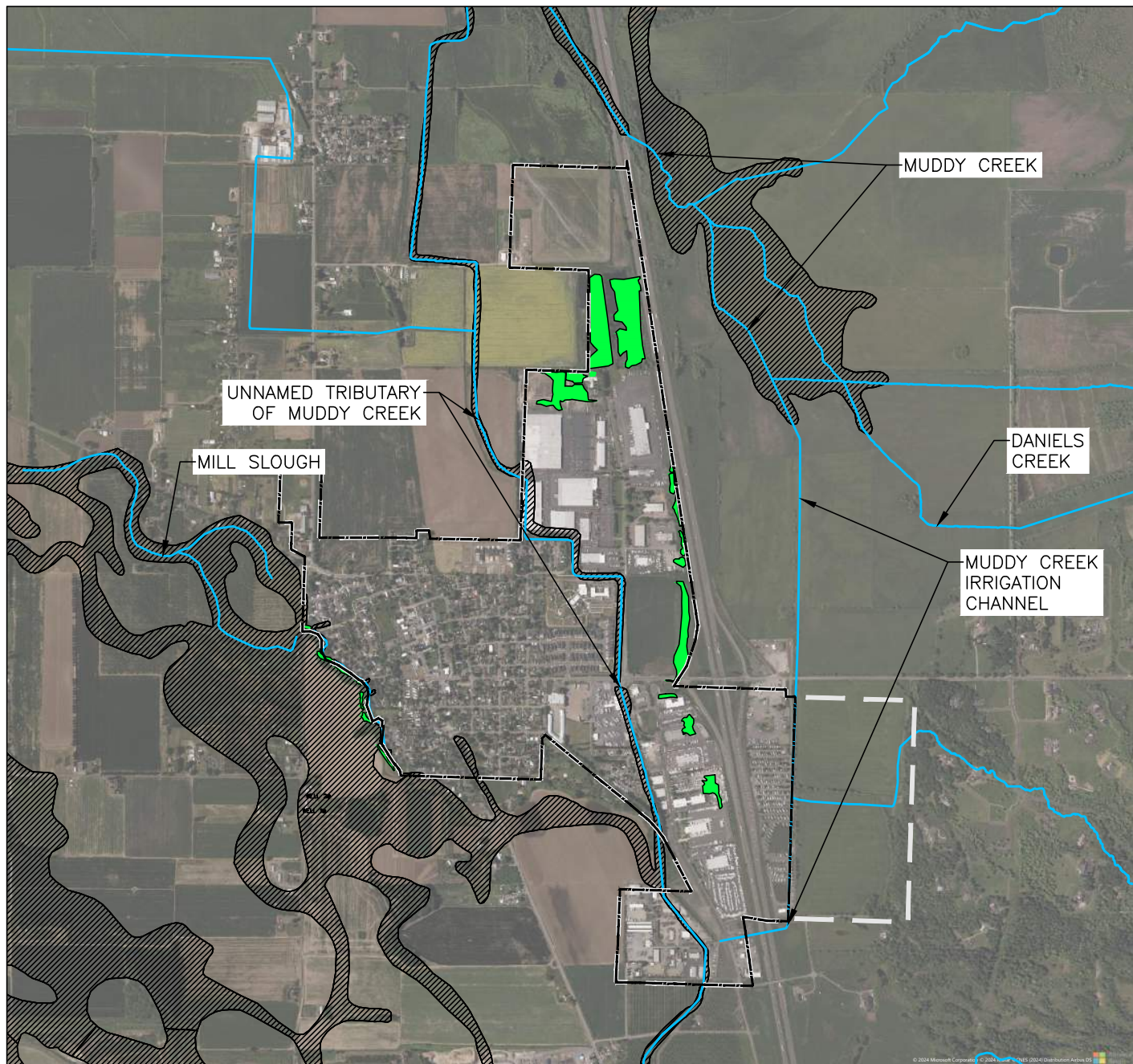
- Coburg Industrial Way (south of E. Pearl)
 - Annual cleaning of infiltration swales to remove leaf accumulation.
 - Replace infiltration media where swales remain clogged.
- Coburg Industrial Way & Roberts Road retention basin
 - Clear vegetation blocking outlets before rainy season and as needed during winter.
- Maintain roadside infiltration swales, curb inlets, and gravel shoulders on all collector and local streets.
- Continue annual inspection of rain gardens, bioswales, infiltration trenches, and subdivision overflows.

7.4 FUNDING RECOMMENDATIONS




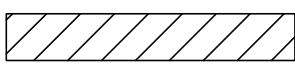

Recommendations for funding programs are in Section 1.4, 2.1 and summarized in the list below.

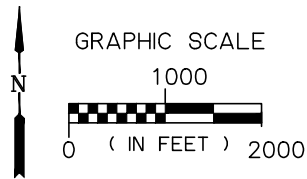
- Establish a stormwater utility fee to fund maintenance and capital improvements.
- Consider implementing System Development Charges (SDCs) for stormwater.
- Expand use of state & federal grants and loan programs (e.g., CWSRF).
- Consider bonds for large capital projects.
- Improve and maintain a current inventory of stormwater infrastructure to support budgeting and grant applications.

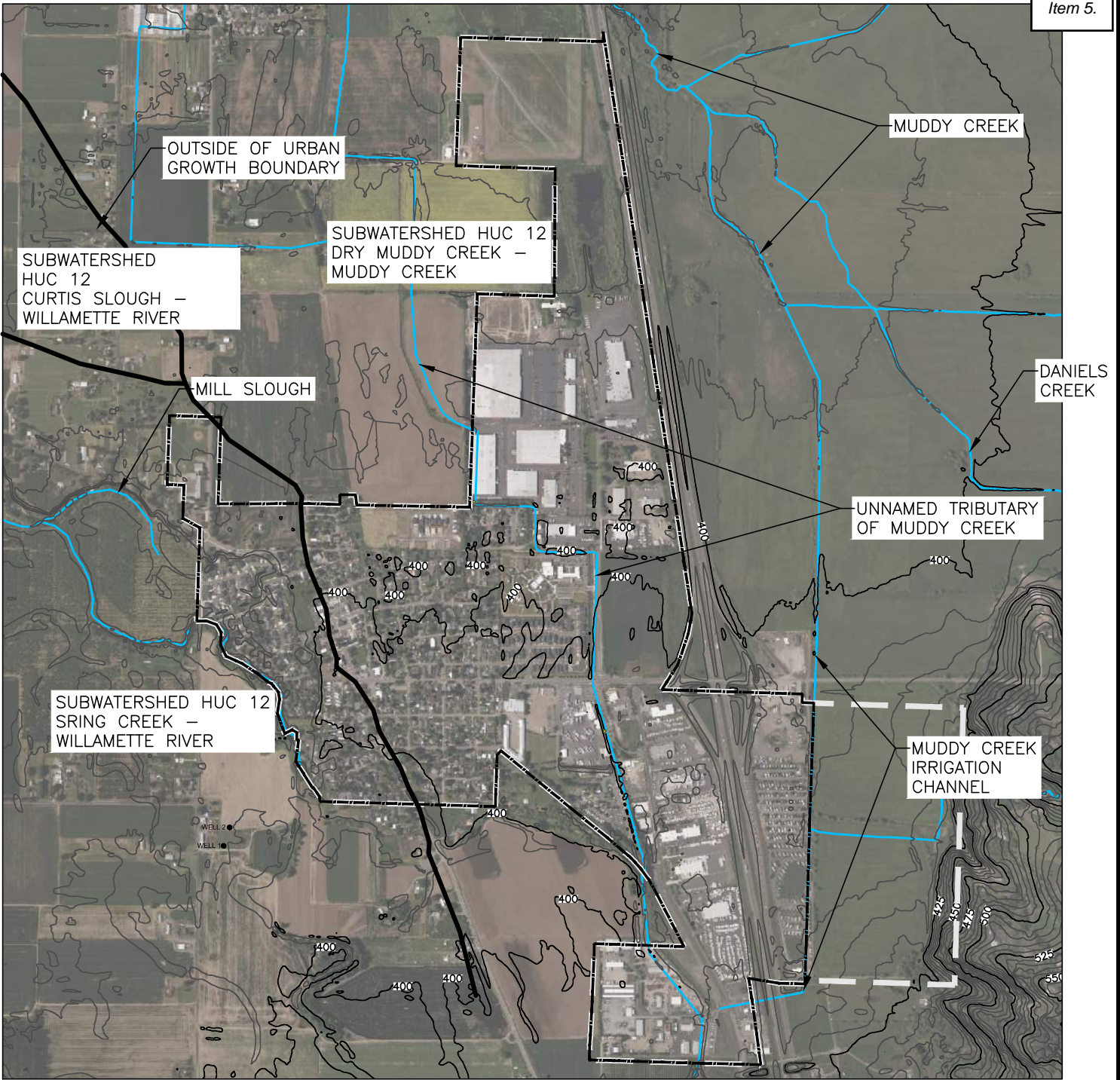
APPENDIX A: FIGURES









LEGEND

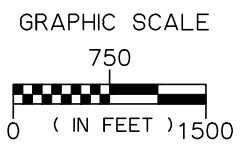
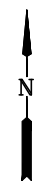
-  URBAN GROWTH BOUNDARY
-  CITY LIMITS
-  STREAMS
-  FEMA SPECIAL FLOOD HAZARD AREA IN ZONE A
-  LWI WETLAND AREAS





LEGEND

-  URBAN GROWTH BOUNDARY
-  CITY LIMITS
-  SUBWATERSHED BOUNDARY
-  STREAMS
-  25'-CONTOUR INTERVAL
-  5'-CONTOUR INTERVAL



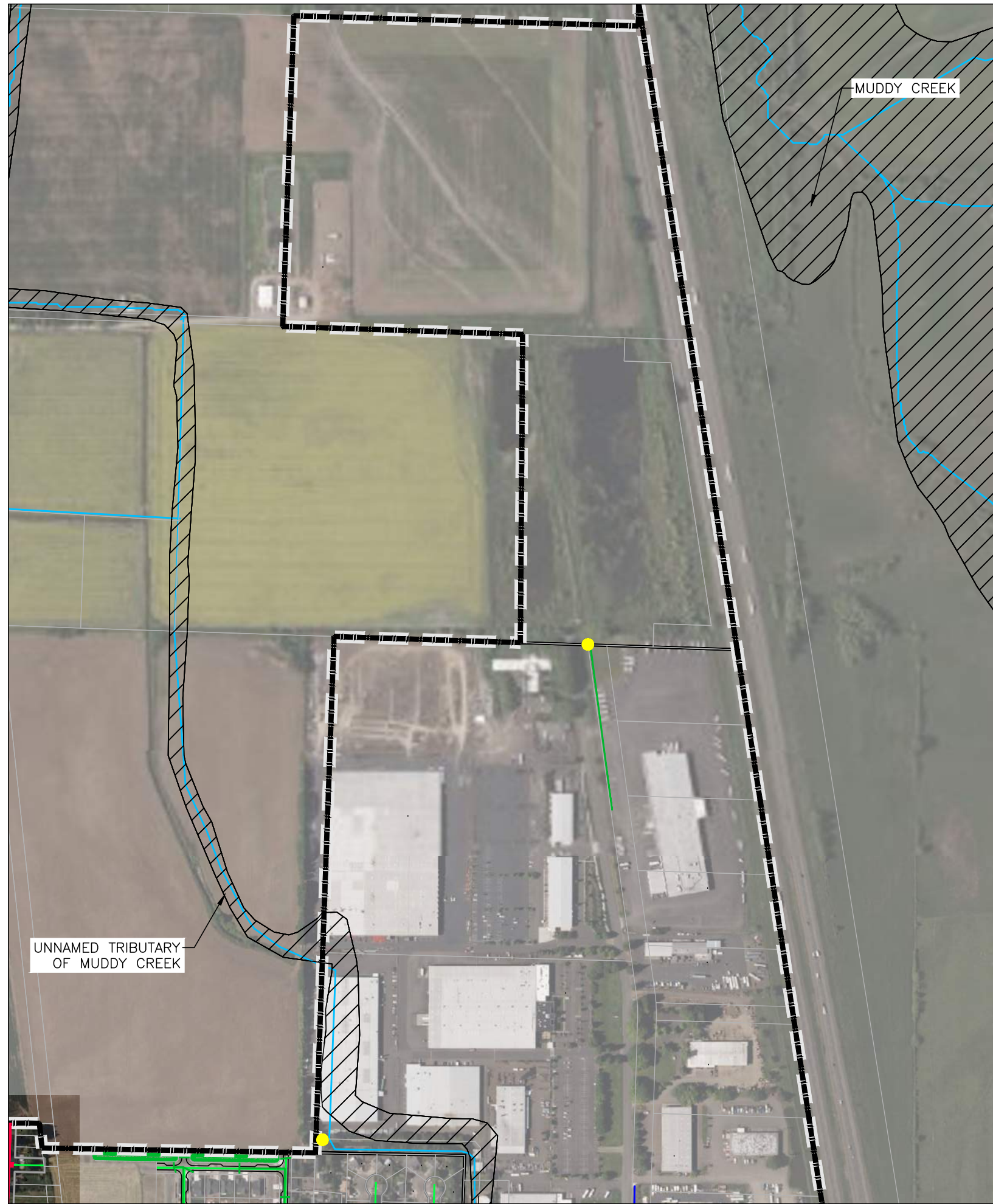
CITY OF COBURG STORMWATER MASTER PLAN

FIGURE-12



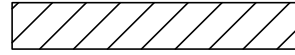



Coburg Watershed Boundary and Contours

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LEGEND

-  CITY LIMITS
-  URBAN GROWTH BOUNDARY
-  FEMA SPECIAL FLOOD HAZARD AREA IN ZONE A
-  STREAMS
-  CITY STORM DRAIN SYSTEM
-  STORMWATER OVERFLOW



GRAPHIC SCALE



CITY OF COBURG
STORMWATER MASTER PLAN

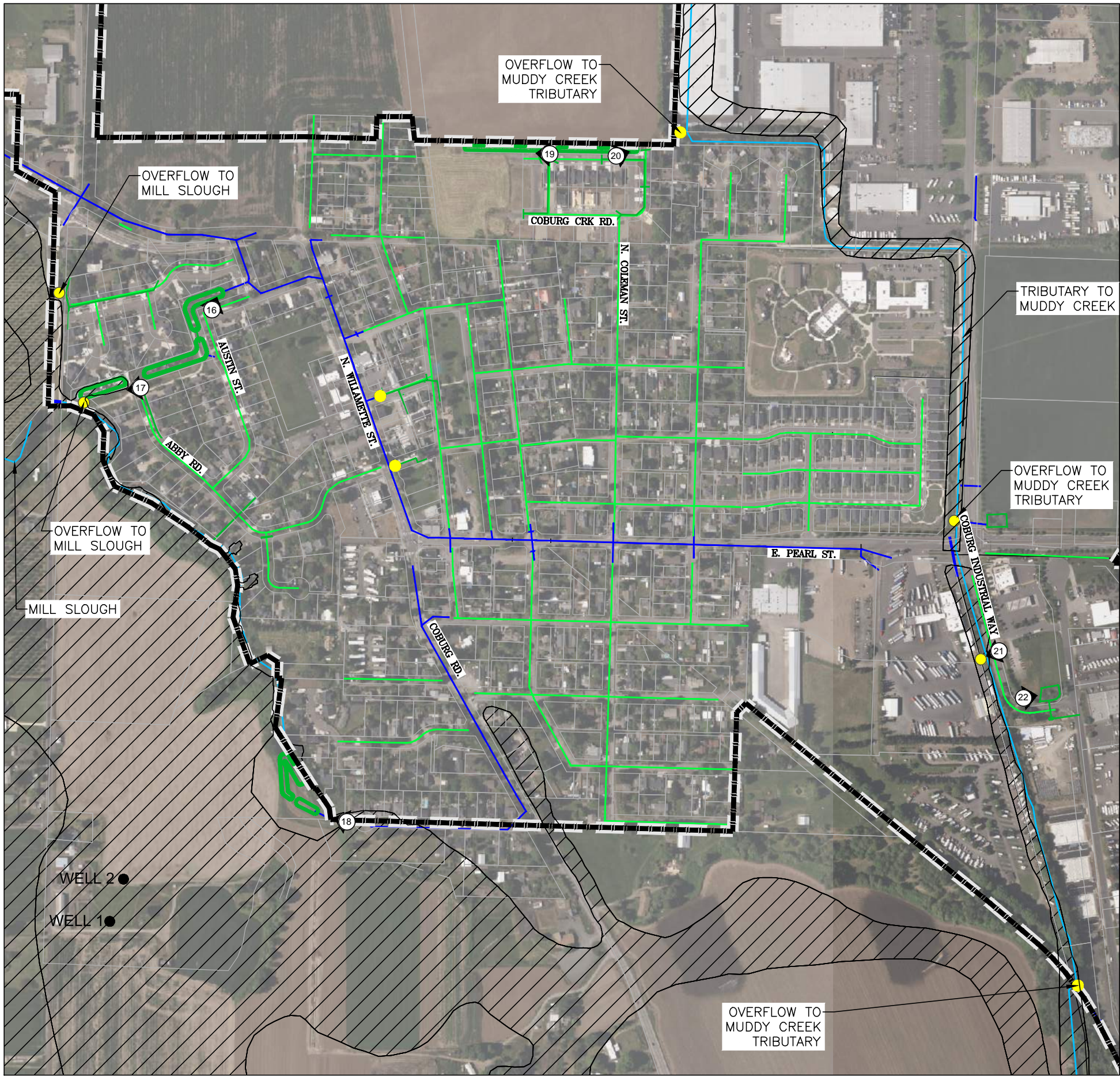
COBURG, OREGON

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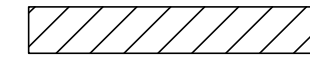





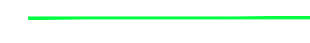






COBURG
NORTH
STORM DRAIN
SYSTEM

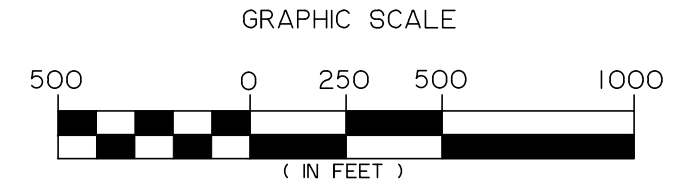
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FIGURE 92

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LEGEND

-  CITY LIMITS
-  URBAN GROWTH BOUNDARY
-  FEMA SPECIAL FLOOD HAZARD AREA IN ZONE A
-  STREAMS
-  DRAINAGE BASINS
-  COUNTY STORM DRAIN SYSTEM
-  CITY STORM DRAIN PIPES
-  CITY STORMWATER QUALITY FACILITIES
-  INFILTRATION FACILITIES
-  STORMWATER OVERFLOW
-  COUNTY SYSTEM CATCH BASIN
-  COUNTY SYSTEM MANHOLE
-  CITY SYSTEM CATCH BASIN
-  CITY SYSTEM MANHOLE
-  FIGURE XX



PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF COBURG
STORMWATER MASTER PLAN

COBURG, OREGON















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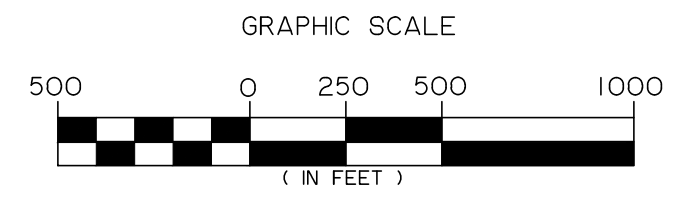
COBURG
CENTRAL
STORM DRAIN
SYSTEM

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LEGEND

-  CITY LIMITS
-  URBAN GROWTH BOUNDARY
-  FEMA SPECIAL FLOOD HAZARD AREA IN ZONE A
-  STREAMS
-  DRAINAGE BASINS
-  COUNTY STORM DRAIN SYSTEM
-  CITY STORM DRAIN PIPES
-  CITY STORMWATER QUALITY FACILITIES
-  INFILTRATION FACILITIES
-  STORMWATER OVERFLOW
-  COUNTY SYSTEM CATCH BASIN
-  COUNTY SYSTEM MANHOLE
-  CITY SYSTEM CATCH BASIN
-  CITY SYSTEM MANHOLE



PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF COBURG
STORMWATER MASTER PLAN
COBURG, OREGON

revisions:

COBURG
SOUTH
STORM DRAIN
SYSTEM



Figure 16: Upstream end of city-owned swale adjacent to Hatfield Estates in 2024.



Figure 17: Downstream end of city-owned swale adjacent to Hatfield Estates in 2024.



Figure 18: City-operated swale located at the end of Vintage Way in 2024.



Figure 19: Upstream end of city-owned swale located north of Coburg Creek subdivision in 2024.



Figure 20: Downstream end of city-owned swale located north of Coburg Creek subdivision, showing overflow to Muddy Creek tributary in 2024.

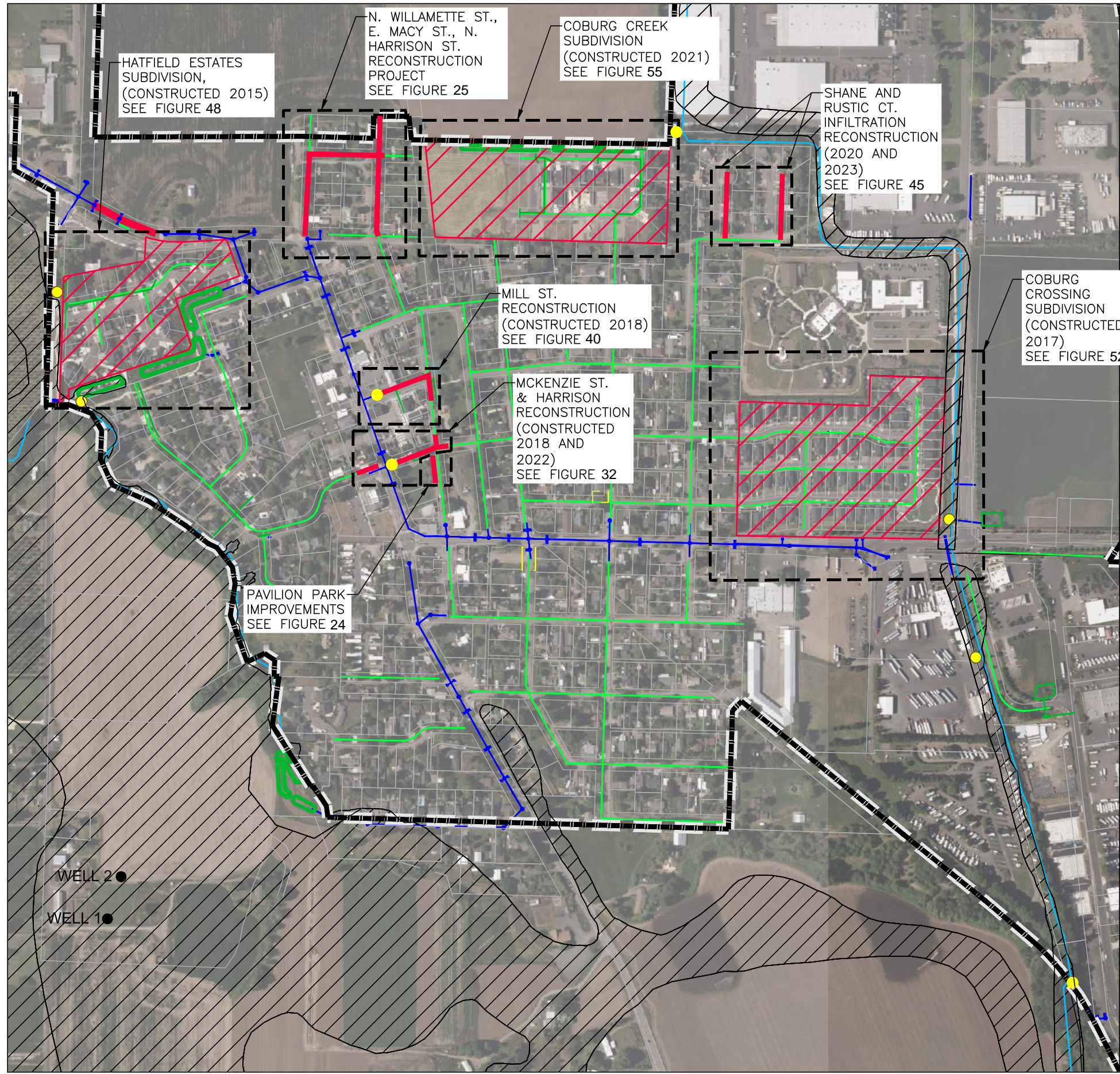


Figure 21: Coburg Travel Center of America outfall to Muddy Creek along Coburg Industrial Way in 2024.


















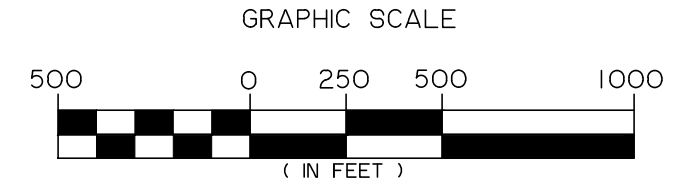
Figure 22: Stormwater pond at south end of Coburg Industrial Way.

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LEGEND

-  URBAN GROWTH BOUNDARY
-  CITY LIMITS
-  FEMA SPECIAL FLOOD HAZARD AREA IN ZONE A
-  STREAMS
-  DRAINAGE BASINS
-  COUNTY STORM DRAIN SYSTEM
-  CITY STORM DRAIN SYSTEM
-  INFILTRATION FACILITIES
-  STORMWATER OVERFLOW
-  RECENT IMPROVEMENTS TO CITY INFRASTRUCTURE
-  RECENT PRIVATE DEVELOPMENTS
-  COUNTY SYSTEM CATCH BASIN
-  COUNTY SYSTEM MANHOLE
-  CITY SYSTEM CATCH BASIN
-  CITY SYSTEM MANHOLE

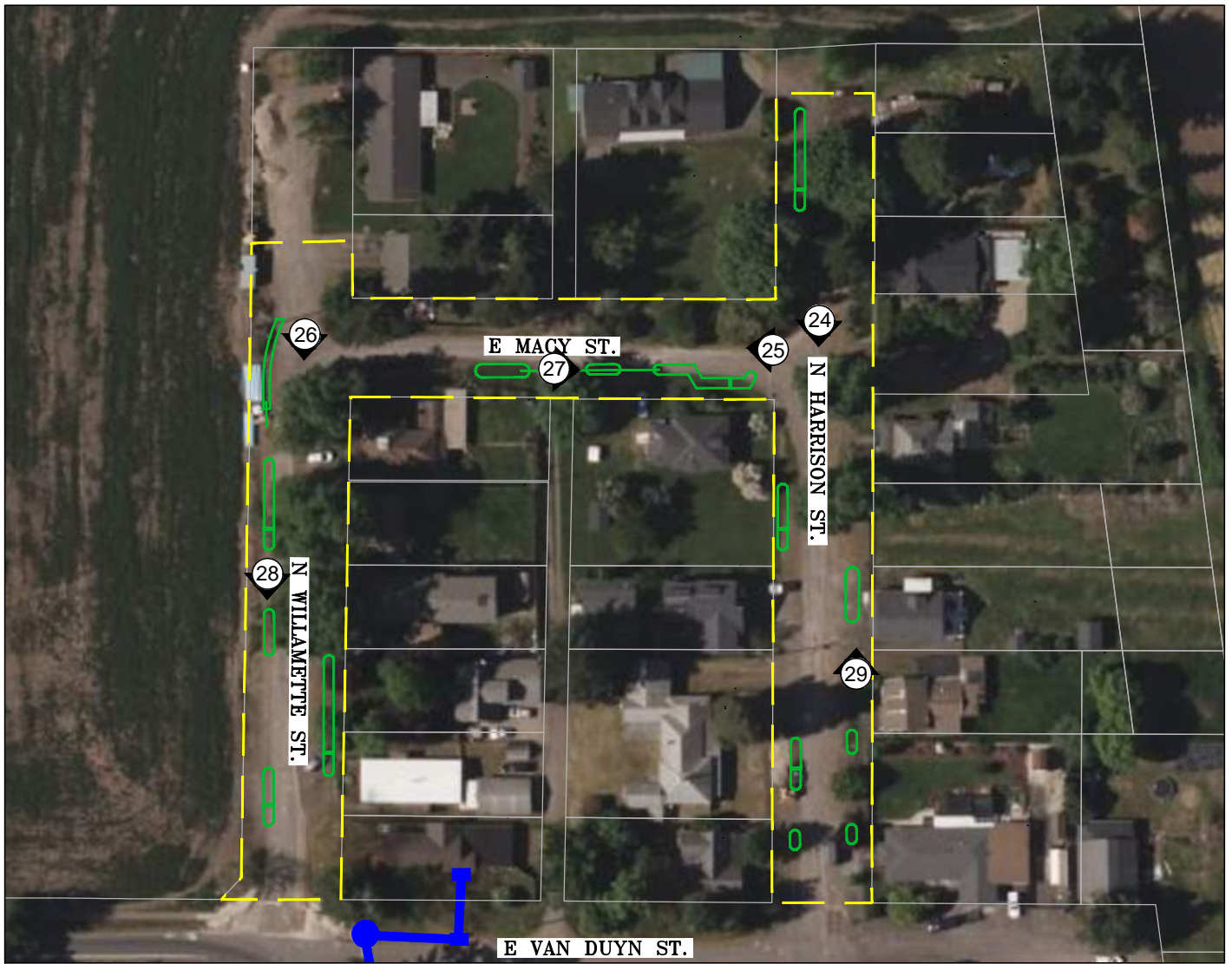


PRELIMINARY
NOT FOR CONSTRUCTION






CITY OF COBURG
STORMWATER MASTER PLAN
COBURG, OREGON



Figure 24: Construction of Pavilion Park improvements including an infiltration trench began in spring of 2024 and completed in mid-2025.



LEGEND

-  IMPROVEMENT EXTENTS
-  TAX LOT LINES
-  CITY STORM DRAIN PIPES
-  CITY WATER QUALITY FACILITIES
-  FIGURE XX

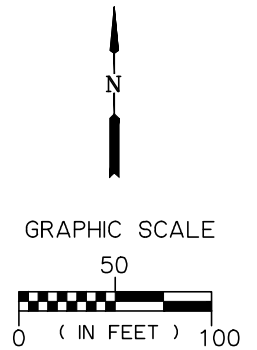




Figure 26: N. Harrison St. pavement deficiencies prior to reconstruction project in 2024.



Figure 27: E. Macy St. pavement deficiencies prior to reconstruction project in 2024.



Figure 28: N. Willamette St. pavement deficiencies prior to reconstruction project in 2024.



Figure 29: E. Macy St. completed storm facility at construction completion in 2024.



Figure 30: N. Willamette St. completed storm facility at construction completion in 2024.

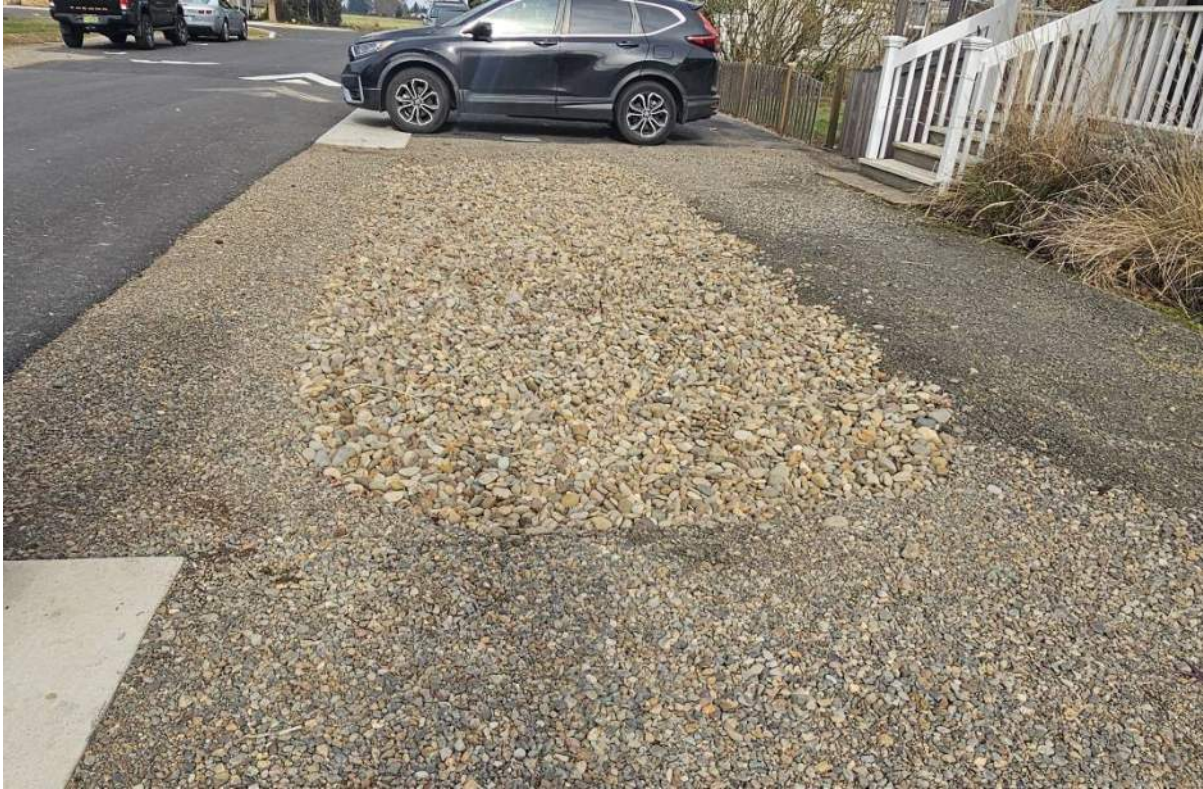
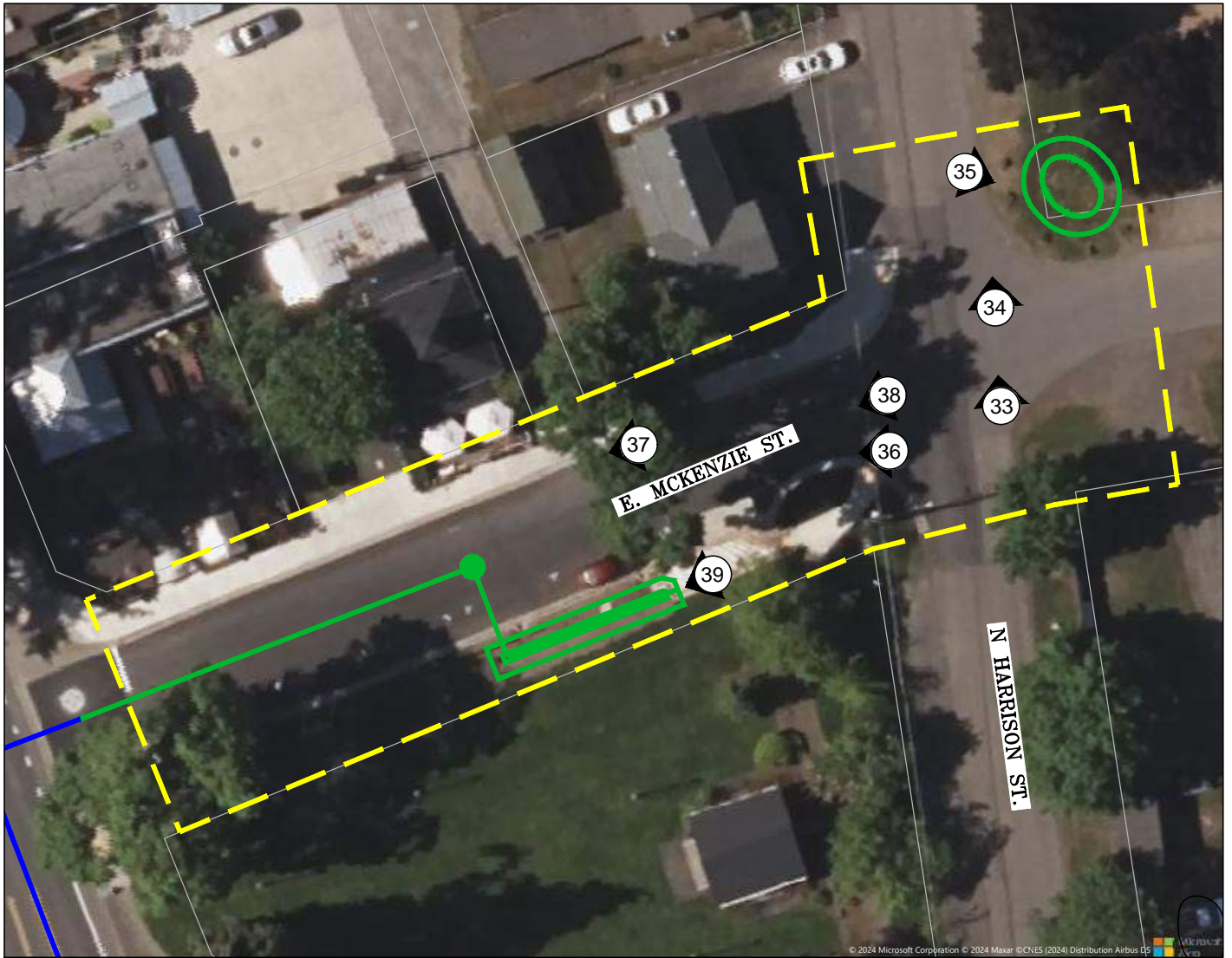







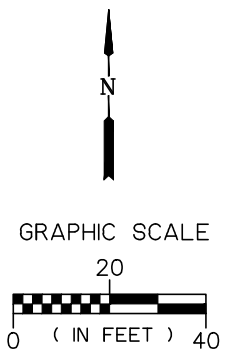


Figure 31: N. Harrison St. constructed storm facility at project completion in 2024.



LEGEND

-  IMPROVEMENT EXTENTS
-  TAX LOT LINES
-  COUNTY STORM DRAIN SYSTEM
-  CITY STORM DRAIN PIPES
-  CITY WATER QUALITY FACILITIES
-  CITY SYSTEM MANHOLE
-  FIGURE XX



CITY OF COBURG STORMWATER MASTER PLAN
McKenzie St. and Harrison St. Improvements

FIGURE-32



Figure 33: McKenzie and Harrison pavement and drainage condition in 2017, prior to the reconstruction project.



Figure 34: McKenzie and Harrison intersection in 2021, after the reconstruction project.



Figure 35: Rain garden at the northeast corner of McKenzie and Harrison, constructed during the intersection reconstruction project. Photo taken in 2021.



Figure 36: McKenzie St. in 2021, prior to the 2022 reconstruction project.



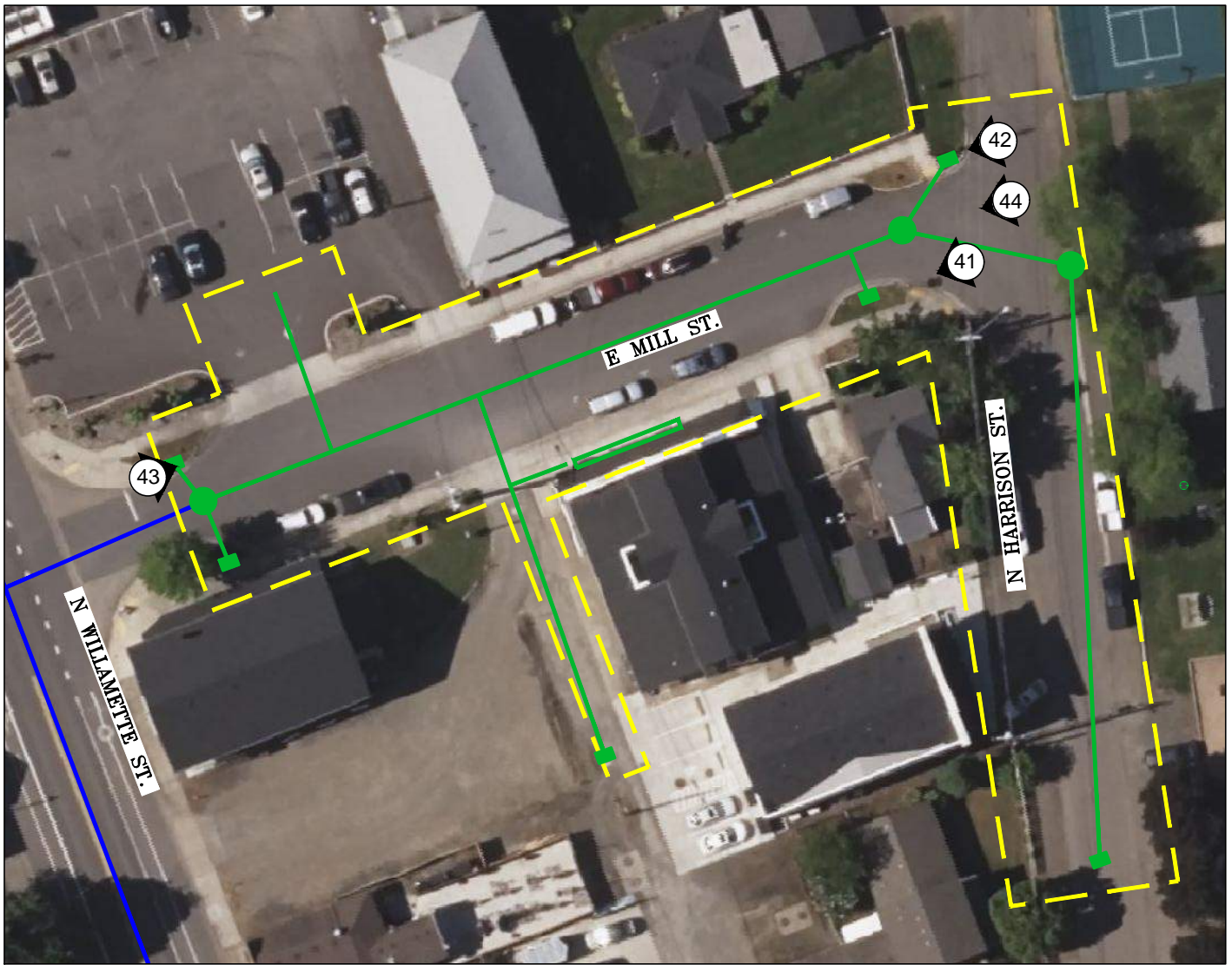
Figure 37: McKenzie St. drainage condition in 2021 prior to the 2022 reconstruction project.










Figure 38: McKenzie St. in 2024, after the reconstruction project.



Figure 39: McKenzie St. rain garden in 2024, included in the 2022 reconstruction project.



LEGEND

-  IMPROVEMENT EXTENTS
-  TAX LOT LINES
-  CITY STORM DRAIN PIPES
-  CITY WATER QUALITY FACILITIES
-  CITY SYSTEM CATCH BASIN
-  CITY SYSTEM MANHOLE
-  FIGURE XX

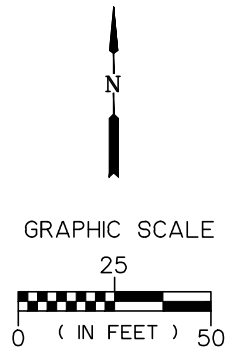




Figure 41: South side of Mill St. in 2018, prior to 2018 reconstruction project.



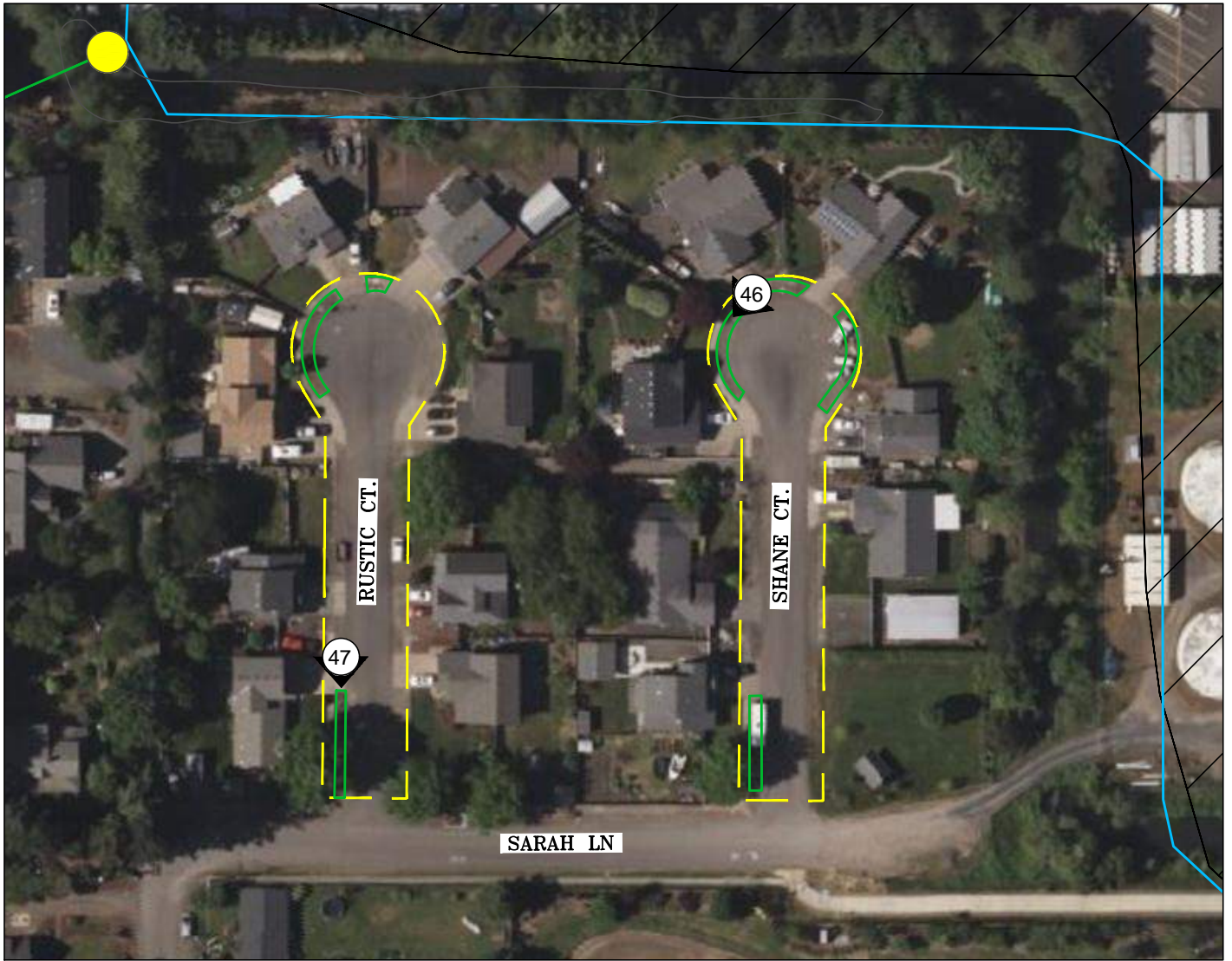
Figure 42: North side of Mill Street in 2018 prior to 2018 reconstruction project.










Figure 43: South side of Mill St. taken in 2018 from the west, prior to 2018 reconstruction project.



Figure 44: Mill Street in 2024, after the reconstruction project.



LEGEND

-  IMPROVEMENT EXTENTS
-  TAX LOT LINES
-  CITY STORM DRAIN PIPES
-  CITY WATER QUALITY FACILITIES
-  CITY SYSTEM CATCH BASIN
-  CITY SYSTEM MANHOLE
-  FIGURE XX

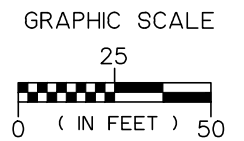
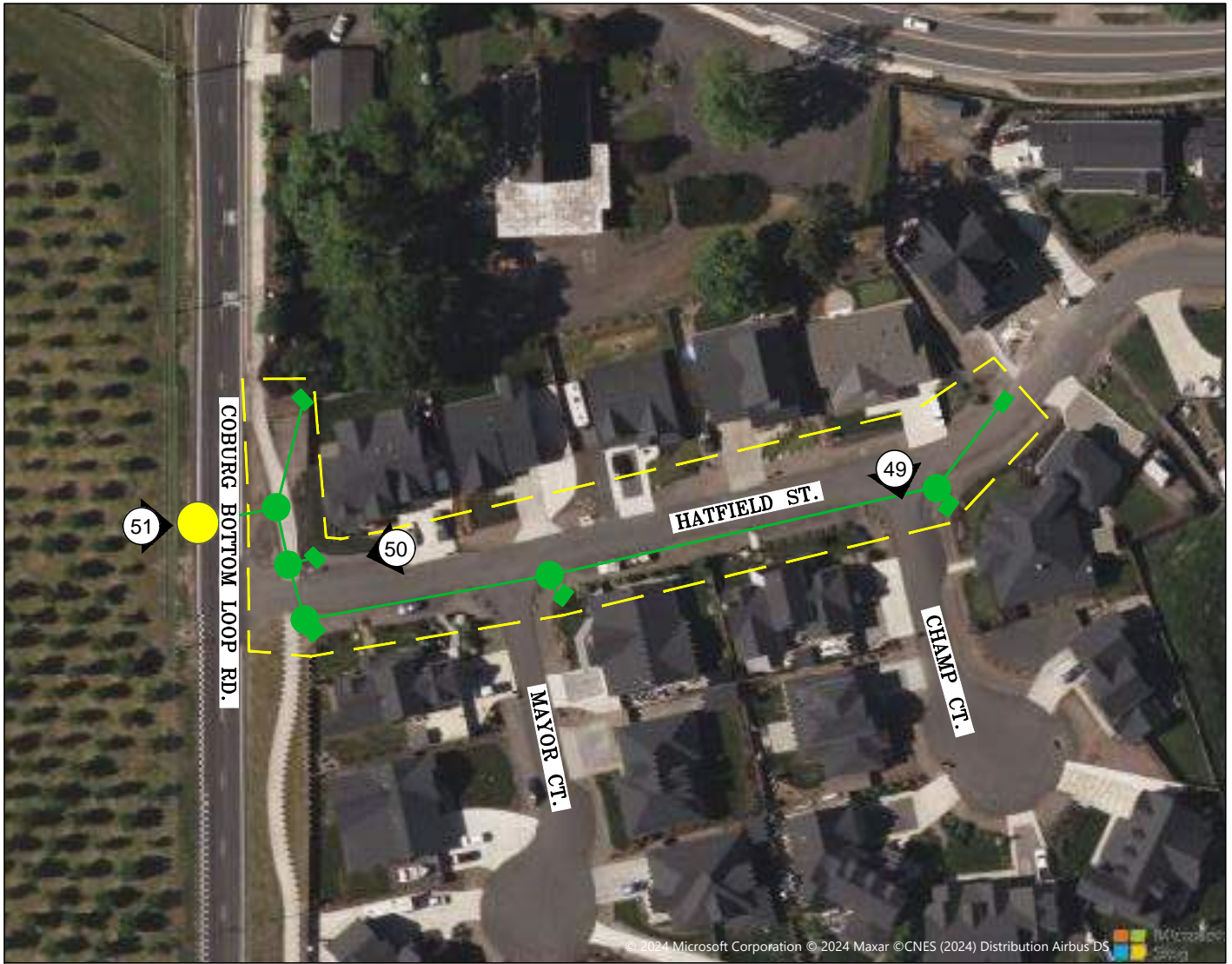




Figure 46: Reconstructed infiltration trench in 2024 on Shane Ct.

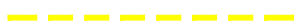








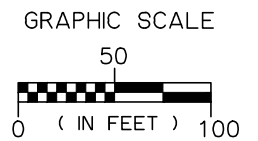
Figure 47: Reconstructed infiltration trench in 2024 on Rustic Ct.



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LEGEND

-  IMPROVEMENT EXTENTS
-  TAX LOT LINES
-  CITY STORM DRAIN PIPES
-  CITY SYSTEM CATCH BASIN
-  CITY SYSTEM MANHOLE
-  CITY STORM DRAIN OVERFLOW
-  FIGURE XX



CITY OF COBURG STORMWATER MASTER PLAN
Hatfield Estates Stormwater Infrastructure

FIGURE-48



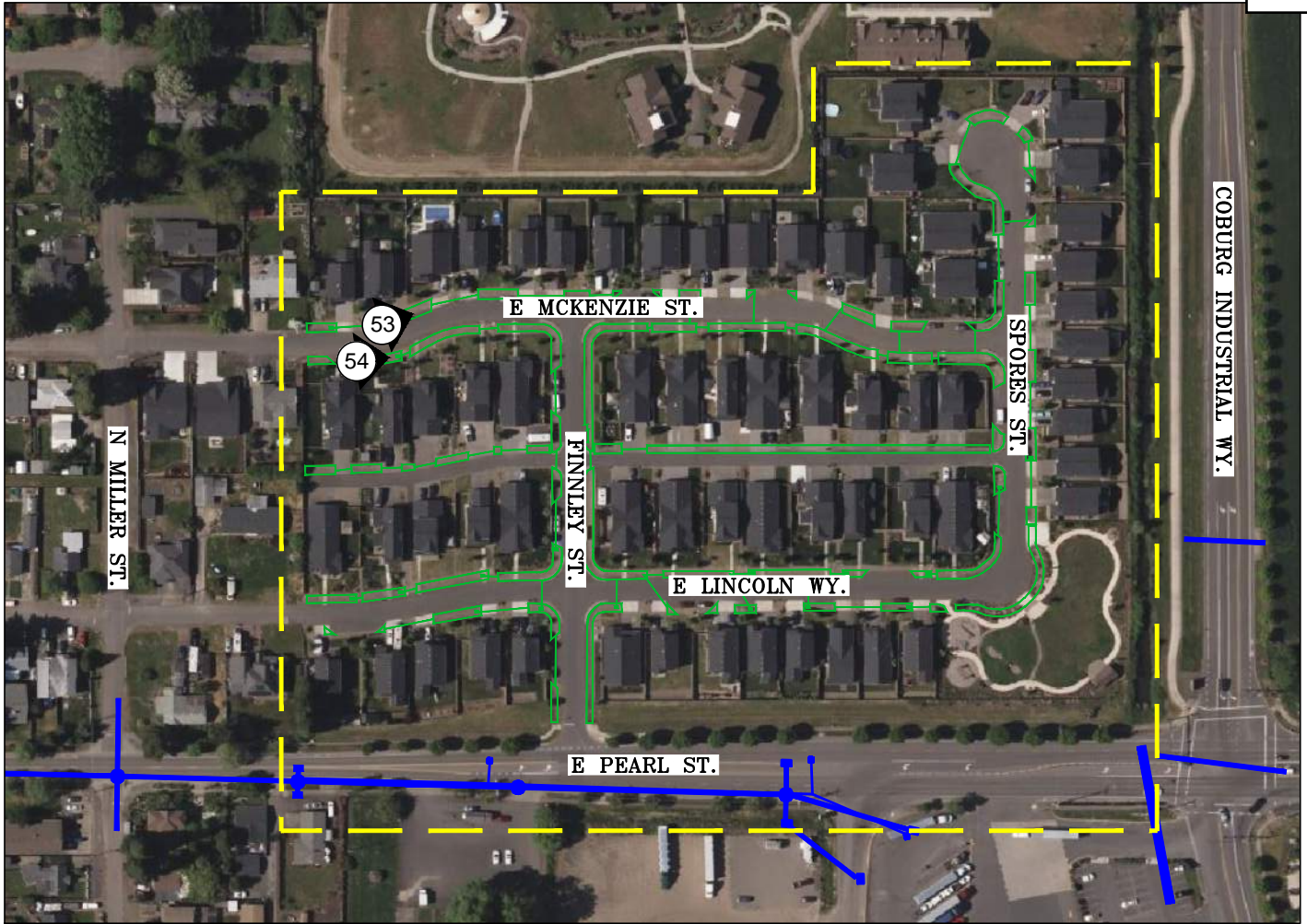
Figure 49: Hatfield Estates roadside stormwater facilities in 2024.












Figure 50: One of the two overflows at the west end of Hatfield St. in 2024.



Figure 51: Outlet from the Hatfield Estates stormwater system in 2024, draining to the Mill Slough.



LEGEND

-  IMPROVEMENT EXTENTS
-  TAX LOT LINES
-  CITY STORM DRAIN PIPES
-  COUNTY STORM DRAIN SYSTEM
-  CITY WATER QUALITY FACILITIES
-  CITY SYSTEM CATCH BASIN
-  COUNTY SYSTEM CATCH BASIN
-  COUNTY SYSTEM MANHOLE
-  FIGURE XX

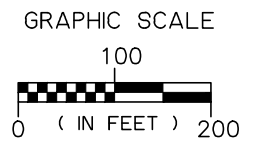




Figure 53: Coburg Crossing roadside stormwater facilities in 2024.

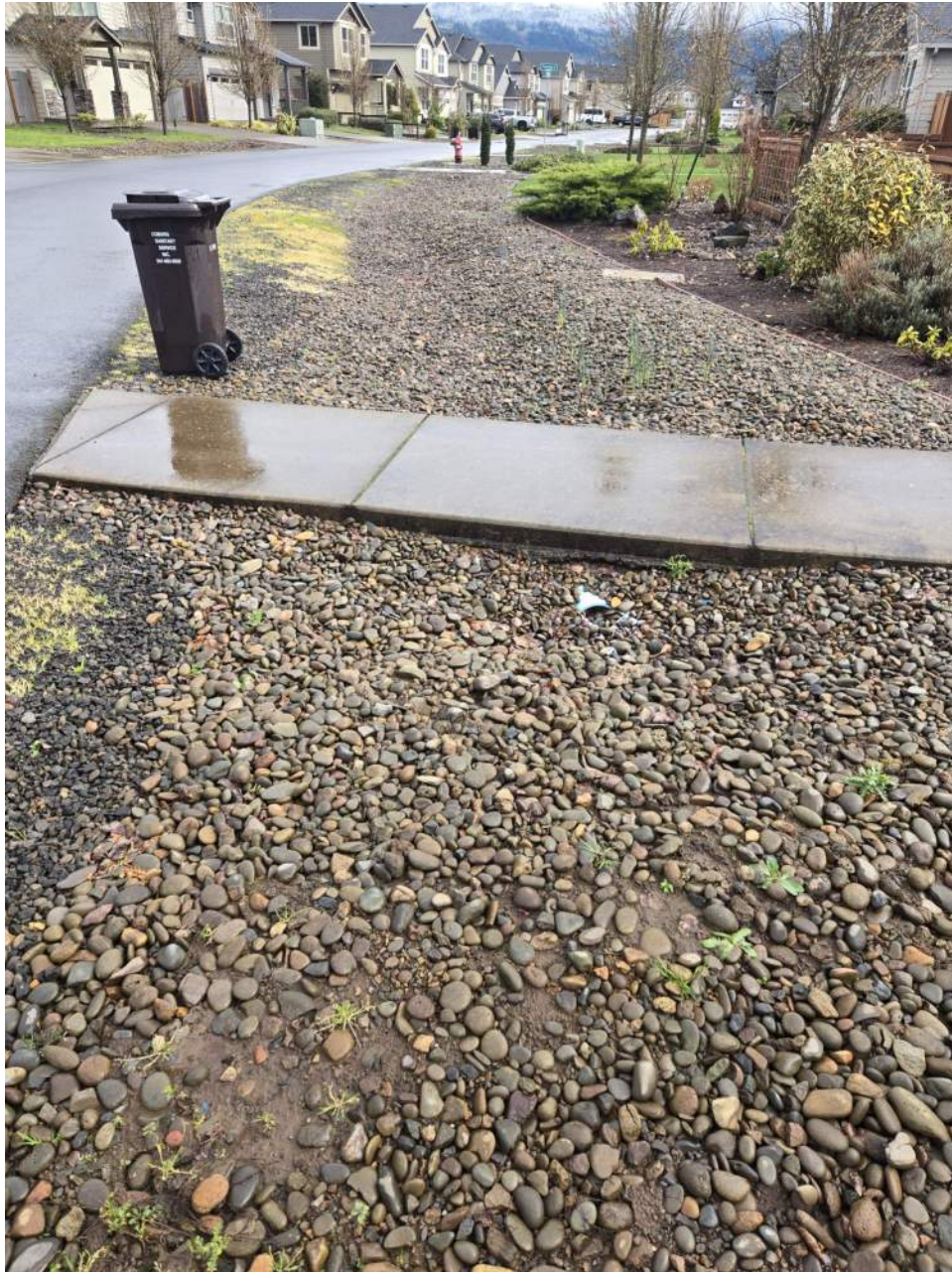
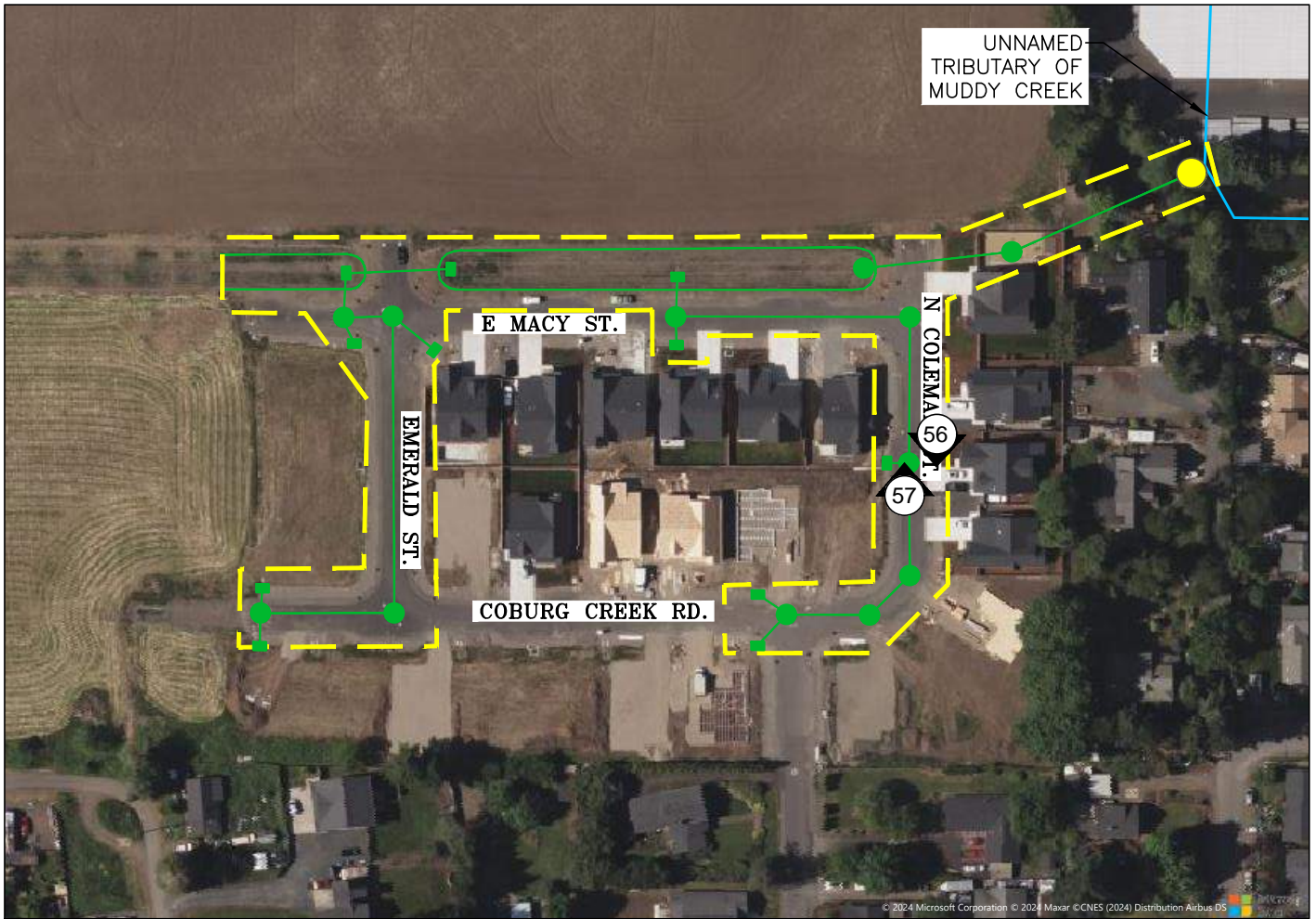











Figure 54: Coburg Crossing roadside infiltration trench in 2024.



LEGEND

-  IMPROVEMENT EXTENTS
-  TAX LOT LINES
-  CITY STORM DRAIN PIPES
-  COUNTY STORM DRAIN SYSTEM
-  CITY WATER QUALITY FACILITIES
-  CITY SYSTEM CATCH BASIN
-  CITY SYSTEM MANHOLE
-  CITY STORM DRAIN OVERFLOW
-  FIGURE XX

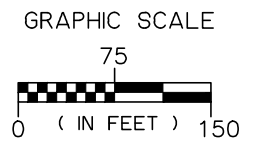
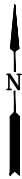


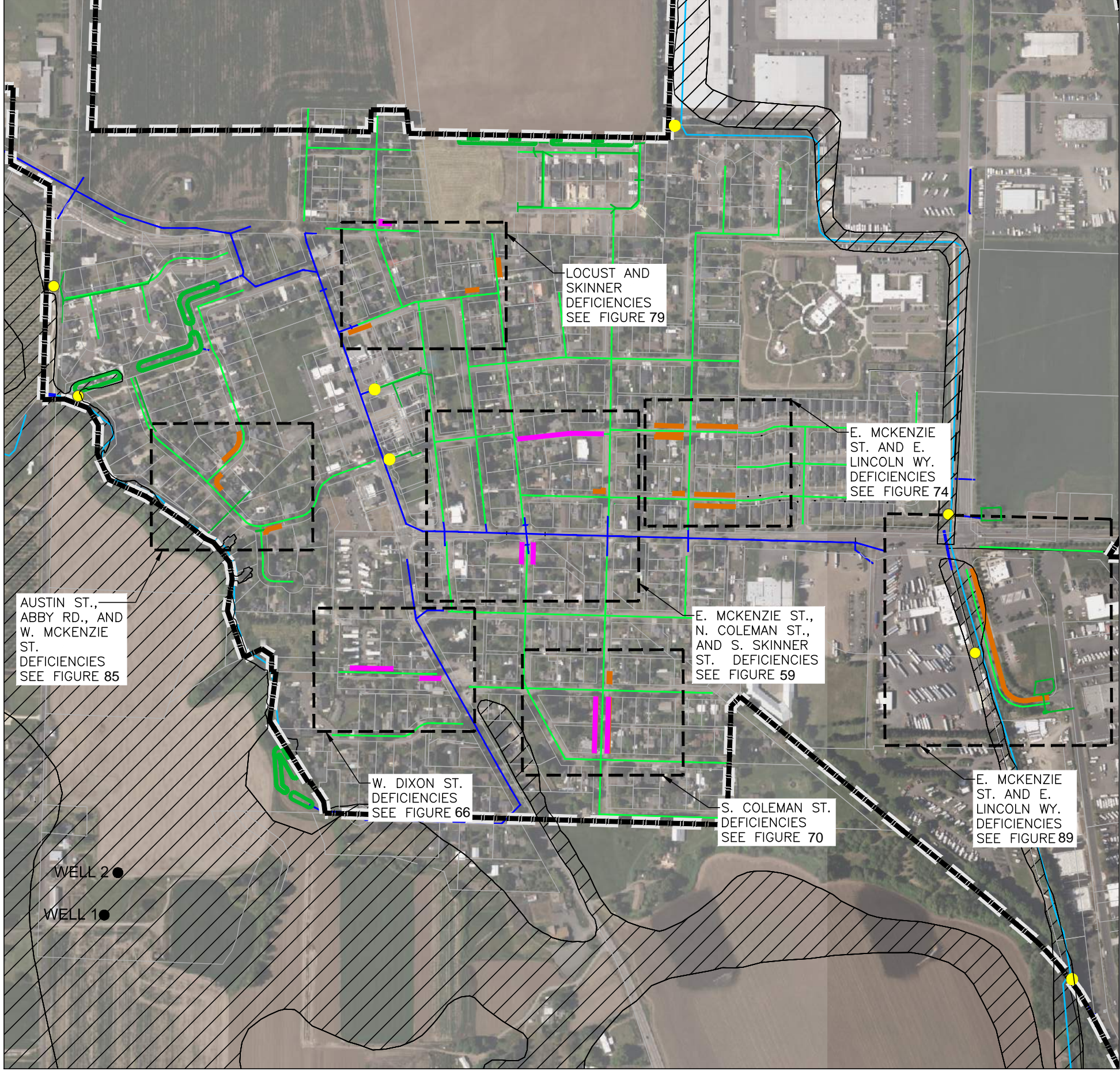


Figure 56: Coburg Creek roadside stormwater facilities along Coburg Creek Rd. in 2024.



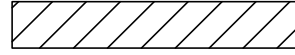




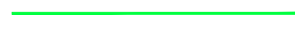









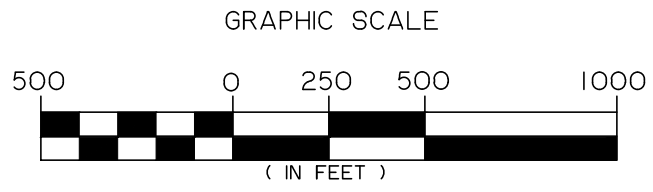
Figure 57: Coburg Creek roadside stormwater facilities on N. Coleman St. in 2024.

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LEGEND

-  URBAN GROWTH BOUNDARY
-  CITY LIMITS
-  FEMA SPECIAL FLOOD HAZARD AREA IN ZONE A
-  STREAMS
-  DRAINAGE BASINS
-  COUNTY STORM DRAIN SYSTEM
-  CITY STORM DRAIN SYSTEM
-  INFILTRATION FACILITIES
-  STORMWATER OVERFLOW
-  STORM FACILITY DEFICIENCY
-  GRADING/PAVING DEFICIENCY
-  COUNTY SYSTEM CATCH BASIN
-  COUNTY SYSTEM MANHOLE
-  CITY SYSTEM CATCH BASIN
-  CITY SYSTEM MANHOLE

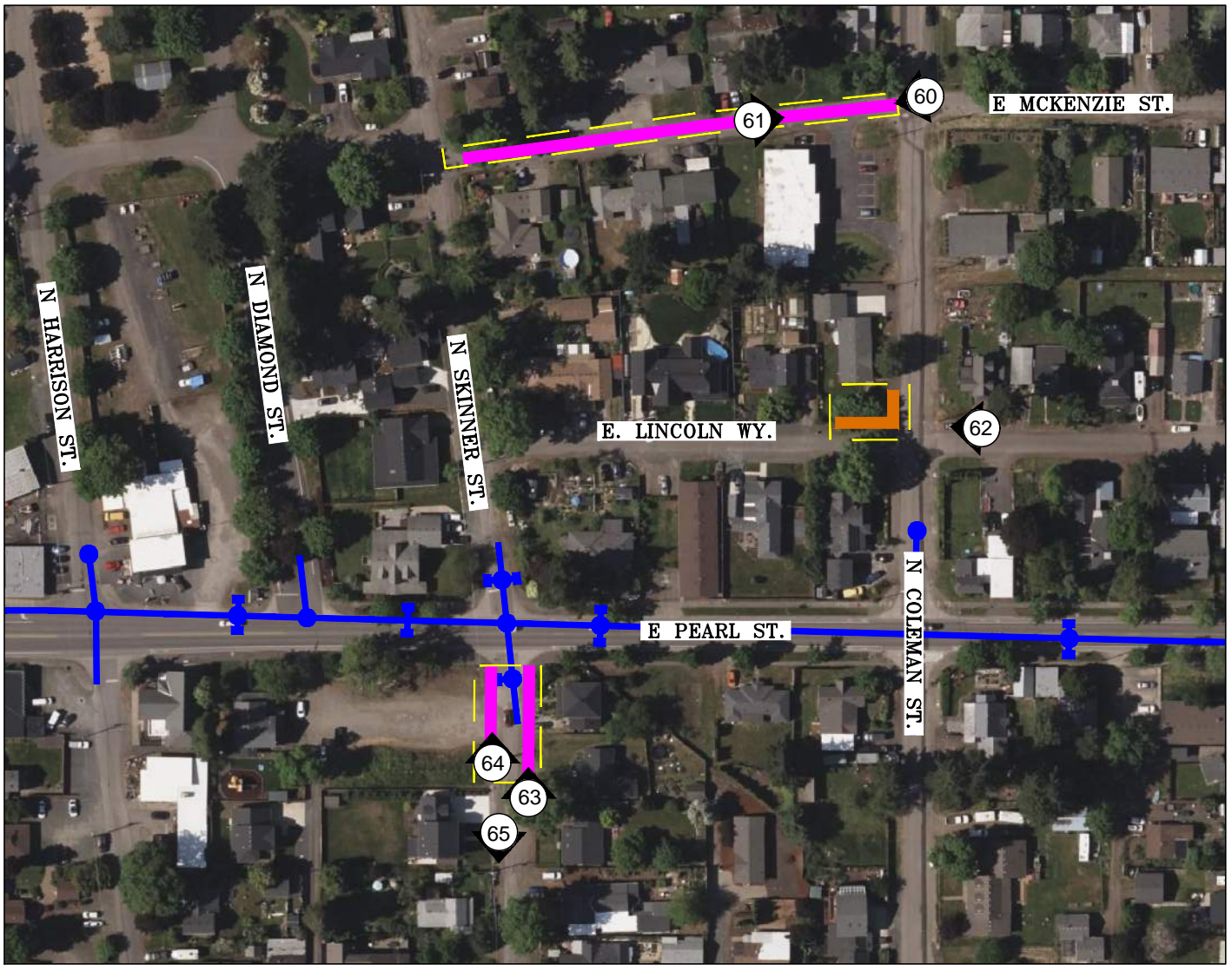


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CITY OF COBURG
STORMWATER MASTER PLAN
COBURG, OREGON

revisions:

COBURG
CENTRAL
STORM DRAIN
PROBLEM AREAS



LEGEND

-  TAX LOT LINES
-  IMPROVEMENT EXTENTS
-  STORM FACILITY DEFICIENCY
-  GRADING/PAVING DEFICIENCY
-  COUNTY STORM DRAIN SYSTEM
-  COUNTY SYSTEM CATCH BASIN
-  COUNTY SYSTEM MANHOLE
-  FIGURE XX

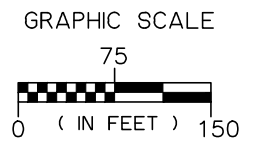




Figure 60: E. McKenzie St. from N. Coleman St. looking to the west in 2024.



Figure 61: E. McKenzie St. looking west to N. Coleman St. in 2024.



Figure 62: E. Lincoln St. from N. Coleman St. looking to the west in 2024.



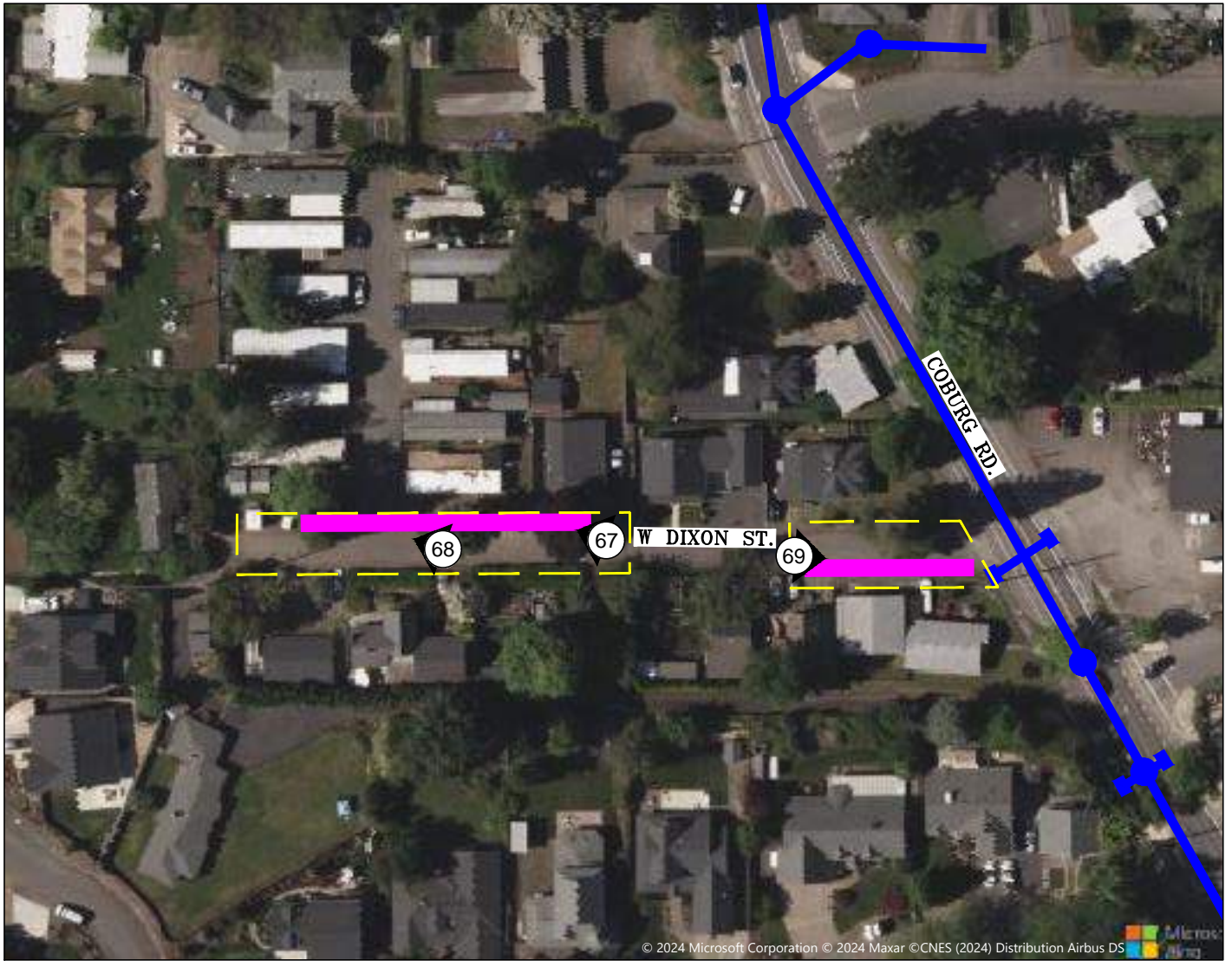
Figure 63: S. Skinner St. pavement condition, looking north at E. Pearl St. in 2024.



Figure 64: S. Skinner St. looking north at E. Pearl St. in 2024.










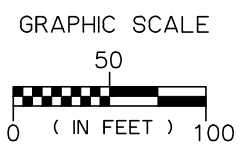
Figure 65: S. Skinner St. looking south from E. Pearl St. in 2024.



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LEGEND

-  TAX LOT LINES
-  IMPROVEMENT EXTENTS
-  GRADING/PAVING DEFICIENCY
-  COUNTY STORM DRAIN SYSTEM
-  COUNTY SYSTEM CATCH BASIN
-  COUNTY SYSTEM MANHOLE
-  FIGURE XX



CITY OF COBURG STORMWATER MASTER PLAN
W. Dixon St. Deficiencies

FIGURE-66



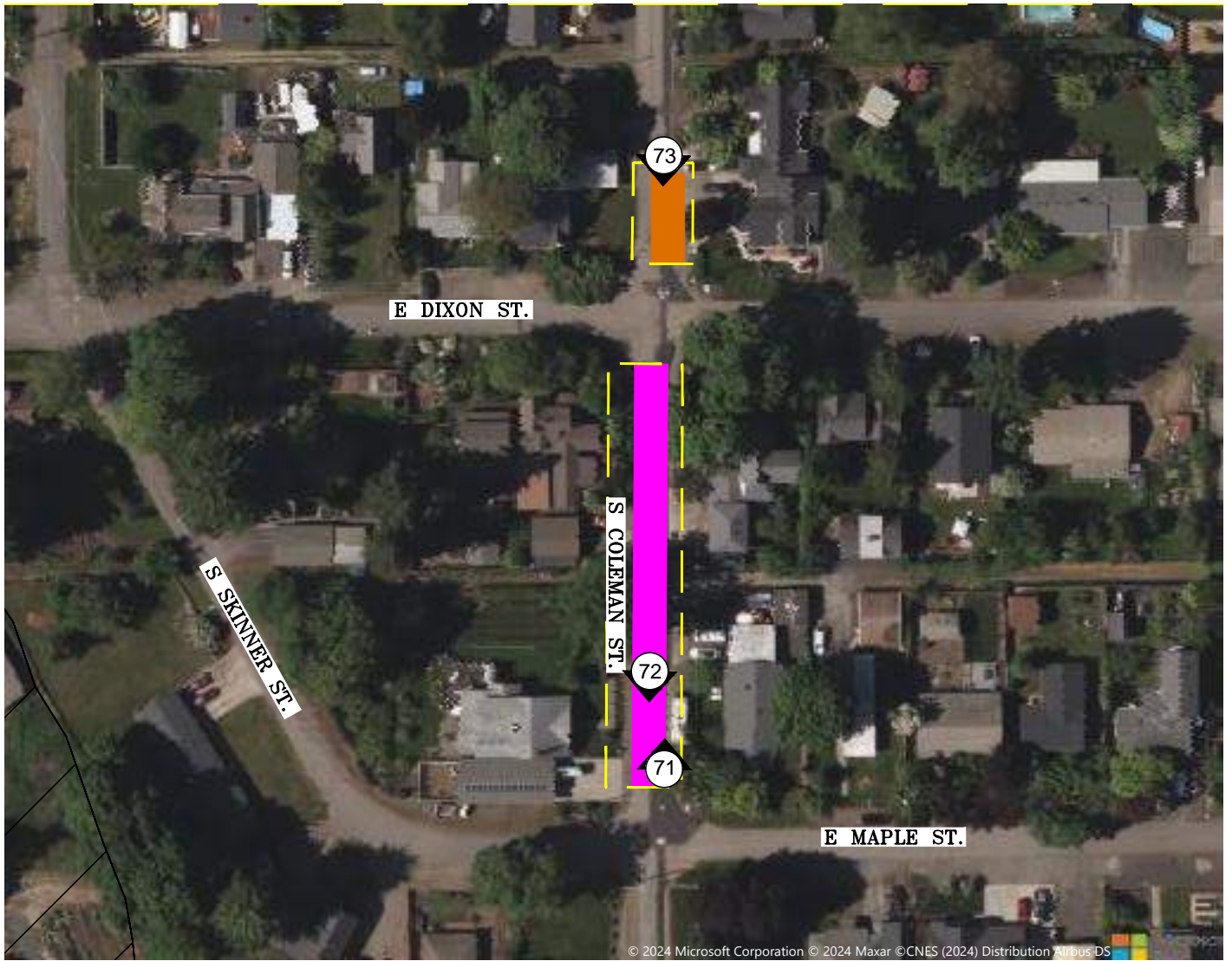
Figure 67: W. Dixon St. at Pioneer Mobile Home Park pavement in 2024.



Figure 68: Ponding water at Pioneer Mobile Home Park in 2024.

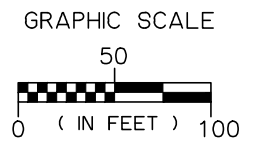
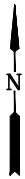


Figure 69: W. Dixon St. looking east at N. Willamette St. in 2024.



LEGEND

- TAX LOT LINES
- - - IMPROVEMENT EXTENTS
- STORM FACILITY DEFICIENCY
- GRADING/PAVING DEFICIENCY
- Ⓞ## FIGURE XX



CITY OF COBURG STORMWATER MASTER PLAN
S. Coleman St. Deficiencies

FIGURE-70



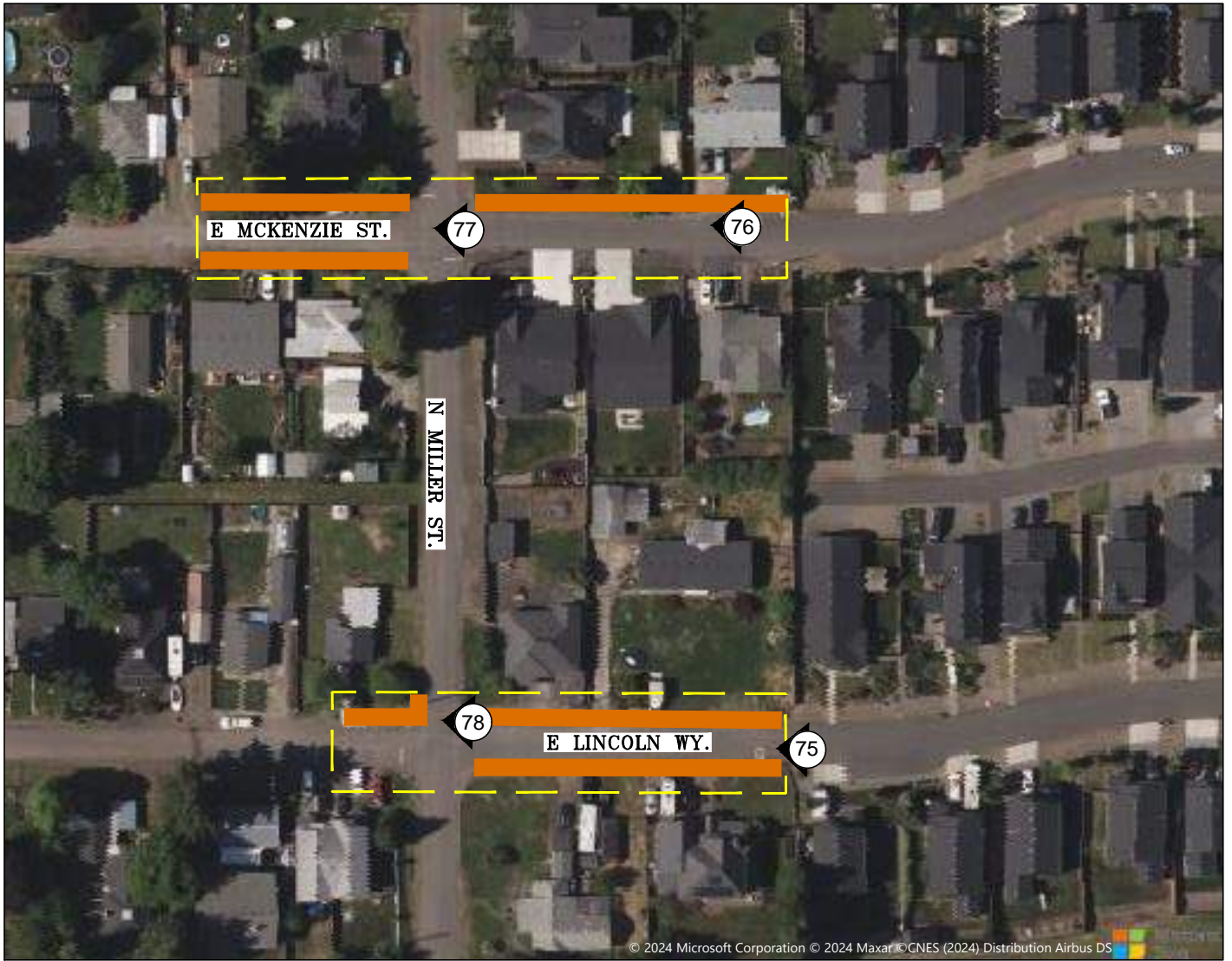
Figure 71: S. Coleman St. and E. Maple St. looking north in 2024.



Figure 72: S. Coleman St. north of Maple looking south in 2024.



Figure 73: S. Coleman St. and E. Dixon St. looking south in 2024.



LEGEND

- TAX LOT LINES
- - - - - IMPROVEMENT EXTENTS
- STORM FACILITY DEFICIENCY
- ⊕#⊕ FIGURE XX

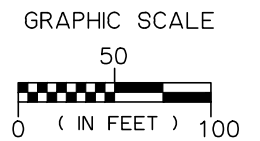
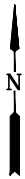




Figure 75: E. Lincoln Wy looking west toward N. Miller St. in 2024.



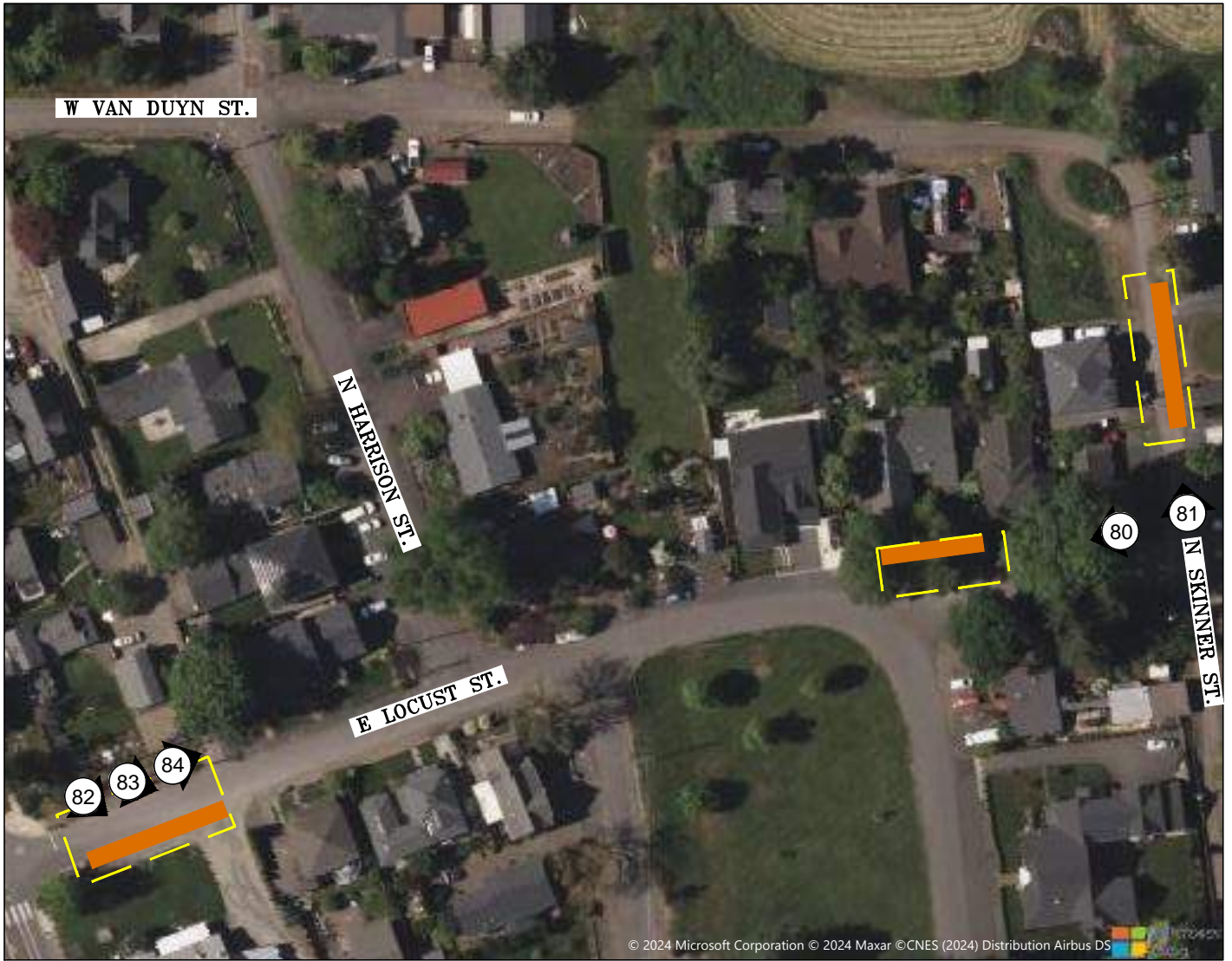
Figure 76: E. McKenzie St. looking west toward N. Miller St. in 2024.



Figure 77: E. McKenzie St. and Miller St. looking west in 2024.



Figure 78: E. Lincoln Wy and N. Miller St. ponding, looking to the west in 2024.



LEGEND

- TAX LOT LINES
- - - - - IMPROVEMENT EXTENTS
- STORM FACILITY DEFICIENCY
- ##
- FIGURE XX

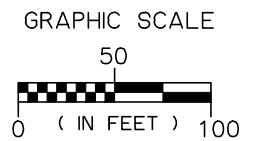
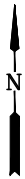




Figure 80: E. Locust St. looking west at N. Diamond St. in 2024.



Figure 81: E. Locust St. and N. Skinner St. looking North along N. Skinner St. in 2024.



Figure 82: E. Locust St. looking at the Dari Mart in 2024.



Figure 83: South side of E. Locust St., east of N. Willamette St. in 2024.

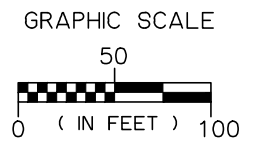


Figure 84: North side of E. Locust St., east of N. Willamette St. in 2024.



LEGEND

- TAX LOT LINES
- - - - - IMPROVEMENT EXTENTS
- STORM FACILITY DEFICIENCY
- ⓈⓈ FIGURE XX



CITY OF COBURG STORMWATER MASTER PLAN
Austin St. and Abby Rd. Drainage Deficiencies

FIGURE-85



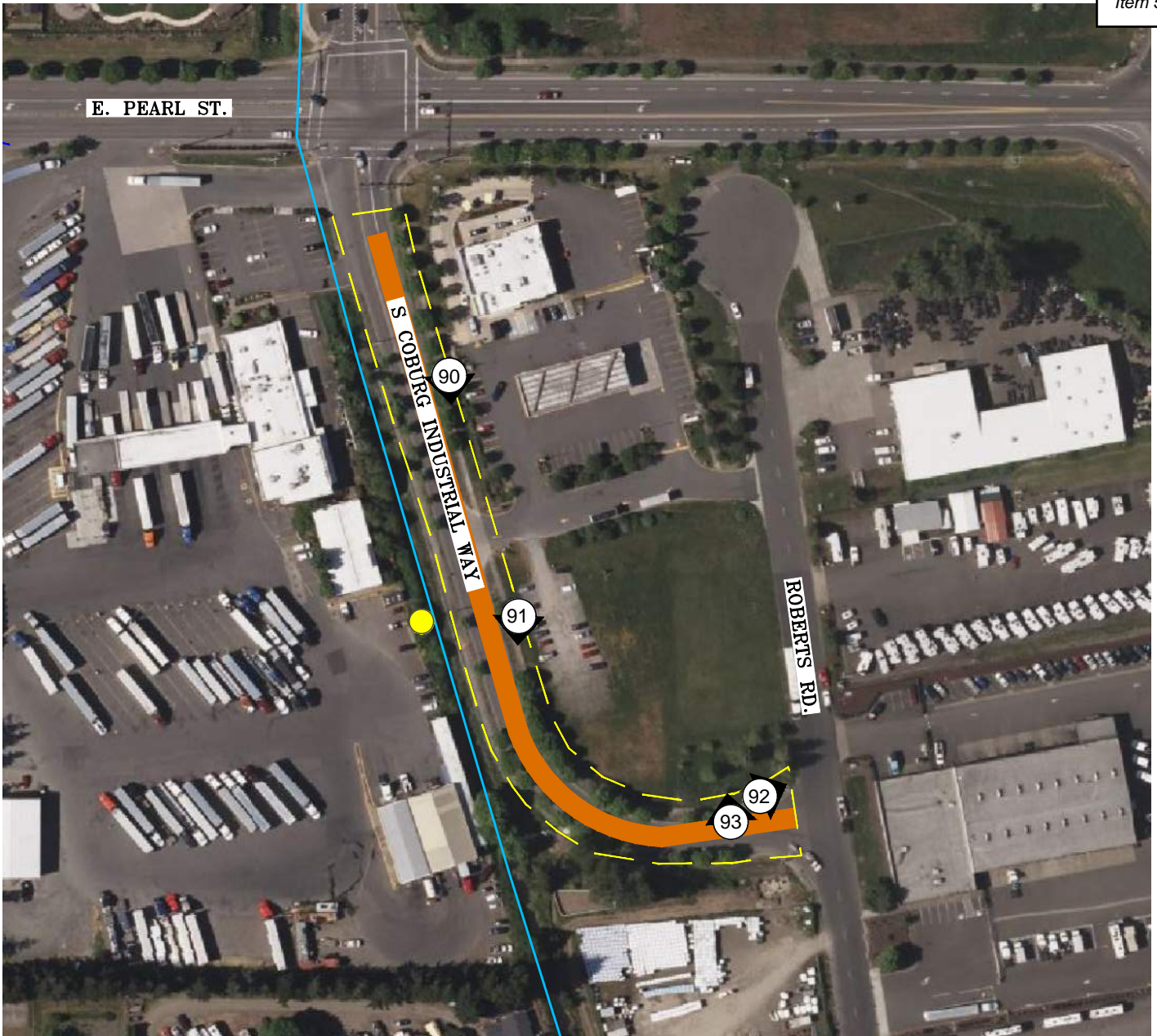
Figure 86: Abby Rd. and W. McKenzie St. standing water in 2024.









Figure 87: Austin St. infiltration deficiency in 2024.

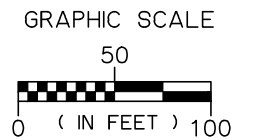


Figure 88: SE Corner of Austin Rd. and Abby Rd. infiltration deficiency in 2024.



LEGEND

-  TAX LOT LINES
-  IMPROVEMENT EXTENTS
-  STORM FACILITY DEFICIENCY
-  GRADING/PAVING DEFICIENCY
-  CITY STORM DRAIN OVERFLOW
-  FIGURE XX



CITY OF COBURG STORMWATER MASTER PLAN
 Coburg Industrial Way Stormwater Facilities

FIGURE-89



Figure 90: Coburg Industrial Way curb inlet in 2024.



Figure 91: Coburg Industrial Way curb infiltration swale in 2024.

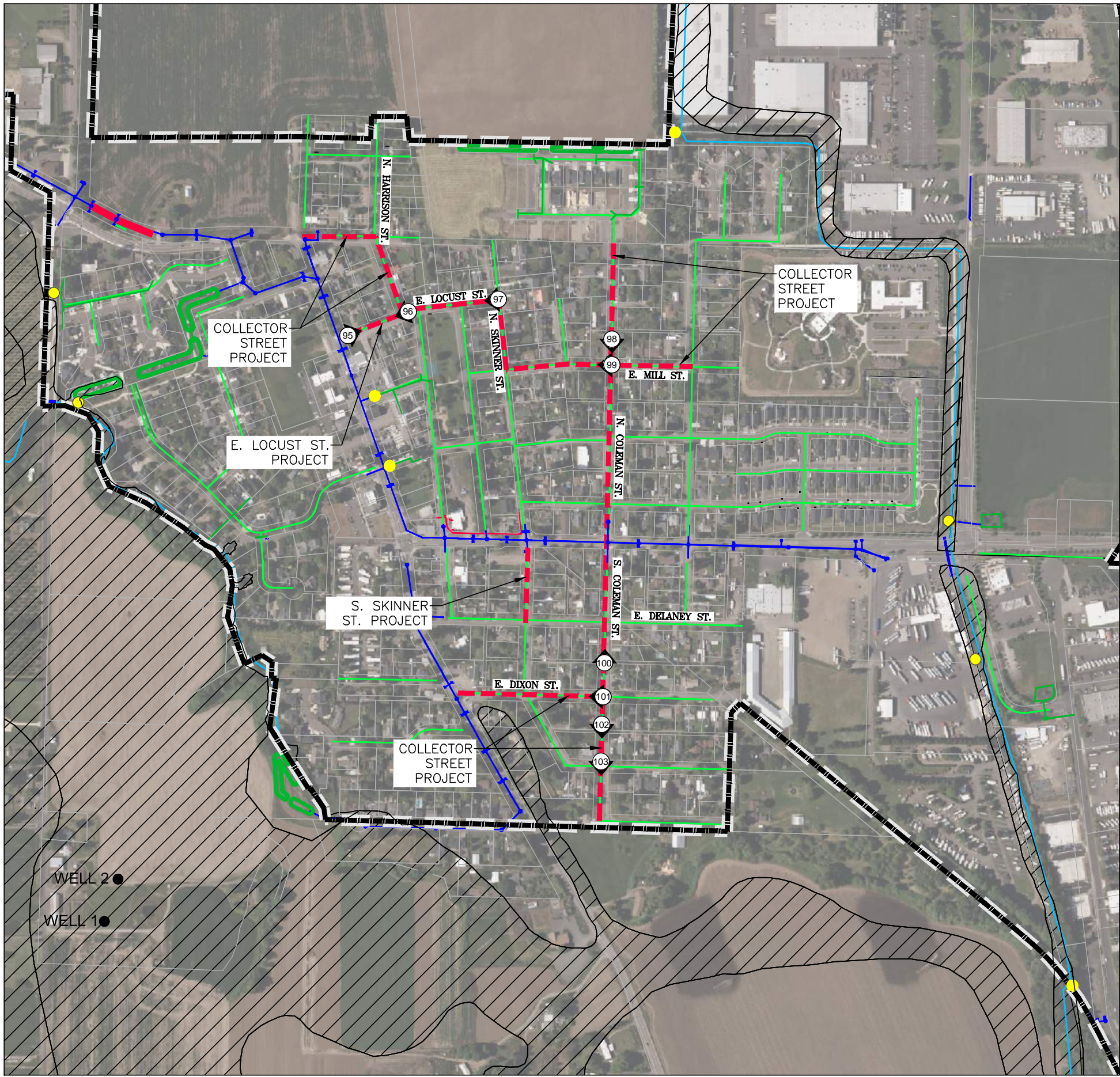


Figure 92: Coburg Industrial Way overgrown culvert in 2024.



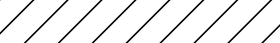














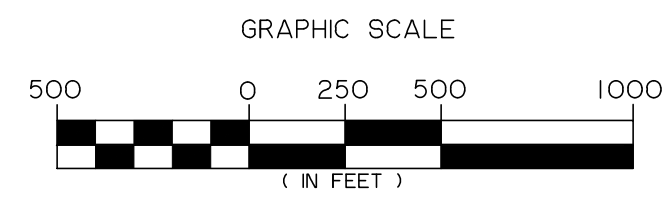
Figure 93: Coburg Industrial Way and Roberts Rd. retention basin inlet in 2024.

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LEGEND

-  URBAN GROWTH BOUNDARY
-  CITY LIMITS
-  FEMA SPECIAL FLOOD HAZARD AREA IN ZONE A
-  STREAMS
-  DRAINAGE BASINS
-  COUNTY STORM DRAIN SYSTEM
-  CITY STORM DRAIN SYSTEM
-  INFILTRATION FACILITIES
-  STORMWATER OVERFLOW
-  FUTURE CITY INFRASTRUCTURE PROJECTS
-  COUNTY SYSTEM CATCH BASIN
-  COUNTY SYSTEM MANHOLE
-  CITY SYSTEM CATCH BASIN
-  CITY SYSTEM MANHOLE
-  FIGURE XX



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date: JAN. 20, 2021
drawn by:
designer:
project no: 21-xxx

COBURG
CENTRAL
FUTURE
DEVELOPMENTS

sheet:
FIGUR 151



Figure 95: E. Locust St. to the east from Willamette in 2024.



Figure 96: E. Locust St. to the west from N. Harrison St. in 2024.



Figure 97: E. Locust St. from N. Skinner to the west in 2024.



Figure 98: N. Coleman St. from E. Mill St. to the south in 2024.



Figure 99: E. Mill St. from N. Coleman St. to the west in 2024.



Figure 100: N. Coleman St. from E. Dixon St. to the north in 2024.



Figure 101: E. Dixon St. from N. Coleman St. to the west in 2024.



Figure 102: N. Coleman St. from E. Dixon St. to the south in 2024.



Figure 103: S. Coleman St. from E. Maple St. looking south in 2024.

APPENDIX B: NRCS WEBSOILSURVEY



United States
Department of
Agriculture

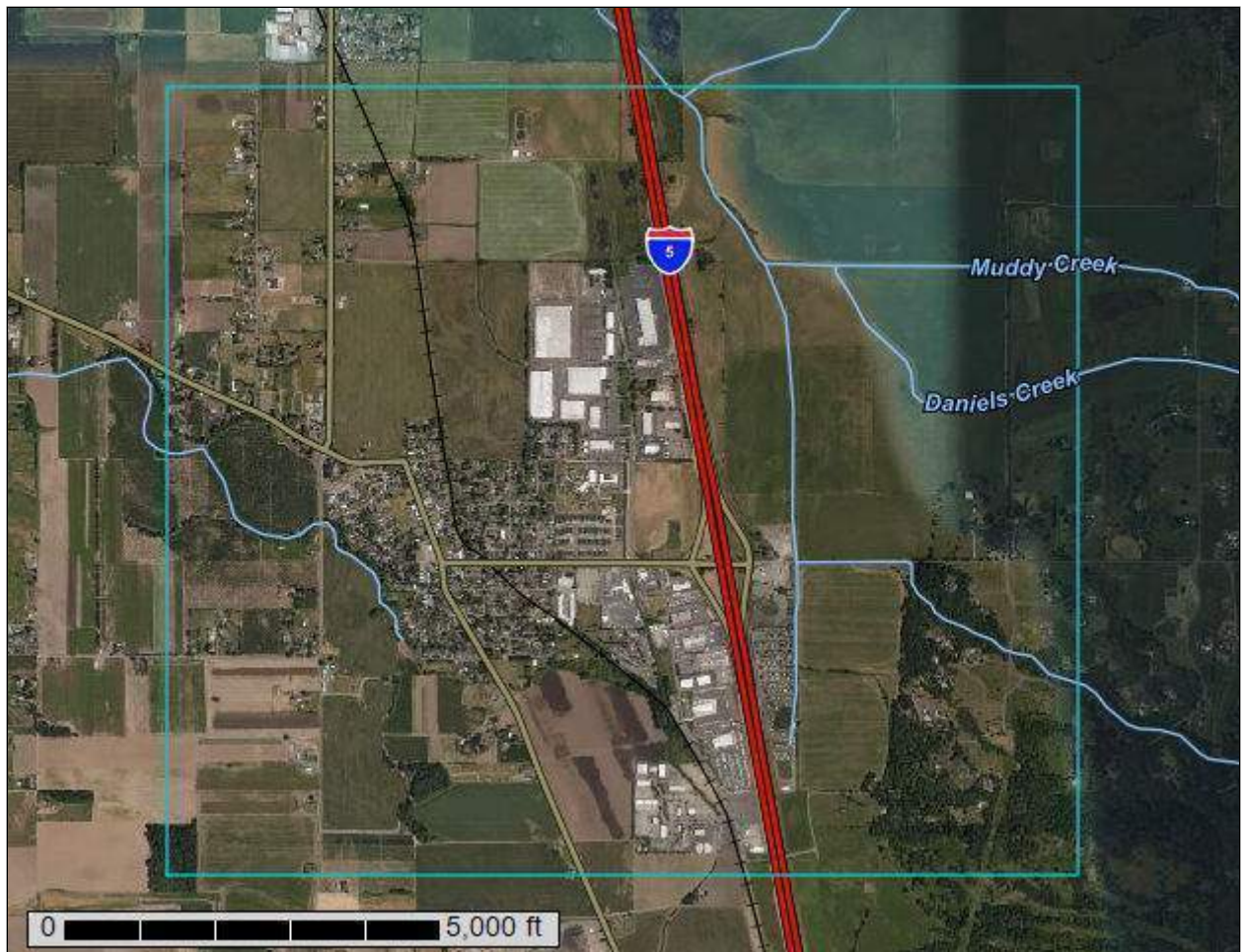
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Lane County Area, Oregon

Item 5.



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas

shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

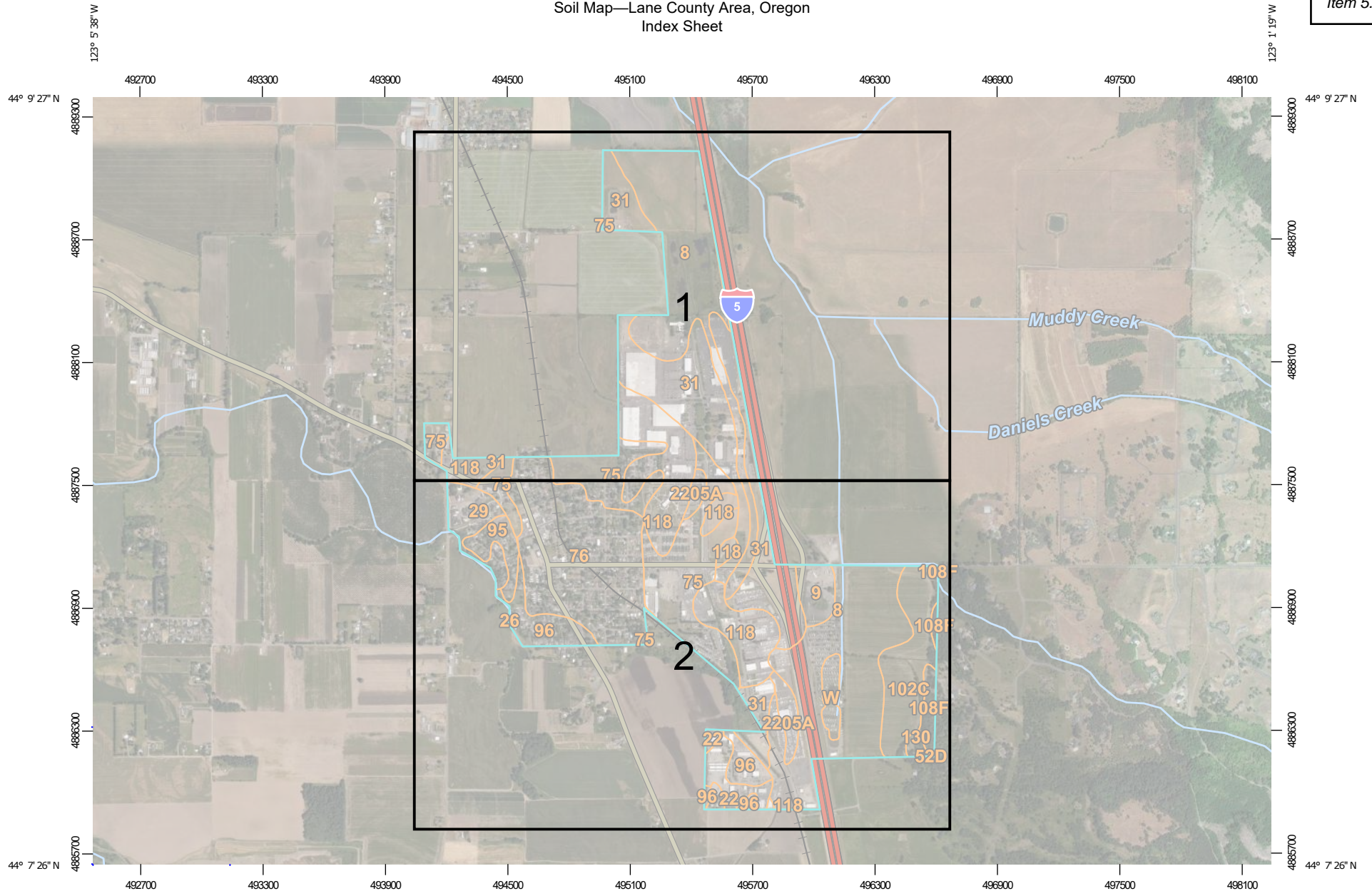
A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

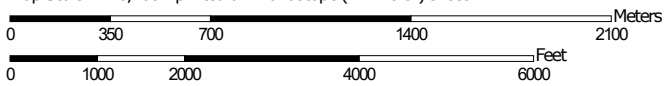
An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Soil Map—Lane County Area, Oregon
Index Sheet



Map Scale: 1:26,400 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Soil Map—Lane County Area, Oregon
Map sheet 1 of 2

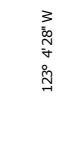
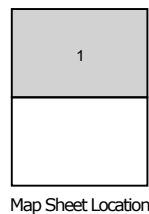
Item 5.



Map Scale: 1:12,000 if printed on A landscape (11" x 8.5") sheet.

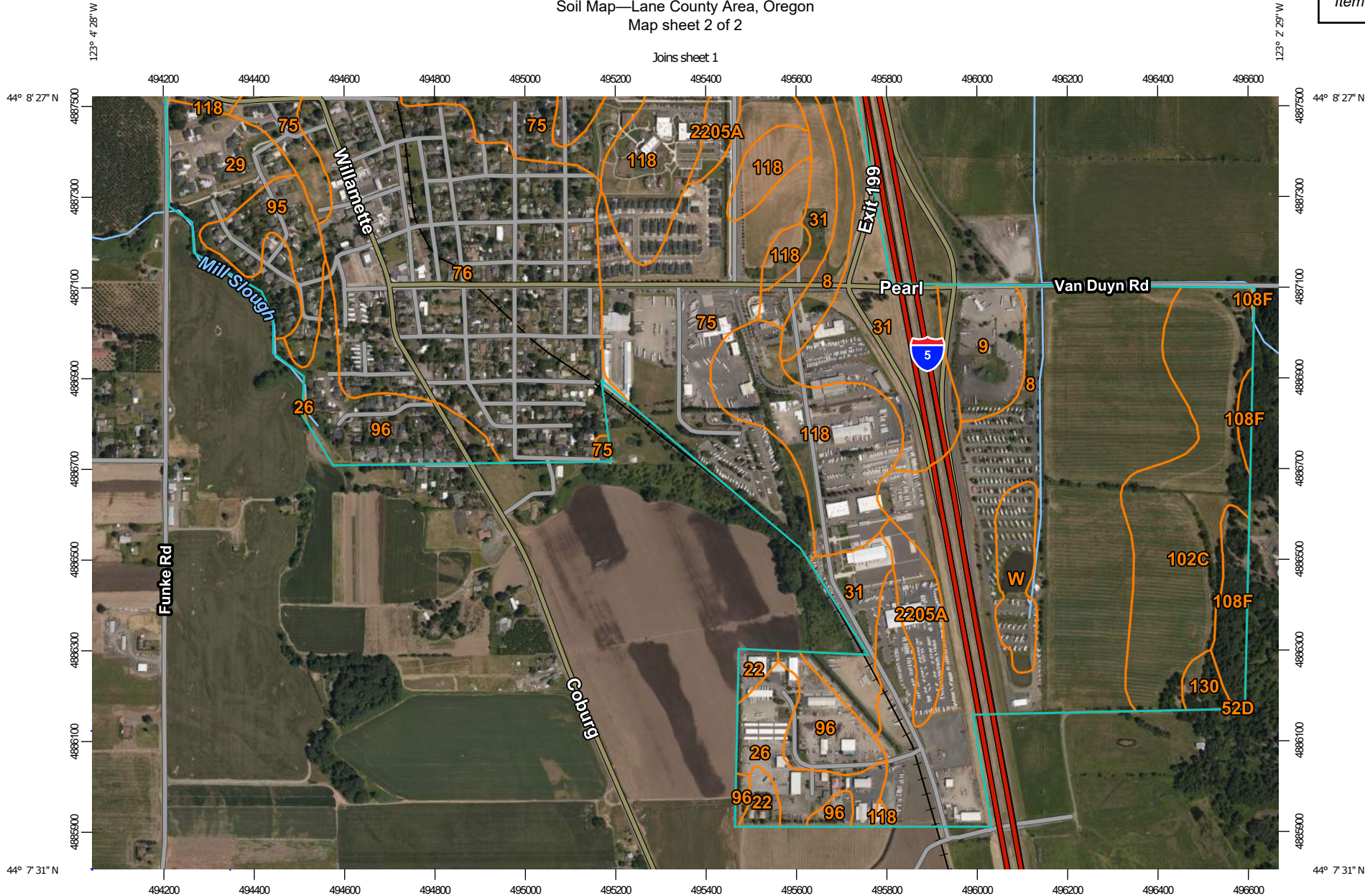
0 150 300 600 900 Meters
0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

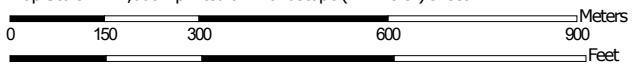


Soil Map—Lane County Area, Oregon
Map sheet 2 of 2

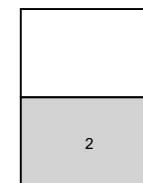
Joins sheet 1



Map Scale: 1:12,000 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Map Sheet Location

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils



 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lane County Area, Oregon
 Survey Area Data: Version 16, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 17, 2015—Jun 19, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Bashaw clay	202.6	26.5%
9	Bashaw-Urban land complex	11.9	1.6%
22	Camas gravelly sandy loam, occasionally flooded	3.7	0.5%
26	Chehalis silty clay loam, occasionally flooded	11.8	1.5%
29	Cloquato silt loam	17.6	2.3%
31	Coburg silty clay loam	123.5	16.1%
52D	Hazelair silty clay loam, 7 to 20 percent slopes	0.0	0.0%
75	Malabon silty clay loam	95.2	12.4%
76	Malabon-Urban land complex	105.3	13.8%
95	Newberg fine sandy loam	11.4	1.5%
96	Newberg loam	27.6	3.6%
102C	Panther silty clay loam, 2 to 12 percent slopes	40.9	5.3%
108F	Philomath cobbly silty clay, 12 to 45 percent slopes	7.9	1.0%
118	Salem gravelly silt loam	84.6	11.1%
130	Waldo silty clay loam	2.5	0.3%
2205A	Conser silty clay loam, 0 to 3 percent slopes	11.2	1.5%
W	Water	7.7	1.0%
Totals for Area of Interest		765.5	100.0%

Lane County Area, Oregon

8—Bashaw clay

Map Unit Setting

National map unit symbol: 2391
Elevation: 100 to 1,300 feet
Mean annual precipitation: 30 to 60 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 160 to 235 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bashaw and similar soils: 85 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bashaw

Setting

Landform: Flood plains, terraces, alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey alluvium

Typical profile

H1 - 0 to 41 inches: clay
H2 - 41 to 63 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 2 inches
Frequency of flooding: NoneOccasional
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: R002XC005OR - High Flood Plain Group
Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components

Conser

Percent of map unit: 3 percent
Landform: Stream terraces
Hydric soil rating: Yes

Courtney

Percent of map unit: 3 percent
Landform: Terraces
Hydric soil rating: Yes

Awbrig

Percent of map unit: 3 percent
Landform: Terraces
Hydric soil rating: Yes

Natroy

Percent of map unit: 3 percent
Landform: Flood plains
Hydric soil rating: Yes

9—Bashaw-Urban land complex

Map Unit Setting

National map unit symbol: 239I
Elevation: 100 to 1,300 feet
Mean annual precipitation: 30 to 60 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 160 to 235 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bashaw and similar soils: 55 percent
Urban land: 35 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bashaw

Setting

Landform: Terraces, alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey alluvium

Typical profile

H1 - 0 to 41 inches: clay
H2 - 41 to 63 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 6 inches

Frequency of flooding: NoneOccasional
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: R002XC005OR - High Flood Plain Group
Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Minor Components

Courtney

Percent of map unit: 2 percent
Landform: Terraces
Hydric soil rating: Yes

Natroy

Percent of map unit: 2 percent
Landform: Flood plains
Hydric soil rating: Yes

Conser

Percent of map unit: 2 percent
Landform: Stream terraces
Hydric soil rating: Yes

Awbrig

Percent of map unit: 2 percent
Landform: Terraces
Hydric soil rating: Yes

22—Camas gravelly sandy loam, occasionally flooded

Map Unit Setting

National map unit symbol: 235x
Elevation: 290 to 850 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Camas, occasionally flooded, and similar soils: 85 percent

Minor components: 7 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Camas, Occasionally Flooded

Setting

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy and gravelly alluvium

Typical profile

H1 - 0 to 14 inches: gravelly sandy loam

H2 - 14 to 60 inches: very gravelly sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: 9 to 17 inches to strongly contrasting textural stratification

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: OccasionalNone

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 1.1 inches)

Interpretive groups

Land capability classification (irrigated): 4w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A

Ecological site: F002XC001OR - Riparian Group

Hydric soil rating: No

Minor Components

Fluvents

Percent of map unit: 4 percent

Landform: Flood plains

Hydric soil rating: Yes

Riverwash

Percent of map unit: 3 percent

Landform: Flood plains

Hydric soil rating: Yes

26—Chehalis silty clay loam, occasionally flooded

Map Unit Setting

National map unit symbol: 2361
Elevation: 290 to 1,000 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Chehalis, occasionally flooded, and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chehalis, Occasionally Flooded

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium from mixed sources

Typical profile

H1 - 0 to 13 inches: silty clay loam
H2 - 13 to 55 inches: silty clay loam
H3 - 55 to 70 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.5 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B
Ecological site: F002XC003OR - Low Flood Plain Group
Forage suitability group: Well drained < 15% Slopes (G002XY002OR)
Other vegetative classification: Well drained < 15% Slopes (G002XY002OR)
Hydric soil rating: No

29—Cloquato silt loam

Map Unit Setting

National map unit symbol: 2365
Elevation: 290 to 800 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Cloquato and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cloquato

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium from mixed sources

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 50 inches: silt loam
H3 - 50 to 60 inches: stratified sand to silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B
Ecological site: F002XC003OR - Low Flood Plain Group
Forage suitability group: Well drained < 15% Slopes (G002XY002OR)
Other vegetative classification: Well drained < 15% Slopes (G002XY002OR)
Hydric soil rating: No

31—Coburg silty clay loam

Map Unit Setting

National map unit symbol: 2368
Elevation: 100 to 1,300 feet
Mean annual precipitation: 30 to 60 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 160 to 235 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Coburg and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Coburg

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium over clayey alluvium

Typical profile

H1 - 0 to 18 inches: silty clay loam
H2 - 18 to 53 inches: silty clay
H3 - 53 to 65 inches: fine sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: R002XC006OR - Stream Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components**Conser**

Percent of map unit: 4 percent

Landform: Stream terraces

Hydric soil rating: Yes

43C—Dixonville-Philomath-Hazelair complex, 3 to 12 percent slopes**Map Unit Setting**

National map unit symbol: 236x

Elevation: 200 to 2,000 feet

Mean annual precipitation: 30 to 60 inches

Mean annual air temperature: 50 to 55 degrees F

Frost-free period: 160 to 235 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Dixonville and similar soils: 35 percent

Philomath and similar soils: 30 percent

Hazelair and similar soils: 20 percent

Minor components: 4 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dixonville**Setting**

Landform: Hills

Landform position (two-dimensional): Summit, shoulder, toeslope

Landform position (three-dimensional): Base slope, nose slope, interfluvium

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium and residuum derived from basalt

Typical profile

H1 - 0 to 14 inches: silty clay loam

H2 - 14 to 26 inches: silty clay

H3 - 26 to 36 inches: weathered bedrock

Properties and qualities

Slope: 3 to 12 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: R002XC011OR - Low Hill Group
Forage suitability group: Well drained < 15% Slopes (G002XY002OR)
Other vegetative classification: Well drained < 15% Slopes (G002XY002OR)
Hydric soil rating: No

Description of Philomath

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder, toeslope
Landform position (three-dimensional): Base slope, nose slope, interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium and residuum derived from basic igneous rock

Typical profile

H1 - 0 to 6 inches: cobbly silty clay
H2 - 6 to 14 inches: cobbly silty clay
H3 - 14 to 24 inches: weathered bedrock

Properties and qualities

Slope: 3 to 12 percent
Depth to restrictive feature: 12 to 20 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R002XC009OR - Bald Group
Hydric soil rating: No

Description of Hazelair

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder, toeslope
Landform position (three-dimensional): Base slope, nose slope, interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium derived from sedimentary rock

Typical profile

H1 - 0 to 11 inches: silty clay loam
H2 - 11 to 15 inches: silty clay
H3 - 15 to 36 inches: clay
H4 - 36 to 46 inches: weathered bedrock

Properties and qualities

Slope: 3 to 12 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: R002XC010OR - Claypan Low Hill Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Panther

Percent of map unit: 4 percent
Landform: Swales
Hydric soil rating: Yes

43E—Dixonville-Philomath-Hazelair complex, 12 to 35 percent slopes

Map Unit Setting

National map unit symbol: 236y
Elevation: 400 to 1,800 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Dixonville and similar soils: 35 percent
Philomath and similar soils: 30 percent
Hazelair and similar soils: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dixonville**Setting**

Landform: Hills

Landform position (two-dimensional): Summit, shoulder, toeslope

Landform position (three-dimensional): Base slope, nose slope, interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium and residuum derived from basalt

Typical profile

H1 - 0 to 14 inches: silty clay loam

H2 - 14 to 26 inches: silty clay

H3 - 26 to 36 inches: weathered bedrock

Properties and qualities

Slope: 12 to 35 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Ecological site: R002XC011OR - Low Hill Group

Forage suitability group: Well Drained > 15% Slopes (G002XY001OR)

Other vegetative classification: Well Drained > 15% Slopes (G002XY001OR)

Hydric soil rating: No

Description of Philomath**Setting**

Landform: Hills

Landform position (two-dimensional): Summit, shoulder, toeslope

Landform position (three-dimensional): Base slope, nose slope, interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium and residuum derived from basic igneous rock

Typical profile

H1 - 0 to 6 inches: cobbly silty clay

H2 - 6 to 14 inches: cobbly silty clay

H3 - 14 to 24 inches: weathered bedrock

Properties and qualities

Slope: 12 to 35 percent

Depth to restrictive feature: 12 to 20 inches to paralithic bedrock

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R002XC009OR - Bald Group
Hydric soil rating: No

Description of Hazelair

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder, toeslope
Landform position (three-dimensional): Base slope, nose slope, interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium derived from sedimentary rock

Typical profile

H1 - 0 to 11 inches: silty clay loam
H2 - 11 to 15 inches: silty clay
H3 - 15 to 36 inches: clay
H4 - 36 to 46 inches: weathered bedrock

Properties and qualities

Slope: 12 to 35 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: R002XC010OR - Claypan Low Hill Group
Hydric soil rating: No

52B—Hazelair silty clay loam, 2 to 7 percent slopes

Map Unit Setting

National map unit symbol: 237b
Elevation: 200 to 2,000 feet

Mean annual precipitation: 30 to 60 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 160 to 235 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hazelair and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hazelair

Setting

Landform: Mountains, mountains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Mountainbase
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Colluvium derived from sedimentary rock

Typical profile

H1 - 0 to 11 inches: silty clay loam
H2 - 11 to 15 inches: silty clay
H3 - 15 to 36 inches: clay
H4 - 36 to 46 inches: weathered bedrock

Properties and qualities

Slope: 2 to 7 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: R002XC010OR - Claypan Low Hill Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Panther

Percent of map unit: 4 percent
Landform: Swales
Hydric soil rating: Yes

52D—Hazelair silty clay loam, 7 to 20 percent slopes

Map Unit Setting

National map unit symbol: 237c

Elevation: 200 to 2,000 feet

Mean annual precipitation: 30 to 60 inches

Mean annual air temperature: 50 to 55 degrees F

Frost-free period: 160 to 235 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hazelair and similar soils: 85 percent

Minor components: 3 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hazelair

Setting

Landform: Mountains, mountains

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Mountainbase

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium derived from sedimentary rock

Typical profile

H1 - 0 to 11 inches: silty clay loam

H2 - 11 to 15 inches: silty clay

H3 - 15 to 36 inches: clay

H4 - 36 to 46 inches: weathered bedrock

Properties and qualities

Slope: 7 to 20 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Ecological site: R002XC010OR - Claypan Low Hill Group

Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)

Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)

Hydric soil rating: No

Minor Components

Panther

Percent of map unit: 3 percent

Landform: Swales

Hydric soil rating: Yes

75—Malabon silty clay loam

Map Unit Setting

National map unit symbol: 238s

Elevation: 300 to 650 feet

Mean annual precipitation: 40 to 60 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Malabon and similar soils: 90 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabon

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Silty and clayey alluvium

Typical profile

H1 - 0 to 12 inches: silty clay loam

H2 - 12 to 42 inches: silty clay

H3 - 42 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: C
Ecological site: R002XC006OR - Stream Terrace Group
Forage suitability group: Well drained < 15% Slopes (G002XY002OR)
Other vegetative classification: Well drained < 15% Slopes (G002XY002OR)
Hydric soil rating: No

76—Malabon-Urban land complex

Map Unit Setting

National map unit symbol: 238t
Elevation: 300 to 650 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Malabon and similar soils: 50 percent
Urban land: 45 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabon

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty and clayey alluvium

Typical profile

H1 - 0 to 12 inches: silty clay loam
H2 - 12 to 42 inches: silty clay
H3 - 42 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: C
Ecological site: R002XC006OR - Stream Terrace Group
Forage suitability group: Well drained < 15% Slopes (G002XY002OR)

Other vegetative classification: Well drained < 15% Slopes (G002XY002OR)
Hydric soil rating: No

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

95—Newberg fine sandy loam

Map Unit Setting

National map unit symbol: 239v
Elevation: 290 to 850 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Newberg and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newberg

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Recent silty alluvium

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 65 inches: fine sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: A
Ecological site: F002XC001OR - Riparian Group
Hydric soil rating: No

96—Newberg loam

Map Unit Setting

National map unit symbol: 239w
Elevation: 290 to 3,000 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Newberg and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newberg

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Recent silty alluvium

Typical profile

H1 - 0 to 14 inches: loam
H2 - 14 to 65 inches: fine sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: A
Ecological site: F002XC001OR - Riparian Group
Hydric soil rating: No

102C—Panther silty clay loam, 2 to 12 percent slopes

Map Unit Setting

National map unit symbol: 233b
Elevation: 90 to 1,200 feet
Mean annual precipitation: 30 to 60 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 160 to 235 days
Farmland classification: Not prime farmland

Map Unit Composition

Panther and similar soils: 80 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Panther

Setting

Landform: Swales on hills, benches on hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Linear
Parent material: Colluvium and residuum derived from basic igneous and sedimentary rock

Typical profile

H1 - 0 to 10 inches: silty clay loam
H2 - 10 to 42 inches: clay
H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 2 to 12 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: D
Ecological site: R002XC010OR - Claypan Low Hill Group
Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components

Bashaw

Percent of map unit: 5 percent
Landform: Terraces
Hydric soil rating: Yes

108C—Philomath cobbly silty clay, 3 to 12 percent slopes

Map Unit Setting

National map unit symbol: 233k
Elevation: 200 to 2,000 feet
Mean annual precipitation: 30 to 60 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 160 to 235 days
Farmland classification: Not prime farmland

Map Unit Composition

Philomath and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Philomath

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Crest, nose slope, interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium and residuum derived from basic igneous rock

Typical profile

H1 - 0 to 6 inches: cobbly silty clay
H2 - 6 to 14 inches: cobbly silty clay
H3 - 14 to 24 inches: weathered bedrock

Properties and qualities

Slope: 3 to 12 percent
Depth to restrictive feature: 12 to 20 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R002XC009OR - Bald Group
Hydric soil rating: No

Minor Components

Panther

Percent of map unit: 4 percent
Landform: Swales
Hydric soil rating: Yes

108F—Philomath cobbly silty clay, 12 to 45 percent slopes

Map Unit Setting

National map unit symbol: 233I
Elevation: 350 to 1,400 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Philomath and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Philomath

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, side slope, nose slope, interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium and residuum derived from basic igneous rock

Typical profile

H1 - 0 to 6 inches: cobbly silty clay
H2 - 6 to 14 inches: cobbly silty clay
H3 - 14 to 24 inches: weathered bedrock

Properties and qualities

Slope: 12 to 45 percent
Depth to restrictive feature: 12 to 20 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R002XC009OR - Bald Group
Hydric soil rating: No

118—Salem gravelly silt loam

Map Unit Setting

National map unit symbol: 2340
Elevation: 300 to 800 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Salem and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Salem

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Gravelly mixed alluvium

Typical profile

H1 - 0 to 7 inches: gravelly silt loam
H2 - 7 to 26 inches: gravelly clay loam
H3 - 26 to 60 inches: very gravelly sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: R002XC006OR - Stream Terrace Group
Forage suitability group: Well drained < 15% Slopes (G002XY002OR)

Other vegetative classification: Well drained < 15% Slopes (G002XY002OR)
Hydric soil rating: No

130—Waldo silty clay loam

Map Unit Setting

National map unit symbol: 234q
Elevation: 90 to 2,500 feet
Mean annual precipitation: 30 to 60 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 150 to 235 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Waldo and similar soils: 85 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waldo

Setting

Landform: Flood plains, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave, linear
Across-slope shape: Linear
Parent material: Mixed silty and clayey alluvium

Typical profile

H1 - 0 to 11 inches: silty clay loam
H2 - 11 to 60 inches: clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: R002XC005OR - High Flood Plain Group
Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components**Bashaw**

Percent of map unit: 5 percent

Landform: Terraces

Hydric soil rating: Yes

Wapato

Percent of map unit: 5 percent

Landform: Flood plains

Hydric soil rating: Yes

138G—Witzel very cobbly loam, 30 to 75 percent slopes**Map Unit Setting**

National map unit symbol: 2355

Elevation: 300 to 1,500 feet

Mean annual precipitation: 40 to 60 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: Not prime farmland

Map Unit Composition

Witzel and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Witzel**Setting**

Landform: Hills

Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Side slope, nose slope

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Parent material: Colluvium derived from basic igneous rock

Typical profile

H1 - 0 to 4 inches: very cobbly loam

H2 - 4 to 17 inches: very cobbly clay loam

H3 - 17 to 21 inches: unweathered bedrock

Properties and qualities

Slope: 30 to 75 percent

Depth to restrictive feature: 12 to 20 inches to lithic bedrock

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 1.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: D

Ecological site: R002XC009OR - Bald Group

Hydric soil rating: No

2205A—Conser silty clay loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2xpsk

Elevation: 150 to 610 feet

Mean annual precipitation: 39 to 59 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Conser and similar soils: 86 percent

Minor components: 7 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Conser

Setting

Landform: Depressions on stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Clayey alluvium

Typical profile

A - 0 to 9 inches: silty clay loam

BAg - 9 to 14 inches: silty clay

Btg1 - 14 to 27 inches: clay

Btg2 - 27 to 41 inches: silty clay

2Cg1 - 41 to 49 inches: loam

2Cg2 - 49 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.07 in/hr)

Depth to water table: About 0 to 9 inches

Frequency of flooding: NoneRare

Frequency of ponding: Frequent

Available water supply, 0 to 60 inches: Moderate (about 8.0 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: R002XC005OR - High Flood Plain Group
Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components

Awbrig

Percent of map unit: 4 percent
Landform: Terraces on depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Courtney

Percent of map unit: 3 percent
Landform: Drainageways on stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave, linear
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

2212A—Awbrig silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2xpsj
Elevation: 180 to 610 feet
Mean annual precipitation: 39 to 51 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Awbrig and similar soils: 87 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Awbrig

Setting

Landform: Terraces on depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave

Across-slope shape: Concave
Parent material: Silty alluvium over silty and clayey glaciolacustrine deposits

Typical profile

Ap1 - 0 to 2 inches: silty clay loam
Ap2 - 2 to 7 inches: silty clay loam
2Btssg1 - 7 to 18 inches: clay
2Btssg2 - 18 to 29 inches: silty clay
2Btg - 29 to 48 inches: silty clay loam
2Cg - 48 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.07 in/hr)
Depth to water table: About 0 to 2 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Very low (about 1.3 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: R002XC005OR - High Flood Plain Group
Forage suitability group: Poorly Drained (G002XY006OR)
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components

Courtney

Percent of map unit: 2 percent
Landform: Drainageways on stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave, linear
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Bashaw

Percent of map unit: 2 percent
Landform: Depressions on stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

2224A—Courtney gravelly silty clay loam, 0 to 3 percent slopes**Map Unit Setting**

National map unit symbol: 2xpsh

Elevation: 160 to 800 feet

Mean annual precipitation: 39 to 59 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Courtney and similar soils: 85 percent

Minor components: 12 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Courtney**Setting**

Landform: Drainageways on stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave, linear

Across-slope shape: Concave

Parent material: Alluvium

Typical profile

A1 - 0 to 8 inches: gravelly silty clay loam

A2 - 8 to 17 inches: gravelly silty clay loam

2Btg1 - 17 to 24 inches: gravelly clay

2Btg2 - 24 to 33 inches: gravelly clay

3Cg - 33 to 48 inches: very gravelly clay loam

4C - 48 to 60 inches: extremely gravelly sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: 10 to 19 inches to abrupt textural change

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.01 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): 4w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Ecological site: R002XC005OR - High Flood Plain Group

Forage suitability group: Poorly Drained (G002XY006OR)

Other vegetative classification: Poorly Drained (G002XY006OR)

Hydric soil rating: Yes

Minor Components

Awbrig

Percent of map unit: 6 percent
Landform: Drainageways on stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Bashaw

Percent of map unit: 4 percent
Landform: Depressions on stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Conser

Percent of map unit: 2 percent
Landform: Depressions on stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

W—Water

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: Unranked

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APPENDIX C: FEMA FIRM MAPS

LEGEND

- SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponds); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE
- OTHER AREAS**
- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.
- UNDEVELOPED COASTAL BARRIERS**
- Identified 1983 Coastal Barrier Areas
- Identified 1990 Coastal Barrier Areas
- Otherwise Protected Areas
- Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.
- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- Base Flood Elevation Line: Elevation in Feet. See Map Index for Elevation Datum.
- Cross Section Line
- Base Flood Elevation in Feet Where Uniform Within Zone. See Map Index for Elevation Datum.
- Elevation Reference Mark.
- River Mile
- Horizontal Coordinates Based on North American Datum of 1927 (NAD 27) Projection.

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFE's, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and VI-V30.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 120 inch.

Coastal base flood elevations apply only landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

This map may incorporate approximate boundaries of Coastal Barrier Resource System Units and/or Otherwise Protected Areas established under the Coastal Barrier Improvement Act of 1990 (PL 101-591).

For community map revision history prior to countywide mapping, see Section 6.0 of the Flood Insurance Study Report.

For adjoining map panels and base map source see separately printed Map Index.

MAP REPOSITORY
Refer to Repository Listing on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP:
JUNE 2, 1999

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE DATE shown on this map to determine when actuarial rates apply to structures in zones where elevations or depths have been established.

To determine if flood insurance is available contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE IN FEET
500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

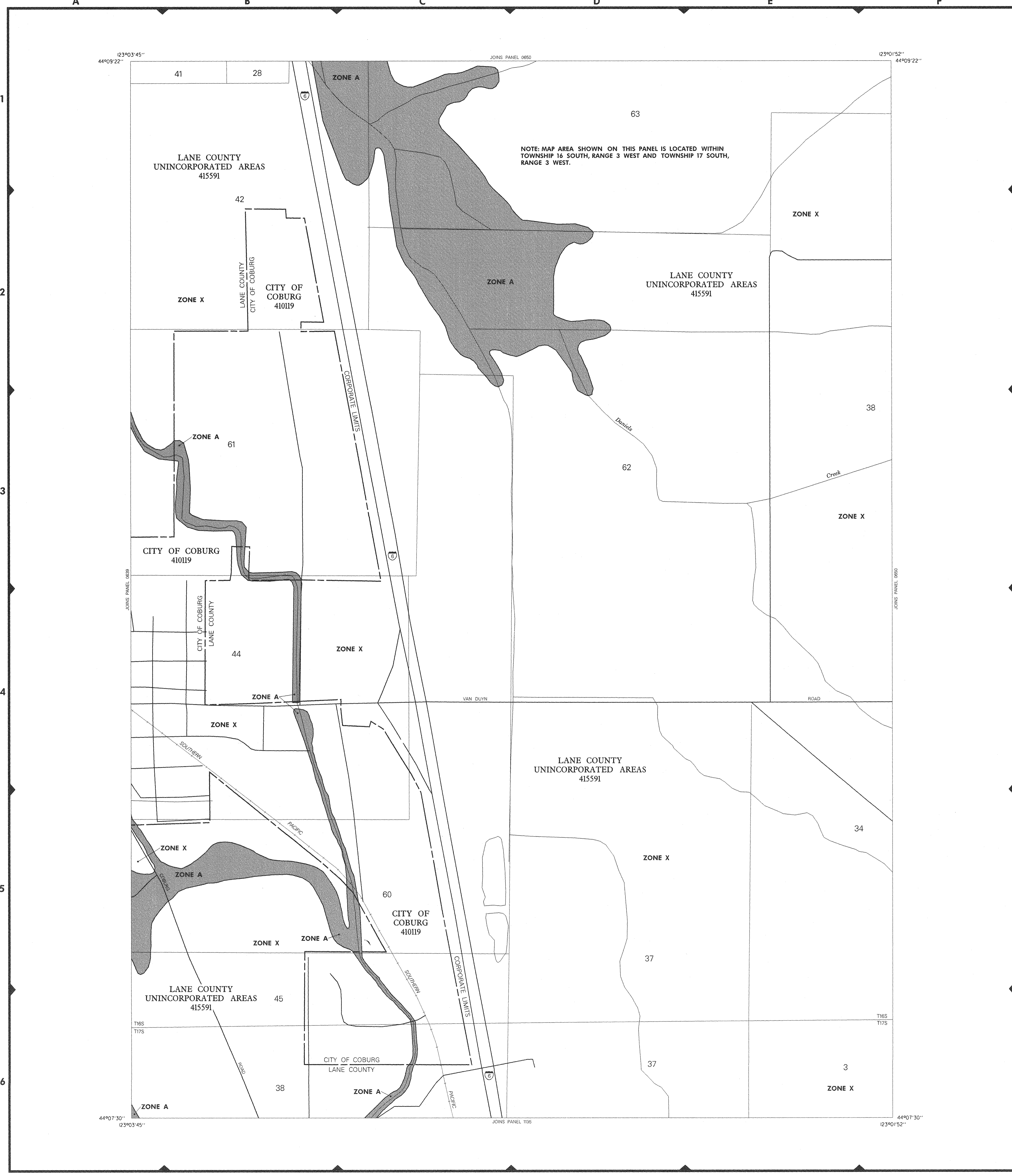
FIRM FLOOD INSURANCE RATE MAP
LANE COUNTY, OREGON AND INCORPORATED AREAS

PANEL 643 OF 2975
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:	COMMUNITY	NUMBER	PANEL	SUFFIX
	COBURG, CITY OF	410119	0643	F
	LANE COUNTY UNINCORPORATED AREAS	415591	0643	F

MAP NUMBER
41039C0643 F

EFFECTIVE DATE:
JUNE 2, 1999



RESOLUTION 2026-05

A RESOLUTION ADOPTING 2026 STORMWATER MASTER PLAN

WHEREAS the City of Coburg completed a Stormwater Master Plan in 1999

WHEREAS the City desired to review, update and significantly expand the scope of the Master Plan to address population, land and system growth as well as enhanced regulatory requirements and best practices

WHEREAS the proposed Stormwater Master Plan provides improved policy, project and maintenance guidance and recommendations for further policies, funding and priorities of Coburg’s current stormwater system and its future growth needs

WHEREAS the City Council held a public hearing on January 13, 2026 providing public opportunity to comment consistent with Oregon Revised Statutes.

THE CITY OF COBURG RESOLVES AS FOLLOWS:

- 1. The Citywide Stormwater Master Plan is adopted as Exhibit A to this resolution.
- 2. This Resolution is effective immediately upon adoption

Adopted by the **City Council** of the **City of Coburg**, Oregon, by a vote of ___ for and ___ against, this 13th day of January, 2026.

Nancy Bell, Mayor

ATTEST: _____
Sammy L. Egbert, City Recorder



Utility Rate Schedule Adjustments

Resolutions 2026-02 Water, 2026-03 Wastewater, 2026-04 Transportation Utility Fee (TUF)

Meeting Date	Staff Contact	Email
January 13, 2026	Adam Hanks, City Administrator	Adam.Hanks@ci.coburg.or.us

SUMMARY AND REQUESTED COUNCIL ACTION

The City of Coburg regularly reviews and adjusts utility rates to ensure adequate revenues to operate the water, wastewater and transportation systems of the City of Coburg. The following resolutions increase rates in all three utilities to maintain current service levels, ability to make debt service payments and reduce the utilization of diminishing fund balances to operate each utility.

Rates for Water and Transportation (TUF) are proposed to increase using the Engineering News Record (ENR) Construction Cost Index November 2025 rate of 3.4%. Wastewater rate proposed increase includes the 3.4% ENR as well as an additional 3% to address declining fund balances for a total proposed increase of 6.4%.

Suggested Motions (separate motions for each resolution)

*I move to adopt Resolution **2026-02**, a resolution adopting revised water rates.*

*I move to adopt Resolution **2026-03**, a resolution adopting revised wastewater service rate*

*I move to adopt Resolution **2026-04**, a resolution revising the transportation utility fee rate schedule.*

BACKGROUND

Customer rates and charges are the primary dedicated revenue that fund the operation, maintenance and capital investments of each of the City of Coburg’s three utilities; Water, Wastewater (sewer) and Transportation (Streets/sidewalks). Each utility has developed a rate methodology and rate model to equitably charge the customer base for their use of each of the utility systems.

- Transportation - Customer use of this utility is based on average daily trip counts of each major customer class (residential, commercial, industrial, etc). The rate established per trip

count is derived from the costs associated with repair and improvements to the City's street system.

- Wastewater - Because wastewater systems are not metered, customer use of the system is calculated using winter water consumption to create an equivalent dwelling unit (EDU). The EDU is then used to calculate the required rate to charge per EDU to meet the requirements of operating the wastewater system. Single family residential customers have a EDU of one, while other customer classes EDU rate is adjusted based on their water utilization compared to the single-family baseline EDU (846 cubic feet)
- Water - Customer use of the system is measured through metering of consumption and the rate charged to each customer is a combination of a fixed (base fee) and variable (consumption) rates. Base fees are calculated by the meter size (maximum potential use of the system) and consumption fees are charged per 100 cubic feet of water used*.
 - * Residential base fee includes 700 cubic feet of consumption limiting the consumption fee to water utilization greater than 700 cubic feet.

Utility rate increases are driven by increased costs to maintain the current level of service for each of the three utilities. Drivers of increased costs include personnel (wages, benefits), materials and services (pumps, motors, electricity, fuel, chemicals, etc) and capital project requirements.

If rates are not adjusted to keep pace with annual cost increases, fund balances must be utilized to ensure each of the three utilities maintains a balanced budget as required by law. The use of fund balances to fill the gap between revenues and expenditures is a short-term tool that negatively impacts the financial stability of each of the utility funds and creates added risk for both short-term operating abilities as well as long term funding for required infrastructure improvements.

The rate increases proposed by staff address the immediate operational needs for each of the three utilities. Additional rate reviews and adjustments in the Water and Wastewater utilities will be necessary to address upcoming debt service in the Water Fund, phase out of the Urban Renewal Agency financial contribution to debt service in the Wastewater Fund, as well as to update and verify appropriate rate model accuracy by customer classification (residential, commercial, etc).

Staff will propose a schedule for a rate consultant methodology update in a future Council meeting, likely concurrent with the presentation and adoption of the Capital Improvements Plan scheduled for the January 27, 2026 work session and the February 10, 2026 Council meeting.

RECOMMENDATION

Staff recommends Council approve each of the three resolutions as an important step towards establishing financial stability within each fund. Staff also recommends that rate model updates be completed for the water and wastewater utilities within the next two to three years to better

align multi-year revenue needs with updated operations, maintenance, capital and debt service costs for each fund.

BUDGET / FINANCIAL IMPACT

The proposed rate increases provide approximately \$40,000 in revenue for the Water Fund, \$60,000 for the Wastewater Fund and approximately \$7,000 for the street fund.

Impacts to City of Coburg utility customers vary by customer type. Below is an example of actual dollar impacts to a “typical” residential customer:

2025 Utility Rate Increase

Utility	Current Rate	Proposed Rate	Difference (mo)	Difference (yr)
Wastewater	\$88.43	\$93.74	\$5.31	\$63.72
Water *	\$59.36	\$61.73	\$2.37	\$28.44
Transportation	\$7.00	\$7.34	\$0.34	\$4.08
TOTAL	\$154.79	\$162.81	\$8.02	\$96.24

* Base rate only (typical winter use)

2026 Proposed Utility Rate Increase

Utility	Current Rate	Proposed Rate	Difference (mo)	Difference (yr)
Wastewater	\$93.74	\$99.74	\$6.00	\$71.99
Water *	\$61.73	\$63.83	\$2.10	\$25.20
Transportation	\$7.34	\$7.59	\$0.25	\$3.00
TOTAL	\$162.81	\$171.16	\$8.35	\$100.19

* Base rate only (typical winter use)

PUBLIC INVOLVEMENT

Mayor Bell created a Revenue Needs Assessment Council Sub-Committee to review all existing potential revenue streams available to the Council to ensure long term financial sustainability of the City of Coburg. The first two sub-committee meetings were focused on the City’s utility funds and the rates used to generate revenues for those funds, with the sub-committee recommending the rate increases currently proposed.

A City Council work session on utility rate adjustments was held on November 26, 2024. No public input was provided to Council at that time. See attached presentation slideshow for work session discussion points. Council approved 2025 utility rate increases on December 10, 2024 with an

effective date of February 1, 2025.

The proposed rate increases are proposed to be effective April 1, 2026 to provide adequate time to develop and distribute rate increase notifications to Coburg utility customers prior to implementation.

NEXT STEPS

Upon Council approval, Information regarding rate increases will be distributed to Coburg utility customers in advance of the April 1, 2026 rate adjustment effective date. City staff will also update the rate schedules within the City’s financial and utility billing software to prepare for the April 1, 2026 effective date.

ATTACHMENTS

1. Draft Resolution 2026-02 - Water Utility Rate Schedule
2. Draft Resolution 2026-03 - Wastewater Utility Rate Schedule
3. Draft Resolution 2026-04 - Transportation Utility Fee Rate Schedule
4. Utility Rate Schedule – Existing and Proposed Rates

RESOLUTION 2026-02

A RESOLUTION ADOPTING REVISED WATER RATES

WHEREAS Ordinance A-224-A requires City Council to adopt a schedule of the water rates to be charged for each class of service by Resolution; and

WHEREAS it is the general policy of the Coburg City Council that enterprise funds supporting the operation of infrastructure systems such as the water system should operate on a self-sustaining basis; and

WHEREAS it is necessary and appropriate to update the water service rates to ensure a fiscally sound operating water system, which includes maintaining required debt and infrastructure re-investment reserves, and

WHEREAS the City Council held a public hearing on January 13, 2026 providing public opportunity to comment consistent with ORS 294.160.

THE CITY OF COBURG RESOLVES AS FOLLOWS:

1. The Water Rate Schedule with the rates set forth below incorporating a three and four tenths percent (3.4%) rate increase based on the November 2025 ENR Construction Index will become effective as of April 1, 2026.

Meter Size	Base Fee (0-700 cubic feet)	Above-Base Consumption	
		Price Tier #1 <i>per 100 cubic feet</i> (700-10,000 cubic feet)	Price Tier #2 <i>per 100 cubic feet</i> (10,000+ cubic feet)
5/8" - 3/4" Residential	\$ 63.83	\$ 4.28	\$ 4.28
5/8" - 3/4" Commercial	\$ 63.83	\$ 4.28	\$ 4.75
1" Commercial	\$ 114.42	\$ 4.28	\$ 4.75
1-1/2" Commercial	\$ 198.72	\$ 4.28	\$ 4.75
2" Commercial	\$ 301.10	\$ 4.28	\$ 4.75
3" Commercial	\$ 537.16	\$ 4.28	\$ 4.75
4" Commercial	\$ 876.80	\$ 4.28	\$ 4.75
6" Commercial	\$ 1,435.65	\$ 4.28	\$ 4.75
Outside City Limits	\$ 72.27	\$ 4.28	\$ 4.28
3/4 Res PVE	\$ 134.40	\$ 3.98	\$ 3.98

Adopted by the **City Council** of the **City of Coburg**, Oregon, by a vote of ___ for and ___ against, this 13th day of January, 2026.

Nancy Bell, Mayor

ATTEST: _____
Sammy L. Egbert, City Recorder

RESOLUTION 2026-03

A RESOLUTION ADOPTING REVISED WASTEWATER SERVICE RATE

WHEREAS Ordinance 223 provides the City Council with authority to set rates for the construction and operation of the Coburg Wastewater Systems; and

WHEREAS it is the general policy of the Coburg City Council that enterprise funds supporting the operation of infrastructure systems such as the wastewater system should operate on a self-sustaining basis; and

WHEREAS it is necessary and appropriate to update the wastewater service rates to ensure a fiscally sound operating wastewater system, which includes maintaining required debt and infrastructure reinvestment reserves.

WHEREAS, the City Council held a public hearing January 13, 2026 providing public comment opportunity consistent with ORS 294.160.

THE CITY OF COBURG RESOLVES AS FOLLOWS:

1. Effective April 1, 2026, the Wastewater service rate will be set at \$99.74 per month per Equivalent Dwelling Unit "EDU". Establishing a rate per EDU user does not preclude or limit the City's authority to establish other rates for special circumstances or classes of users of the wastewater system.
2. Rates for wastewater services set by prior Resolutions on wastewater service rates shall no longer be effective.
3. Definitions:
For purposes of administration of this Resolution, the following terms shall be defined as set forth in this section.
 - A. **Average Winter Water Use.** Water use, as recorded by a water meter for the months October through April, divided by the number of months of actual use during that time.
 - B. **EDU.** Equivalent Dwelling Unit, calculated based on 846 cubic feet of water use, expressed in a whole number, where any fraction of use greater than 0.10 is rounded to the next highest whole number.
 - C. **Wastewater Meter Reading.** The reading of monthly wastewater volume from a meter measuring fluid output from a property's wastewater system.
 - D. **Water User.** Any person or entity within the City limits of Coburg who has requested and received water from the City of Coburg, or who has otherwise had a water meter attached to plumbing on the person's property.
4. For purposes of calculating the amount any wastewater system user owes pursuant to the rates established by this resolution, usage shall be calculated based on Equivalent

Dwelling Units (EDUs). Each water meter providing service to a single-family residential structure shall be considered one (1) EDU. Other water meter use, for non-single family residence use, shall be expressed as a whole number, calculated by taking an average of winter water use and dividing it by 846 cubic feet per month, where any fraction of use greater than 0.10 is rounded to the next highest whole number.

5. In the event that the City or the wastewater contributing property has installed a wastewater meter, the equivalent dwelling unit charge shall be based on the actual wastewater meter flow reading for each previous month, divided by 846 cubic feet per month, and rounding as set forth above. In the event that the City determines that the meter is not reading accurately for any month, the EDU use shall be based on the previous month's EDU.
6. Average Winter Water Use for each user shall be recalculated as soon after a new period of winter use has elapsed as is practical. The previous average winter water use shall be used until a new average is calculated. A delay in recalculation shall not invalidate the existing charges.
7. Winter averaging is done to reduce the impact of changes for seasonal or other variations in water use that do not affect flows to the wastewater system. Where, because of change of use or other circumstances, a user can show hardship from the continuation of charges based on a previously calculated winter average use, the City Administrator may establish an alternate means of calculating water use, if the City Administrator determines that such an adjustment would be consistent with the policies expressed in this Resolution and Ordinance A-223. The City Administrator may also adjust the EDU attributed to a property upwards without waiting for a new winter average, where a user's usage increases significantly due to changes in circumstance. A new user, or a user with a change of use such that no appropriate winter average exists, shall have a preliminary EDU rate established by use of the Wastewater SDC methodology. This assigned usage shall continue in effect until a winter average can be calculated, or wastewater meter readings are established.
8. The wastewater service rate may be adjusted for any residential user, based on the user's income in the prior year. The method of adjustment shall be established by separate action.
9. To the extent that they are inconsistent with or superseded by any provision of this resolution all prior resolutions on wastewater service rates shall no longer be effective.

Adopted by the **City Council** of the **City of Coburg**, Oregon, by a vote of ___for and ___against, this 13th day of January, 2026.

Nancy Bell, Mayor

ATTEST: _____
Sammy L. Egbert, City Recorder

RESOLUTION 2026-04

A RESOLUTION REVISING TRANSPORTATION UTILITY FEE RATE SCHEDULE

WHEREAS the City Council of the City of Coburg recognizes the need for pavement preservation and improvement of City’s street system and a funding mechanism; and

WHEREAS the Council adopted Ordinance No. A-252 on July 27, 2021, which created policy guidance for the collection of a Transportation Utility Fee; and

WHEREAS Ordinance No. A-252 authorizes the establishment of Transportation Utility Fees; and

WHEREAS the intent of the City Council was to charge all developed, improved property located within the City limits regardless of whether or not the property receives other utility services from the City; and

WHEREAS the City Council recognizes the need for regular rate adjustments utilizing the Engineering News Record (ENR) Construction Cost Index to maintain revenues necessary for the continued maintenance and capital improvements for the City’s transportation system.

WHEREAS the City Council held a public hearing on January 13, 2026 providing public comment opportunity consistent with ORS 264.160.

THE CITY OF COBURG RESOLVES AS FOLLOWS:

SECTION 1 - BILLING TERM. The Transportation Utility Fee shall appear as a separately identified fee on the utility bill labeled the “**Transportation Utility Fee**”.

SECTION 2 – FEE. The rates displayed below have been adjusted utilizing the November 2025 ENR of 3.4% and shall be applied consistent with Ordinance A-252.

		assoc trip
Single Family ADU	\$ 7.59	
Apartment	\$ 5.24	
Condo	\$ 4.56	
Mobil Home Parks	\$ 3.98	
Assisted Living	\$ 2.17	
Business	\$ 7.59	\$ 0.28
Fraternal Organization	*See Resolution 2021-16	

All transportation utility charges outlined shall be for the preceding month (i.e. October 1 billing covers the period of September 1- September 30)

All transportation utility charges outlined in the fee schedule shall be charged whether or not water or sewer usage has occurred during the month

All transportation utility charges outlined in the fee schedule will be pro-rated for partial services months, based on affixed 30-day month. Such proration shall only apply when the City has been notified in writing of a change in responsible party, a change in the account status or other circumstance in which proration is deemed to be appropriate by the City

All late fees, non-sufficient fees or other fees charged on the regular utility billing as approved by utility ordinances or resolutions shall apply to the transportation utility fee.

Ordinance No. A-252 requires a review of rates annually, and all fee adjustments shall be made by resolution. Annual reviews of the fee and adjustments shall consider the November Engineering News 20 City Construction Index, or other means determined by the City Engineer to be acceptable in determining the increase or decrease of the cost of construction.

SECTION 3 – OTHER DEFINITIONS, TERMS POLICIES AND PROCEDURES. Unless otherwise set forth herein, the definitions, terms and policies and procedures relating to the City’s provision of utility and other services under this Resolution are those established by Ordinance No. A-252.

SECTION 4 – EFFECTIVE DATE. This resolution is effective April 1, 2026.

Adopted by the **City Council** of the **City of Coburg**, Oregon by vote of ___ for and ___ against this 13th day of January, 2026.

Nancy Bell, Mayor

ATTEST: _____
Sammy L. Egbert, City Recorder



February 1, 2025

Utility Rates Schedule

WATER

(ORD A-224-A | RES 2024-12)

Above-Base Consumption

Meter Size	Base Fee (0-700 cubic feet)	Price Tier #1 per 100 cubic feet (700-10,000 cubic feet)		Price Tier #2 per 100 cubic feet (10,000+ cubic feet)	
5/8" - 3/4" Residential	\$ 61.73	\$ 4.14	\$ 4.14	\$ 4.14	\$ 4.14
5/8" - 3/4" Commercial	\$ 61.73	\$ 4.14	\$ 4.14	\$ 4.59	\$ 4.59
1" Commercial	\$ 110.66	\$ 4.14	\$ 4.14	\$ 4.59	\$ 4.59
1-1/2" Commercial	\$ 192.19	\$ 4.14	\$ 4.14	\$ 4.59	\$ 4.59
2" Commercial	\$ 291.20	\$ 4.14	\$ 4.14	\$ 4.59	\$ 4.59
3" Commercial	\$ 519.50	\$ 4.14	\$ 4.14	\$ 4.59	\$ 4.59
4" Commercial	\$ 847.97	\$ 4.14	\$ 4.14	\$ 4.59	\$ 4.59
6" Commercial	\$ 1,388.44	\$ 4.14	\$ 4.14	\$ 4.59	\$ 4.59
Outside City Limits	\$ 69.89	\$ 4.14	\$ 4.14	\$ 4.14	\$ 4.14
3/4 Res PVE	\$ 134.40	\$ 3.98	\$ 3.98	\$ 3.98	\$ 3.98

WASTEWATER

(RES 2024-11)

Wastewater Rate Per EDU	\$93.74
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TRANSPORTATION UTILITY FEE

(ORD A-252 | RES 2024-10)

Single Family ADU	\$7.34
Apartment	\$5.07 per unit
Condo	\$4.41 per unit
Mobil Home Parks	\$3.85 per site
Assisted Living	\$2.10 per bed
Business	\$7.34 + \$0.27 per associated Trip
Fraternal Organization	*See Resolution 2021-16

FIRE SUPPRESSION RATE

Fire Suppression Commercial Building	.0018 per sq. ft
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Proposed Rates Effective April 1, 2026
Utility Rates Schedule

Meter Size	Base Fee (0-700 cubic feet)	Above-Base Consumption	
		Price Tier #1 per 100 cubic feet (700-10,000 cubic feet)	Price Tier #2 per 100 cubic feet (10,000+ cubic feet)
ENR = 3.4%			
5/8" - 3/4" Residential	\$ 63.83	\$ 4.28	\$ 4.28
5/8" - 3/4" Commercial	\$ 63.83	\$ 4.28	\$ 4.75
1" Commercial	\$ 114.42	\$ 4.28	\$ 4.75
1-1/2" Commercial	\$ 198.72	\$ 4.28	\$ 4.75
2" Commercial	\$ 301.10	\$ 4.28	\$ 4.75
3" Commercial	\$ 537.16	\$ 4.28	\$ 4.75
4" Commercial	\$ 876.80	\$ 4.28	\$ 4.75
6" Commercial	\$ 1,435.65	\$ 4.28	\$ 4.75
Outside City Limits	\$ 72.27	\$ 4.28	\$ 4.28
3/4 Res PVE	\$ 134.40	\$ 3.98	\$ 3.98

WASTEWATER

	ENR 3.4%	ENR + 2%	ENR +3%
Wastewater Rate Per EDU	\$ 96.93	\$ 98.80	\$ 99.74

TRANSPORTATION UTILITY FEE

		ENR 3.4%	assoc trip
Single Family ADU	\$7.34	\$ 7.59	
Apartment	\$5.07 per unit	\$ 5.24	
Condo	\$4.41 per unit	\$ 4.56	
Mobil Home Parks	\$3.85 per site	\$ 3.98	
Assisted Living	\$2.10 per bed	\$ 2.17	
Business	\$7.34 + \$0.27 per assoc Trip	\$ 7.59	\$ 0.28
Fraternal Organization	*See Resolution 2021-16		

FIRE SUPPRESSION RATE

		ENR = 3.4%
Fire Suppression Commercial Building (per sq ft)	0.0018	0.0019



Police Department

Quarterly Report to Council

January 13th, 2026

Coburg Police Department Highlights

Oct-Dec Quarter of 2025

2025 Community Outreach

The Coburg Police Department enjoys a strong working relationship with the citizens of Coburg, surrounding cities and neighboring agencies. This is maintained by working with the public and partnering agencies through community outreach programs. The Coburg Police Department utilizes positive community policing practices such as bicycle helmet reward coupons, positioning of the radar/speed trailer, Shop-With-A-Cop, drug take back programs, Community Shred Day and National Night Out. Additionally, Coburg PD takes part in community events such as movie night and concerts in the park. Law enforcement/traffic enforcement is provided for other events as well, such as the Holstine Hussle, Coburg Light Parade, Antique Fair and The Coburg Car Classic.

Officers have also assisted other neighboring agencies, such as the Junction City Police Department and the Lane County Sheriff's Office with providing assistance with their Shop-With-A-Cop event and the Veneta Light Parade.

Operation Oregon Nights 3 – Sex Offender Sweep

On December 17, 2025, a team from the Coburg Police Department joined a task force made up of local law enforcement agencies, federal law enforcement and state police in an effort to contact sex offenders in the local area and bring them into compliance, issue warnings for registration, and arrest offenders who are not in compliance. The Coburg Police Department task force completed 12 checks which resulted in one arrest for Failure to Register as a Sex Offender, one citation in lieu of custody for Failure to Register as a Sex Offender, two warnings, six registrations and confirmation that two of the non-compliant offenders were deceased.

Chief Larson and Officer Wilson Commendation

The Coburg Police Department strives to maintain a positive relationship with Coburg citizens in emergent situations and in day-to-day common public needs. Recently, Chief Larson and Officer Wilson came across a couple in need of assistance while unloading a classic car. A note was sent to city administration and reads as follows:

“Recently My lady friend and I were in the process of offloading my 1969 Chevrolet Nova from a flat bed trailer. We were obviously having some difficulties and it was observed by

Chief Larson and his deputy Wilson as they were driving by on patrol. They quickly came to our aide and assisted us. This was greatly appreciated by friend and I. We really appreciated their observance of our situation and quick offer to assist. We would like to say many thank you's to them for their help."

Quarterly Trends

- **Agency Assists** – Personnel availability, including full staffing, has not only affected the Coburg Police Department, but almost every single public safety department within the state of Oregon. As winter weather makes its way into local commutes, there is usually an uptick in responding to vehicle crashes and/or injured pedestrians, due to poor weather.

The Coburg Police Department works hand-in-hand with the Coburg Fire Department, ODOT, Public Works and other law enforcement and fire service agencies to ensure calls for service are handled, even when staffing is short. This decreases the average response time for first responders and reinforces a positive and collaborative working relationship with regional public safety partners.

- **DUII Enforcement**– Throughout the year, Officers from the Coburg Police Department are equipped to handle DUII drivers. Generally, the winter months can be the busiest for DUII enforcement due to several factors. These include high profile sporting events, Thanksgiving, Christmas and New Years. We combat this by utilizing our DUII grants which assist in paying overtime for officers who are out specifically targeting DUII drivers. Also, the Coburg Police Department displays a vehicle near city hall which has been involved in a DUII crash which results in the loss of life.

Police Statistics for Quarter Ended December 31, 2025

Coburg Police Department stats are divided into the following seven categories.

1. Traffic/person stops

Traffic stops, person stops, truck inspections,

2. Patrol/business checks

3. Person Crimes/calls for service

Assaults, rape, sex abuse, all other sex crimes, subject down, fight, menacing, all domestic violence crimes, welfare checks, harassment, runaways, suicidal subject, deceased subject, peace officer hold (POH Mental hold) etc.

4. Property crimes/calls for service

Theft, unlawful use of a motor vehicle, unlawful entry into a motor vehicle, alarms, criminal mischief, motor vehicle accident, fraud, criminal trespassing etc.

5. Society crimes/calls for service

DUII, reckless driving, unlawful possession of a controlled substance, disorderly conduct, illegal camping, assist public, all dog and animal issues, suspicious vehicle, speeding vehicle, suspicious conditions, abandoned vehicle, traffic hazard, ATL drunk driver, disabled vehicle, city ordinance violations, prowler, etc.

6. Warrant arrests/fugitive from Justice

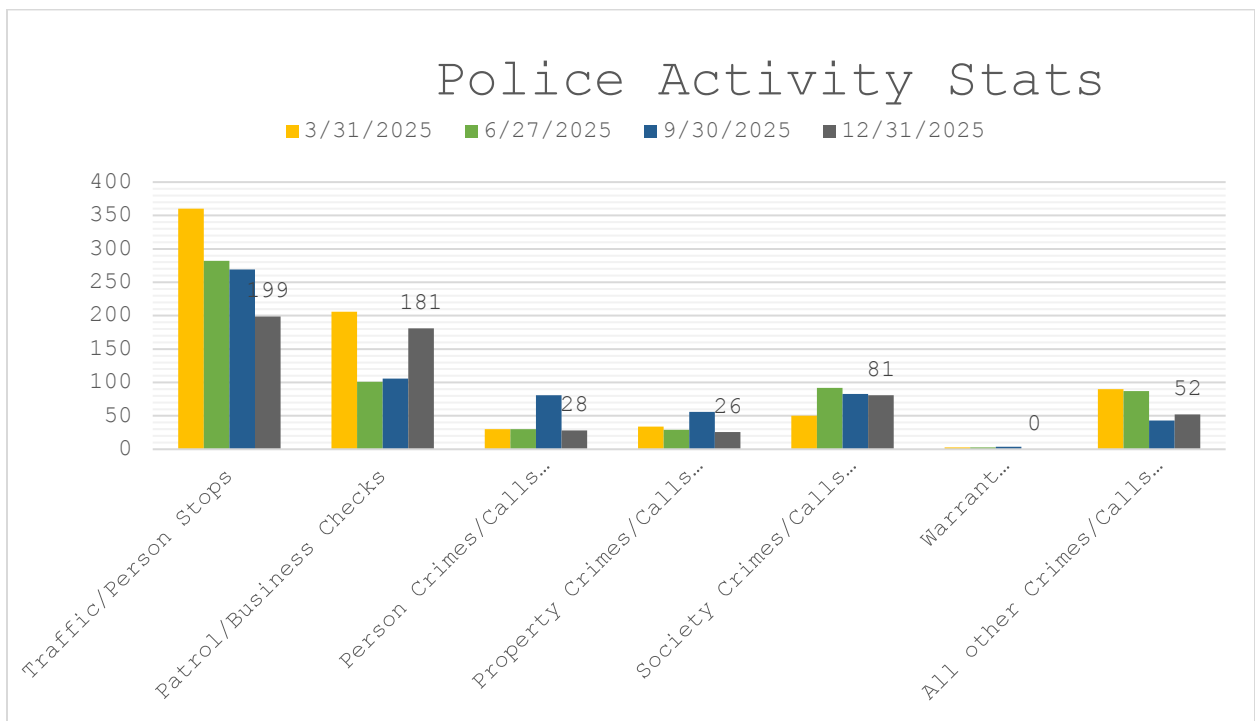
7. All other crimes/calls for service

Citizen contact, assist other agency LCSO, OSP, Coburg Fire Department, follow up investigation, VIN inspections, training, court, special assignment, stop sign down, etc.

(1) Traffic/Person stops	199	(5) Society crimes/calls for service	81
(2) Patrol/Business checks	181	(6) Warrant arrest/fugitive from justice	0
(3) Person crimes/calls for service	28	(7) All other crimes/calls for service	52
(4) Property crimes/calls for service	26		

Total Calls for Service by Quarter

12/31/2024	3/31/2025	6/27/2025	9/30/2025	12/31/2025
617	773	624	642	567





**City of Coburg
Balances
FY 2026
As of 11/30/2025**

Cash Balances

	FY 2026 Actual	FY 2025 Actual	EOY FY 2025
General Fund	510,790	750,322	92,468
Street Fund	801,715	777,842	879,706
Water Fund	1,944,717	2,211,973	2,165,834
Sewer Fund	1,087,759	1,212,699	1,335,062
Total Cash	4,344,981	4,952,837	4,473,070

Fund Balances

	FY 2026 Actual	FY 2026 Budget	FY 2025 Actual	EOY FY 2025
General Fund	533,100	225,081	689,721	318,789
Street Fund	823,368	355,924	795,808	891,709
Water Fund	2,738,631	2,590,651	2,673,774	2,828,030
Sewer Fund	1,115,524	1,163,478	1,316,636	1,400,541
Total Fund Balance	5,210,622	4,335,134	5,475,938	5,439,069

Interest Earnings Summary

Balance in Banks:	Cash	Percent in account	Interest Rate
Local Government Investment Pool	3,376,761	93%	4.60%
Key Bank	249,328	7%	0.00%
Total Cash	3,626,088	100%	



**City of Coburg
Fund Statements
City Wide
FY 2026
As of 11/30/2025**

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
Revenues:					
Taxes and Assessments	803,264	1,235,603	65%	68,738	1,206,285
Intergovernmental	68,543	663,000	10%	53,286	559,775
Franchise Fees	99,429	287,500	35%	80,847	274,994
Licenses, Permits & Fees	16,766	92,000	18%	52,081	90,998
Fines and Forfeitures	70,973	101,000	70%	32,472	104,467
Investment Revenue	63,927	66,000	97%	35,595	85,698
Grants and Donations	2,674	251,000	1%	-	551,686
Charges for Services	1,047,506	2,364,000	44%	796,699	2,179,041
Charges for Services -SDC	82,481	312,000	26%	272,838	422,043
Other Revenue	8,915	22,000	41%	24,477	22,606
Bond Proceeds	-	1,300,000	0%	252,935	507,987
Transfer In	62,500	150,000	42%	41,668	125,000
Total Revenue	2,326,978	6,844,103	34%	1,711,638	6,130,581
Operating Expenditures:					
Personnel Services	802,683	2,170,350	37%	679,542	1,974,298
Materials and Services	597,903	1,211,750	49%	430,860	1,234,531
Debt Service	540,459	1,129,811	48%	452,859	1,133,256
Capital Outlay	551,879	2,615,000	21%	892,342	1,956,747
Transfers Out	62,500	150,000	42%	41,668	125,000
Contingencies	-	500,000	0%	-	-
Total Expenditure	2,555,425	7,776,911	33%	2,497,271	6,423,832
Net Change	(228,447)	(932,808)	24%	(785,634)	(293,251)
Fund Balance - June 30,	5,439,069	5,267,942	103%	5,754,134	5,732,320
Fund Balance	5,210,622	4,335,134	120%	4,968,501	5,439,069



**City of Coburg
Fund Statements
General Fund
FY 2026
As of 11/30/2025**

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
Revenues:					
Taxes and Assessments	708,752	1,072,603	66%	765,365	1,041,823
Intergovernmental	19,365	51,000	38%	15,342	42,465
Franchise Fees	99,429	287,500	35%	99,336	274,994
Licenses, Permits & Fees	16,766	92,000	18%	53,324	90,998
Fines and Forfeitures	70,973	101,000	70%	33,580	104,467
Investment Revenue	3,747	5,000	75%	537	1,522
Grants and Donations	2,674	1,000	267%	-	301,686
Charges for Services	54,427	146,500	37%	44,623	90,906
Charges for Services -SDC	3,793	65,000	6%	63,304	85,967
Other Revenue	627	13,000	5%	8,670	9,547
Transfer In - Admin Fee	62,500	150,000	42%	52,085	125,000
Total Revenue	1,043,053	1,984,603	53%	1,136,165	2,169,376
Expenditures					
Administration Department	288,269	469,190	61%	235,822	514,737
Facility Management Department	72,098	104,500	69%	66,138	104,921
Planning Department	60,529	195,640	31%	80,203	182,680
Police Department	261,282	793,150	33%	314,160	764,684
Municipal Court	76,512	183,550	42%	61,913	157,854
Economic Development	12,795	43,500	29%	14,474	44,626
Parks (Public Works)	50,357	118,780	42%	69,789	455,014
Debt Service:					
Principal	-	15,000	0%	-	15,000
Interest	6,900	13,800	50%	7,125	14,250
Contingency	-	50,000	0%	-	-
Total Expenditures	828,742	1,987,110	42%	849,623	2,253,766
Net Change	214,311	(2,507)	-8549%	286,542	(84,390)
Fund Balance - June 30,	318,789	227,588	140%	403,179	403,179
Fund Balance	533,100	225,081	237%	689,721	318,789



City of Coburg
Fund Statements
Street Fund
FY 2026
As of 11/30/2025

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
Revenues:					
Taxes and Assessments	94,512	160,000	59%	31,455	150,209
Intergovernmental	49,178	112,000	44%	49,033	117,310
Investment Revenue	10,480	8,000	131%	4,355	5,025
Grants and Donations	-	250,000	0%	-	250,000
Charges for Services	74,071	191,500	39%	67,755	167,103
Charges for Services -SDC	-	85,000	0%	67,706	104,771
Other Revenue	2,315	-	0%	403	1,062
Bond Proceeds	-	-	0%	-	-
Total Revenue	230,556	806,500	29%	220,707	795,480
Expenditures					
Administration Department	33,634	130,070	26%	34,132	87,321
Public Works Department	110,520	269,540	41%	86,024	219,584
Capital	27,843	800,000	3%	623,580	901,117
Transfer Out	12,500	30,000	42%	10,415	25,000
Debt Service:					
Principal	93,839	93,865	100%	92,523	92,523
Interest	20,561	20,540	100%	21,877	21,877
Contingency	-	50,000	0%	-	-
Total Expenditures	298,897	1,394,015	21%	868,550	1,347,422
Net Change	(68,341)	(587,515)	12%	(647,843)	(551,942)
Fund Balance - June 30,	891,709	943,439	95%	1,443,651	1,443,651
Fund Balance	823,368	355,924	231%	795,808	891,709



**City of Coburg
Fund Statements
Water Fund
FY 2026
As of 11/30/2025**

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
Revenues:					
Investment Revenue	33,239	50,000	66%	36,268	71,063
Grants and Donations	-	-	0%	-	-
Charges for Services	518,339	1,106,000	47%	506,649	1,029,881
Charges for Services -SDC	78,688	72,000	109%	65,623	88,319
Other Revenue	199	-	0%	4,621	4,621
Bond Proceeds	-	1,300,000	0%	252,935	507,987
Total Revenue	630,464	2,528,000	25%	866,097	1,701,871
Expenditures					
Administration Department	43,392	154,480	28%	39,434	111,983
Public Works Department	167,245	282,780	59%	134,573	340,187
Capital	483,027	1,800,000	27%	233,974	525,764
Transfer Out	25,000	60,000	42%	20,835	50,000
Debt Service:					
Principal	-	80,000	0%	-	80,000
Interest	1,200	2,400	50%	2,400	4,800
Contingency	-	200,000	0%	-	-
Total Expenditures	719,863	2,579,660	28%	431,217	1,112,734
Net Change	(89,399)	(51,660)	173%	434,880	589,137
Fund Balance - June 30,	2,828,030	2,642,311	107%	2,238,893	2,238,893
Fund Balance	2,738,631	2,590,651	106%	2,673,773	2,828,030



**City of Coburg
Fund Statements
Sewer Fund
FY 2026
As of 11/30/2025**

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
Revenues:					
Taxes and Assessments	-	3,000	0%	14,114	14,253
Intergovernmental	-	500,000	0%	-	400,000
Investment Revenue	16,461	3,000	549%	3,547	8,088
Grants and Donations	-	-	0%	-	-
Charges for Services	400,669	920,000	44%	358,027	891,151
Charges for Services -SDC	-	90,000	0%	85,191	142,986
Other Revenue	5,775	9,000	64%	7,376	7,376
Bond Proceeds	-	-	0%	-	-
Total Revenue	422,905	1,525,000	28%	468,254	1,463,854
Expenditures					
Administration Department	42,919	154,480	28%	29,378	86,023
Public Works Department	222,044	497,440	45%	202,996	483,391
Capital	-	-	0%	144,686	185,690
Transfer Out	25,000	60,000	42%	20,835	50,000
Debt Service:					
Principal	276,725	654,640	42%	274,360	644,900
Interest	141,234	249,566	57%	147,774	259,906
Contingency	-	200,000	0%	-	-
Total Expenditures	707,923	1,816,126	39%	820,029	1,709,910
Net Change	(285,017)	(291,126)	98%	(351,775)	(246,056)
Fund Balance - June 30,	1,400,541	1,454,604	96%	1,668,411	1,646,597
Fund Balance	1,115,524	1,163,478	96%	1,316,636	1,400,541



City of Coburg
Department Summary of Expenditures by Fund
FY 2026
As of 11/30/2025
41.67 Target

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
General Fund					
Administration Department					
Personnel Services	112,196	238,190	47.10%	131,352	304,529
Material and Services	176,073	231,000	76.22%	104,470	210,208
Total Administration Department	288,269	469,190	61.44%	235,822	514,737
				-	
Facility Management Department					
Material and Services	48,023	99,500	48.26%	66,138	89,921
Capital	24,075	5,000	481.50%	-	15,000
Total Facility	72,098	104,500	68.99%	66,138	104,921
				-	
Public Works Administration					
Personnel Services	24,254	82,580	29.37%	40,645	96,136
Material and Services	-	-	0.00%	275	597
Total Public Works	24,254	82,580	29.37%	40,921	96,733
				-	
Planning Department					
Personnel Services	38,098	92,890	41.01%	30,150	60,408
Material and Services	22,431	102,750	21.83%	50,053	122,272
Total Planning Department	60,529	195,640	30.94%	80,203	182,680
				-	
Police Department					
Personnel Services	224,564	636,150	35.30%	275,288	623,212
Material and Services	36,718	157,000	23.39%	38,872	141,472
Capital Outlay	-	-	0.00%	-	-
Total Police Department	261,282	793,150	32.94%	314,160	764,684
				-	
Municipal Court					
Personnel Services	58,887	144,650	40.71%	50,146	129,026
Material and Services	17,625	38,900	45.31%	11,767	28,828
Total Municipal Court	76,512	183,550	41.68%	61,913	157,854
				-	
Economic Development					
Personnel Services	-	-	0.00%	-	-
Material and Services	12,795	43,500	29.41%	14,474	44,626
Total Economic Department	12,795	43,500	29.41%	14,474	44,626
				-	



City of Coburg
Department Summary of Expenditures by Fund
FY 2026
As of 11/30/2025
41.67 Target

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
Park				-	
Material and Services	9,169	26,200	34.99%	19,828	29,105
Capital	16,934	10,000	169.34%	9,040	329,176
Total Park	26,103	36,200	72.11%	28,868	358,281
				-	
				-	
				-	
Debt Service:				-	
Principal	-	15,000	0.00%	-	15,000
Interest	6,900	13,800	50.00%	7,125	14,250
Total Debt	6,900	28,800	23.96%	7,125	29,250
				-	
				-	
Total General Fund Expenditures	828,742	1,937,110	42.78%	849,623	2,253,766
				-	
				-	
				-	



City of Coburg
Department Summary of Expenditures by Fund
FY 2026
As of 11/30/2025
41.67 Target

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
Street Fund				-	
Administration Department				-	
Personnel Services	33,307	125,070	26.63%	34,024	87,172
Material and Services	327	5,000	6.53%	108	149
Total Administration Department	33,634	130,070	25.86%	34,132	87,321
				-	
Public Works Administration				-	
Personnel Services	51,827	170,640	30.37%	53,321	134,166
Material and Services	58,693	98,900	59.35%	32,703	85,418
Total Public Works	110,520	269,540	41.00%	86,024	219,584
				-	
Capital	27,843	800,000	3.48%	623,580	901,117
				-	
Transfer Out	12,500	30,000	41.67%	10,415	25,000
				-	
Debt Service:				-	
Principal	93,839	93,865	99.97%	92,523	92,523
Interest	20,561	20,540	100.10%	21,877	21,877
Total Debt	114,400	114,405	100.00%	114,400	114,400
				-	
Total Street Fund Expenditures	298,897	1,344,015	22.24%	868,550	1,347,422
				-	
				-	



City of Coburg
Department Summary of Expenditures by Fund
FY 2026
As of 11/30/2025
41.67 Target

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
Water Fund				-	
Administration Department				-	
Personnel Services	43,392	154,480	28.09%	39,381	109,437
Material and Services	-	-	0.00%	53	2,546
Total Administration Department	43,392	154,480	28.09%	39,434	111,983
Public Works Administration				-	
Personnel Services	67,607	151,280	44.69%	63,749	147,262
Material and Services	99,637	131,500	75.77%	70,824	192,925
Total Public Works	167,245	282,780	59.14%	134,573	340,187
Capital	483,027	1,800,000	26.83%	233,974	525,764
Transfer Out	25,000	60,000	41.67%	20,835	50,000
Debt Service:				-	
Principal	-	80,000	0.00%	-	80,000
Interest	1,200	2,400	0.00%	2,400	4,800
Total Debt	1,200	82,400	1.46%	2,400	84,800
Total Water Fund Expenditures	719,863	2,379,660	30.25%	431,217	1,112,734



City of Coburg
Department Summary of Expenditures by Fund
FY 2026
As of 11/30/2025
41.67 Target

	FY 2026			FY 2025	
	Actual YTD	Adopted Budget	% of B to A	Actual YTD	EOY
Sewer Fund				-	
Administration Department				-	
Personnel Services	42,919	154,480	27.78%	29,005	84,501
Material and Services	-	-	0.00%	374	1,522
Total Administration Department	42,919	154,480	27.78%	29,378	86,023
Public Works Administration				-	
Personnel Services	105,631	219,940	48.03%	81,066	198,449
Material and Services	116,413	277,500	41.95%	121,929	284,942
Total Public Works	222,044	497,440	44.64%	202,996	483,391
Capital	-	-	0.00%	144,686	185,690
Transfer Out	25,000	60,000	41.67%	20,835	50,000
Debt Service:				-	
Principal	276,725	654,640	42.27%	274,360	644,900
Interest	141,234	249,566	56.59%	147,774	259,906
Total Debt	417,959	904,206	46.22%	422,134	904,806
				-	
Total Sewer Fund Expenditures	707,923	1,616,126	43.80%	820,029	1,709,910
Total City Expenditure	2,555,425	7,276,911	35.12%	2,969,420	6,423,832



City of Coburg
Budgetary Compliance
FY 2026
Resolution 2025-13
As of 11/30/2025
41.67 Target

	ACTUAL	ADOTPED BUDGET	% BUDGET to ACTUAL	BALANCE
General Fund				
Administration Department	288,269	469,190	61%	180,921
Facility Management Department	72,098	104,500	69%	32,402
Planning Department	60,529	195,640	31%	135,111
Police Department	261,282	793,150	33%	531,868
Municipal Court	76,512	183,550	42%	107,038
Economic Development	12,795	43,500	29%	30,705
Parks (Public Works)	50,357	118,780	42%	68,423
Debt Service	6,900	28,800	24%	21,900
Contingency	-	50,000		50,000
Total General Fund	828,742	1,987,110	42%	1,158,368

Street Fund				
Administration Department	33,634	130,070	26%	96,436
Public Works Department	110,520	269,540	41%	159,020
Capital	27,843	800,000	3%	772,157
Transfer Out	12,500	30,000	42%	17,500
Debt Service	114,400	114,405	100%	5
Contingency	-	50,000		50,000
Total Street Fund	298,897	1,394,015	21%	1,095,118

Water Fund				
Administration Department	43,392	154,480	28%	111,088
Public Works Department	167,245	282,780	59%	115,536
Capital	483,027	1,800,000	27%	1,316,973
Transfer Out	25,000	60,000	42%	35,000
Debt Service	1,200	82,400	1%	81,200
Contingency	-	200,000		200,000
Total Water Fund	719,863	2,579,660	28%	1,859,797



City of Coburg
Budgetary Compliance
FY 2026
Resolution 2025-13
As of 11/30/2025
41.67 Target

	ACTUAL	ADOTPED BUDGET	% BUDGET to ACTUAL	BALANCE
Wastewater Fund				
Administration Department	42,919	154,480	28%	111,561
Public Works Department	222,044	497,440	45%	275,396
Capital	-	-	0%	-
Transfer Out	25,000	60,000	42%	35,000
Debt Service	417,959	904,206	46%	486,247
Contingency	-	200,000		200,000
Total Wastewater Fund	707,923	1,816,126	39%	1,108,203
Total Appropriations	2,555,425	7,776,911	33%	5,221,486