

## **Goal 7: Natural Hazards and Disasters**

**LCDC Goal:** "To protect life and property from natural hazards and disasters."

**Coburg Objective:** Govern development in areas identified as having inherent natural hazards in such a way as to protect life and property to the greatest extent possible.

**Policy 1:** Protect against natural hazards by building within the limits of the natural environment.

**Policy 2:** Grading and excavation shall, whenever possible, the natural configuration of the topography.

**Policy 3:** Development shall not exceed the level of use that can be accommodated without irreversible damage to or impairment of the natural resources or their quality.

**Policy 4:** Any development on lands designated as having inherent natural hazards such as high water table, soil slippage, etc., shall conform to all applicable regulations of the Uniform Building Code as adopted by Lane County.

**Policy 5:** The developer shall be responsible for correcting or eliminating hazards that result from new development such as, but not limited to, runoff from paving projects and soil slippage due to weak foundation soils.

**Policy 6:** The City shall continue to participate in the Federal Flood Insurance Program (FEMA) and shall require that all development within the 100 year flood hazard area (as identified by HUD and city plan map) shall be developed in accordance with all FEMA standards, applicable requirements of the Uniform Building Code as adopted by Lane County and applicable requirements of city ordinances.

**Policy 7:** The City shall develop site review criteria for development in areas identified as having inherent natural hazards to insure compliance with standards and regulations listed in Policy 6 above.

## **Goal 8: Recreational Needs**

- LCDC Goal:** To satisfy the recreation needs of citizens and visitors.
- Coburg Objective:** To guide city development so that homes and businesses are interspersed with attractive natural landscape and nearby parks in which persons of all ages may find a place for indoor and outdoor recreation.
- Policy 1:** The City shall use the State Comprehensive Recreational Plan (SCORP) and the Coburg Parks Master Plan as a guide in planning, acquiring and developing recreational resources and facilities.
- Policy 2:** The City shall continue to participate in and encourage the development of the Willamette Greenway.
- Policy 3:** The City shall ensure that the need for bikeways is considered in the formulation of highway plans.
- Policy 4:** To the extent that it has jurisdiction, the City will retain public access to recreational areas, state bikeways, and the Transportation Bicycle Pathway within the public domain.
- Policy 5:** The City will coordinate efforts with Lane County aimed at developing a system of greenways and/or bicycle-pedestrian pathways from the City to nearby regional recreation centers such as Armitage Park.
- Policy 6:** The City shall attempt to provide funding to carry out the adopted Coburg Parks Master Plan through application for Community Block Development Grants, Special Project Funds and inclusion of the City's recreational needs into Coburg's Capital Improvement Program.
- Policy 7:** Developers of new subdivisions shall be required to provide for the recreational needs of their residents as defined in the Subdivision Ordinance.
- Policy 8:**
- Policy 9:** The availability of public buildings for the community school program and for community uses shall be encouraged and supported by the City of Coburg.
- Policy 10:** The City of Coburg will encourage the retention of the Coburg Community School Program and shall budget funds for the support of

Community School staff and projects, pursuant to agreement with 4J.

**Policy 11:**

The City shall consider neighborhood impacts when designating areas for outdoor recreational facilities and events.

## **Goal 9: Economy of the City**

**LCDC Goal:** "To diversify and improve the economy...."

**Coburg Objective:** To guide community development in such a way that the local economy is improved while maintaining Coburg's small town atmosphere.

### General

**Policy 1:** The City will program the facilities and services necessary for an appropriate level of economic diversification, and will, develop a Capital Improvements Program and Community Facilities Plan.

**Policy 2:** Lands for the expansion within the City, of business (commercial and industrial activities), will be provided to the extent necessary to meet local employment needs, to accommodate the identified regional needs, to provide an adequate tax base, and to support future population growth.

### Commercial

**Policy 3:** Compatible with maintaining a rural small business community, land suitable for a full range of retail, professional and service uses will be provided in the downtown area. Civic, social and cultural functions serving the community at large are also deemed appropriate in the downtown area.

**Policy 4:** A "Highway Commercial" district will be located adjacent to the I-5 interchange. The purpose of the Highway Commercial Plan designation is to provide goods and services that primarily serve the traveling public. Uses in this area will preserve the small town and historic character of Coburg, by having compatibility in architectural design and scale with the Central Business District and/or Residential designations. Development of the Highway Commercial District shall be considered secondary to the development of the downtown area, however.

**Policy 5:** Business and commercial uses will provide off-street parking and loading areas to accommodate associated vehicles as specified in the Zoning Ordinance.

### Industrial

**Policy 6:** An adequate amount of level, buildable land which has good access to arterial streets shall be provided within existing city limits to meet local and regional industrial needs.

**Policy 7:** A buffer, subject to conditions of the Zoning Code, shall be required along the boundary of all industrial areas that abut a residential district or shall be used to act as a buffer between the two districts or

conflicting uses. Setback requirements of the Zoning Code shall also reflect buffering needs.

- Policy 8:** Industrial uses shall be grouped together within well-designated industrial parks or subdivisions so as to promote:
- A pollution free environment;
  - The highest aesthetic standards possible;
  - Minimum impact on adjacent lands;
  - Development within the constraints of the natural environment; and
  - Compliance with LCDG Goals and Guidelines.
- Policy 9:** Public facilities, including water, streets and fire and police protection, already exist which are capable of meeting the needs of expanded commercial and industrial development within the Urban Growth Boundary.

### Jobs and the Economy

- Policy 10:** The City shall promote a diverse economy that continues to support a strong tax base for the community.
- Policy 11:** The City shall promote quality of life and compatibility of commercial and industrial uses with the small town, historic character of the community.
- Policy 12:** The City shall coordinate with state and regional economic development organizations to ensure the City's goal of economic diversity is considered in business recruitment strategies that affect Coburg.
- Policy 13:** The City shall foster a business environment and land use system that meet a variety of residents' needs for goods and services, to reduce daily travel to Eugene, while maintaining Coburg's small town character.
- Policy 14:** The City shall encourage environmentally friendly, low-polluting industries.
- Policy 15:** The City shall support existing businesses.
- Policy 16:** The City shall support efforts to create high-wage jobs in Coburg by the following:
- a. Coordinate with other economic development organizations to develop a coherent and effective marketing program
  - b. Develop incentives to retain and expand existing firms

- c. Maintain and enhance Coburg's image as a community

- Policy 17:** The City shall diversify employment base by the following:
- a. Provide developable land necessary to accommodate economic growth
  - b. Research and develop policies that discourage big-box retail and strip commercial uses
- Policy 18:** The City shall coordinate economic development activities by the following:
- a. Develop City institutional strategy for a City economic development process.
  - b. Coordinate with the School District.
- Policy 19:** The City shall support businesses in Coburg by the following:
- a. Sustain and enhance business skills and management training available in Coburg.
  - b. Coordinate and support other organizations to sustain and expand workforce services available in Coburg.
  - c. Improve information about and access to programs available through the Oregon Economic and Community development department, Small Businesses Administration, and other agencies

### Downtown Coburg

- Policy 20:** The downtown area of Coburg should reflect the rural and historic character of the area. Businesses are encouraged to provide attractive building exteriors, signs, landscaping and parking lots that are in keeping with character of the downtown area. The downtown area is the heart of Coburg and essential businesses and city functions should be located in this area. The downtown area should invite citizens and other customers to use alternative modes of transportation, including walking and bicycling to patronize these businesses.
- Policy 21:** The Coburg Development Code shall include standards that ensure development in the downtown reflects the rural and historic character of the area, and provides an attractive, pedestrian-oriented character for the downtown.
- Policy 22:** The City shall encourage a vital downtown area as a key strategy to maintaining the City's quality of life.

Policy 23: The City shall encourage mixed-use in the Central Business District, and where appropriate, in adjacent areas.

Policy 24: The City shall encourage small-scale downtown commercial uses that are pedestrian-friendly and compatible with the community's small town, historic character.

Policy 25:

Other

Policy 26: The City shall utilize design standards for commercial and industrial development uses.

Policy 27: The City shall require screening, buffering and other measures to minimize visual nuisances and unsightly yards.

## **Goal 10: Housing**

**LCDC Goal:** "To provide for the housing needs of the citizens of the State."

**Coburg Objective:** Promote a range of housing choices to meet the needs of existing and future residents.

**Policy 1:** While individual subsurface sewage disposal (septic tanks) are being used, residential development density will be limited to lots with a minimum of 10,000 square feet in accordance with the current Coburg Zoning Code.

**Policy 2:** When a public sanitary sewer system is completed, the City shall encourage the utilization of existing lots to promote a more compact urban growth form.

**Policy 3:** A variety of residential development will be provided by:

- a. Permitting the development of housing types that include accessory dwellings on single-family lots, manufactured homes, elderly housing, co-housing, and residential care homes and facilities, as well as traditional single-family detached homes, multi-family developments (limited to duplexes, tri-plexes and four-plexes), single-family attached rowhouses, live/work units and residential units above commercial (mixed-use);
- b. Providing for as wide a variation in the cost and design of these dwelling units and their related facilities as housing market conditions will allow;
- c. Promoting retention of the natural variety inherent in the landscape by reasons of topography, natural vegetation and streets.

**Policy 4:** Multi-family residential areas will consist of no more than four dwelling units in any single structure.

**Policy 5:** Mobile homes as defined in State law will be permitted to locate within designated Mobile Home Planned Unit Developments which shall be no smaller than one acre and no larger than three acres in area.

**Policy 6:** Mobile homes as defined in State law that are used as permanent residences shall be required to meet the State of Oregon Mobile Home Standards.

**Policy 7:** Residential uses will be buffered by landscaping, earth berms or open space from other uses as defined in the Zoning Ordinance.



- Policy 8: Off-street parking will be provided for each residential dwelling unit to allow streets to continue to be used for vehicular traffic as provided in the Zoning Ordinance.
- Policy 9: The City shall require that subdivisions of properties must include provisions for paved streets, drainage and utilities through provisions of the Subdivision Ordinance.
- Policy 10: The nature of existing neighborhoods shall be preserved through rehabilitation or other appropriate methods.
- Policy 11: The City shall promote conservation and rehabilitation of the existing supply of housing through code enforcement and encouraging utilization of available housing programs as listed in the Housing Action Program.
- Policy 12: Property owners shall be required to remove abandoned cars, appliances, junk and litter, pursuant to provisions of the Nuisance Abatement Ordinance.
- Policy 13: Underground utilities shall be required in all new subdivisions pursuant to provisions of the Subdivision Ordinance.
- Policy 14: The City has adopted a Fair Housing Ordinance.
- Policy 15: The City shall coordinate with L-COG to review housing data from each census. The Housing Element of this plan shall then be reviewed and revised to reflect the new data and any other new state, federal and/or county programs or information.
- Policy 16: The Citizens Advisory Committee shall review housing needs and availability at least every two years to determine the adequacy of Coburg's Housing Action Plan and shall then recommend any appropriate action to the City Council.
- Policy 17: The City shall review the housing mix during each plan review and update cycle to ensure that Coburg's housing mix is commensurate with its residents' financial capabilities.
- Policy 18: Pursuant to ORS Chapter 197, manufactured homes, as defined in ORS 446.003(25)(a)(C), shall be allowed within any residential zone in the City of Coburg, except those designated officially as a historic district or on land immediately adjacent to a historic landmark, provided that the manufactured home and the site on which it is to be located conform to the standards and requirements established in the zoning ordinance and other land use regulations as permitted by state law.
- Policy 19: The City shall promote a range of housing choices to meet the needs of existing and future residents.
- Policy 20: The City shall ensure that new housing is compatible with the small

town, historic character of the community.

- Policy 21: The City shall promote livability and community in existing and future neighborhoods.
- Policy 22: The City shall promote the development of single-family housing that is affordable for families of elementary school children and compatible with the small town, historic character of the community in order to help retain an elementary school.
- Policy 23: The City shall improve housing options for seniors, young adults, and people who work in the community by promoting a variety of multi-family housing types and levels of affordability that are compatible with the small town, historic character of the community.
- Policy 24: The City shall encourage the preservation and incorporation of natural features and open space in new residential developments.
- Policy 25: The City shall encourage the preservation of existing housing, particularly housing with historic value and features.
- Policy 26: The City shall encourage the incorporation of energy and water efficiency standards in the existing housing stock.
- Policy 27: The City shall encourage a compatible mix of housing types and services in residential areas.
- Policy 28: The City shall encourage new housing to radiate out from the city center and discourage leapfrog development in order to promote connectivity and community interaction.
- Policy 29: The City shall consider a range of tools to meet the housing needs of present and future residents, including (but not limited to) multiple residential zones, mixed-use zones, sufficient land to meet identified housing needs, appropriate minimum lot sizes, and accessory dwelling units.
- Policy 30: The City shall adopt strategies to achieve a housing mix of single-family and multifamily dwellings. This mix, along with a range of minimum densities, will allow the City to meet an overall density of 6.5 dwelling units per net acre for new housing.
- Policy 31: The City shall implement strategies to meet planned densities, while maintaining the City's unique character through encouraging design that fits with Coburg's existing neighborhoods.
- Policy 32: New residential areas (outside the historic core) will be developed as complete, walkable neighborhoods.
- Policy 33: Neighborhoods are the organizing form for residential use in Coburg.

The essential elements of neighborhoods in Coburg include:

- a. They are walkable by design.
- b. They are small in scale, typically no larger than ¼ mile from center to edge.
- c. There is a logical and connected street and block pattern.
- d. There are planned transitions with adjacent uses.
- e. Parks and open spaces are included.
- f. Street trees are included.
- g. Residential design reflects the unique character of Coburg and honors the rich history of architecture in the community.

Policy 34:           The City shall work cooperatively with the Oregon Housing Authority.

## **Goal 11: Public Facilities and Services**

**LCDC Goal:** "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development."

**Coburg Objective:** To provide the residents of Coburg the public facilities and services which make possible a safe, healthy and satisfying living environment.

### **General**

- Policy 1:** The initial stages of all new development will include the installation at the developer's expense, of water lines and sanitary facilities in compliance with the adopted Coburg Sewerage Facilities Plan, full streets, street trees, sidewalks and bicycle lanes or paths where required, street lights, and underground power and telephone lines.
- Policy 2:** All city facilities including, but not limited to, extension and connection of water lines, and extension and dedication of streets must be completed and approved by the City prior to occupancy of the new development.
- Policy 3:** Water and wastewater service shall not be provided outside the urban growth boundary except to areas to be specified in the *Coburg Comprehensive Plan* that provides benefits to the city, such as: water service to Pioneer Valley Estates.
- Policy 4:** In accordance with Statewide Planning Goals and administrative rules, urban water, wastewater and stormwater facilities may be located on agricultural land and urban water and wastewater facilities may be located on forest land outside the urban growth boundary when the facilities exclusively serve land within the urban growth boundary, pursuant to Oregon Administrative Rules (OAR) Chapter 660 Divisions 006 and 033. The construction of these facilities will require close coordination with and permitting by Lane County and possible amendments to the *Lane County Rural Comprehensive Plan*.
- Policy 5:** In accordance with Statewide Planning Goals and administrative rules, water and wastewater facilities are allowed in the public right-of-way of public roads and highways.
- Policy 6:** The City shall require new development to cover their share of the cost of expansion of public facilities resulting from their development.

### **Water Facilities**

- Policy 7:** The City of Coburg shall be the only water service provider within the city limits of Coburg.

- Policy 8:** Provide a municipal wastewater treatment and collection system to serve existing residents and businesses and to meet the needs for growth consistent with the community's vision.
- Policy 9:** The city shall construct water system improvements, in conformance with the Water Master Plan, Resolution 99-13.
- Policy 10:** The City shall implement the recommendations contained in Coburg's Drinking Water Protection Plan, Resolution 97-7.

### Sanitary Facilities

- Policy 11:** The City shall designate minimum and maximum development densities that are adequate to support the installation and maintenance of a community wastewater system and that will ensure efficient use of land and public facilities.
- Policy 12:** The city shall construct a wastewater facility, in conformance with the Wastewater Facility Plan, 2003-2.
- Policy 13:** The city shall plan to provide sanitary sewer service to properties within the city and within the city's urban growth boundary.
- Policy 14:** The city shall plan to provide sanitary sewer service to all developments within the urban growth boundary.
- Policy 15:** The city shall expand the urban growth boundary and city limits and provide sanitary sewer service, when available, to existing exception areas, immediately east of the Interstate and other appropriate areas to accommodate these uses.
- Policy 16:** The city shall work with the county, state and property owners to properly abandon septic systems as they are connected to sanitary sewer service.
- Policy 17:** The City shall consider the downtown area as the preferred location for all civic buildings. (e.g. City Hall, Library)

### Solid Waste

- Policy 18:** The City shall coordinate with Lane County on solid waste disposal and potential recycling plan options with regards to the Lane County Solid Waste Plan as revised, updated and adopted.

### Schools

- Policy 19:** The City of Coburg shall encourage the retention and continued funding of the Coburg Elementary School program facility and joint funding of the associated Coburg Community School by School District 4J. The

City of Coburg shall be committed to join Lane County School District 4J in its efforts to maintain the Coburg Elementary School enrollment.

- Policy 20: The City supports the preservation of an elementary school in the City of Coburg.
- Policy 21: The City shall support, not necessarily financially, activities conducted by the Coburg Community School that provide community-wide services to residents of Coburg. These activities may include, but are not limited to, publication and distribution of a city newspaper, day care, and preschool, clothing exchange, services to senior citizens and community education and other programs for adults.

### Community Protection

- Policy 22: The Coburg Rural Fire Protection District will continue to provide fire protection to Coburg residents.
- Policy 23: The City will continue to provide police protection to Coburg residents. The City shall continue to operate and maintain its own police department within the City of Coburg.

### Other Services

- Policy 24: The City will continue to be served by Pacific Power and Light and Northwest Natural Gas but shall accept the services of other available energy utilities should they be deemed appropriate by the City Council.
- Policy 25: The City shall encourage the continuation and improvement of service by the U.S. Postal Service both by means of a local post office and rural route service to area residents.
- Policy 26: The City shall continue to utilize and encourage the health services provided by LCOG's Area Council on Aging, McKenzie-Willamette and Sacred Heart Hospitals, the Coburg Rural Fire District's emergency services, and the Coburg Senior Citizens' Group and Coburg Activities Group.
- Policy 27: The City shall encourage day care facilities to operate in town.
- Policy 28: The City shall provide and improve facilities for community services.
- Policy 29: The City shall encourage improved access to health services.
- Policy 30: The City shall improve drainage systems in general, preferably through natural systems where feasible and appropriate.
- Policy 31: The City shall provide a municipal wastewater treatment and collection system to serve existing residents and businesses and to meet the needs for growth consistent with the community's vision.

## **Goal 12: Transportation**

**LCDC Goal:** "To provide and encourage a safe, convenient and economical transportation system."

**Policy 1:** Develop a street network system that evenly distributes traffic throughout the community, lessening traffic impacts on residential streets, and identifying a system of arterials for moving people, goods, and services safely and efficiently.

- 1.1 Arterials shall be safe, high volume traffic movers serving as a regional connector. Access to an arterial shall normally be from the collector road system. It shall be protected against strip development and access driveways that will restrict its effectiveness.
- 1.2 Collector streets shall serve traffic from local streets to the arterial system. Individual accesses, while more frequent than on arterials, shall be managed to minimize degradation of capacity and traffic safety.
- 1.3 A local street shall provide direct property access and access to collectors and minor arterials. Service to through-traffic movement shall be discouraged.
- 1.4 Design streets to efficiently and safely accommodate emergency service vehicles.

**Policy 2:** Take a long-range view in approving street patterns for new development.

- 2.1 All development proposals, plan amendments, or zone changes shall conform to the adopted Transportation System Plan.
- 2.2 Protect the function of existing and planned transportation systems as identified in the Transportation System Plan through application of appropriate land use regulations. When making a land use decision, the City shall consider the impact on the existing and planned transportation facilities.
- 2.3 Consider the potential to establish or maintain accessways, paths, or trails prior to the vacation of any public easement or right-of-way.
- 2.4 At the time of land development or land division, require the dedication of additional street right-of-way in order to obtain adequate street widths in accordance with all street plans adopted by the City.

**Policy 3:** Improve the aesthetics of streets and streetscapes, especially at City

entrance ways such as Interstate 5 interchange area. Aesthetic improvements may address: street design, trees, lighting, utility lines, sidewalks, park strips, noise abatement, etc.

- 3.1 Improve major through-fares with beautification and scenic amenities, coordinating with other agencies and jurisdictions as necessary.
- 3.2 Identify and improve city gateways and entranceways with beautification and scenic amenities, coordinating with other agencies and jurisdictions as necessary.

**Policy 4:** Continue to pursue improvements to the public transportation system (LTD) from Eugene to Coburg, to the industrial area and throughout the City (e.g., park-and-ride facilities, covered shelters).

- 4.1 Allow changes in the frequency of transit services that are consistent with the Transportation System Plan without land use review.
- 4.2 Design streets identified as future transit routes safely and efficiently to accommodate transit vehicles, thus encouraging the use of public transit as a transportation mode.
- 4.3 Pursue and develop transportation demand management (TDM) program and policies and strategies.
- 4.4 Ensure that developments along existing or planned high capacity transportation corridors are transit-oriented in use and design.

**Policy 5:** Establish a safe bicycle and pedestrian system that provides for connections and minimizes conflict to and from the local school and other significant activity areas, provides for connections between pocket parks, and provides a sidewalk plan in selected areas such as on Willamette and Pearl Streets.

- 5.1 Design streets to meet the needs of pedestrians and bicyclists. This may or may not include sidewalks or bicycle lanes.
- 5.2 Plan and develop a network of streets, accessways, and other improvements, including bikeways, sidewalks, and safe street crossings, that promote safe and convenient bicycle and pedestrian circulation within the community.
- 5.1 Connect bikeways and pedestrian accessways to local and regional travel routes.
- 5.2 Design and construct bikeways and pedestrian accessways to minimize potential conflicts between transportation modes.



Design and construction of such facilities shall follow the guidelines established by the Oregon Bicycle and Pedestrian Plan.

- 5.3 Align and interconnect new streets to reduce travel distance, promote the use of alternative modes, efficiently provide utilities and emergency services, and evenly disperse traffic.
- 5.4 Provide street system connections to and from activity centers such as schools, commercial areas, parks, and employment centers.
- 5.5 Consideration shall be given to maintain reasonable access to existing businesses and residents in the construction and development of new facilities.

**Policy 6:** Protect the groundwater, storm run-off, and surface water when any road construction or improvements are made.

- 6.1 Where appropriate, utilize the street system and its infrastructure as an opportunity to convey and treat stormwater runoff.
- 6.2 Roadway construction projects, while being sensitive to the protection of groundwater, shall conform to regulatory requirements and standards.

**Policy 7:** Review and modify, if necessary, the existing alternative transportation route plan (e.g., for when special events and traffic accidents occur).

**Policy 8:** Develop standards for new development to address all of these goals.

- 8.1 In areas of new development, investigate the existing and future opportunities for bicycle and pedestrian accessways. Many existing accessways such as user trails established by school children distinguish areas of need and should be incorporated into the transportation system.
- 8.2 Design new streets to meet the needs of pedestrians and encourage walking as a transportation mode.
- 8.3 Make provisions for new industrial and commercial developments to be transit-friendly.

**Policy 9:** Retain the historical flavor within the historic district and maintain the rural character of the town (e.g., street trees, old fashioned street lights, no sidewalks in new residential areas, narrow residential streets).

- 9.1 Local street layout shall encourage efficient lot layout and shall not create excessive travel lengths.

- 9.2 Consider traffic-calming devices as a buffer between diverse land uses when designing and laying out local streets.
- 9.3 Extend, provide connectivity to, and continue the grid pattern where appropriate in local street design and layout.
- 9.4 Large scale, high canopy street trees shall be planted on all streets to create attractive and healthy neighborhood environments. Minimize damage to street trees resulting from utility line placement and repair, and from new home construction.
- 9.5 A developer may install sidewalks in new residential areas if need can be shown.
- 9.6 Require the consistent use of parking area design standards, such as landscaping, placement, and lighting and other amenities.

Policy 10: Provide for the continued maintenance and improvements to existing streets.

- 10.1 Continue to make maintenance and repair of existing streets a priority.
- 10.2 The maintenance and repair of existing bikeways and pedestrian accessways (including sidewalks) shall be given the same priority as the maintenance and repair of motor vehicle facilities.

Policy 11: Improve drainage systems in general, preferably through natural systems where feasible and appropriate.

- 11.1 Street designs shall be responsive to topography and shall minimize impacts on natural resources such as streams, wetlands, and wildlife corridors.

Policy 12: Develop a speed control plan that establishes speed zones for bicycle and pedestrian destination areas and outlines a range of improvements for controlling speed (e.g., narrow street widths, speed humps, traffic circles).

- 12.1 Incorporate traffic-calming techniques to reduce speeds in areas identified as destinations for bicyclists and pedestrians.
- 12.2 Encourage pedestrian and bicycle activity through street design standards that include features such as narrower neighborhood street pavement widths, walkable block lengths and perimeters, alleys for vehicle access, attractive street lighting, and landscaping.

Policy 13: Improve the Coburg-Interstate 5 Interchange safety and transportation

operations.

13.1 The City shall adopt and coordinate with ODOT and Lane County to implement the ODOT Coburg-Interstate 5 Interchange Refinement Plan, which includes but is not limited to:

- A preferred interchange alternative,
- An interchange access management plan,
- A recommended TDM program that shall be fully implemented before and interchange reconstruction, and
- An assumption that current City and County comprehensive land use designations at and near the interchange are constant for the next 20 years.

- Policy 14: Whenever a bike route utilizes or parallels an existing or proposed road right-of-way, sufficient design provisions that insure the safety of the users will be incorporated in the construction of the facility as specified by Site Review Criteria.
- Policy 15: A public street should not be used to encourage development in an area where such development would constitute a threat to public health or welfare, or create excessive public expenditure.
- Policy 16: Every developed property shall have direct access by street or deeded easement.
- Policy 17: Public street right-of-way should continue to serve as the primary access to properties for transportation and public utilities.
- Policy 18: All future dead-end streets should have turn-arounds adequate for emergency vehicles.
- Policy 19: Off-street parking must be provided as part of all land development unless adequate on-street parking is available. Space devoted to off-street parking shall be limited through the establishment and use of parking ratio maximums and reduced minimum parking requirements, and the use of shared parking.
- Policy 20: The City shall provide a balanced transportation system that meets the needs of and is compatible with pedestrians, bicyclists, cars, transit, trolley, and trucks.
- Policy 21: The City shall coordinate with Lane Transit District to study the feasibility of a trolley/street car.
- Policy 22: The City shall use transportation demand management, system improvements, and land use strategies to encourage people to walk, bicycle and bus to reduce increased traffic congestion within the community and to and from the community.

- Policy 23: The City shall consider the transportation impacts of land use and development patterns planned within the community when amending and implementing the Coburg Comprehensive Plan and City ordinances.
- Policy 24: Land use development decisions and street improvements within the city shall maintain separation between local traffic and through traffic.
- Policy 25: The City shall require land use development and transportation improvements that encourage transit, bicycles, and pedestrian amenities in new commercial, public, mixed use, and multi-family residential development.
- Policy 26: The City shall provide transportation system improvements that improve safety, encourage bicycling and walking, and provide convenient access to bus stops.
- Policy 27: The City shall maintain street connectivity throughout the community and prohibit the development of gated communities.
- Policy 28: The City shall maintain the shared street concept by preserving the pedestrian function of local streets.
- Policy 29: The City shall cooperate with State and Lane County transportation agencies and Lane Transit District to mitigate impacts on the community and the state highway system from daily commuting to and from the community and to improve access to the Highway Industrial and Commercial area.
- Policy 30: The City shall develop affordable and convenient transit and commuter service options to reduce single occupant automobile commutes.
- Policy 31: The City shall maintain the unique character of the National Historic District by allowing flexibility in meeting street and parking standards in that district.
- Policy 32: The City shall provide large scale, high-canopy street trees on local streets to create attractive and healthy neighborhood environments.
- Policy 33: The City shall minimize damage to street trees resulting from utility line placement and repair and from new home construction.
- Policy 34: The City shall develop a safe bicycle and pedestrian system that provides for connections and minimizes conflict to and from the local school and other significant activity areas, provides for connections between pocket parks, and provides a sidewalk in selected areas, such as Industrial Way and Mill Street.

- Policy 35: Street designs shall be responsive to topography and shall minimize impacts to natural resources such as streams, wetlands, and wildlife corridors.
- Policy 36: The City shall not expand the UGB east of Interstate 5 until the City has sufficient clarity on the configuration, timing, and cost of the interchange upgrade to conclude that adequate transportation facilities will be in place to serve future development.
- Policy 37: The City shall ensure that developments along high capacity transportation corridors are reasonably transit-oriented and compatible with the city's character.
- Policy 38: In commercial and industrial areas the City shall consider strategies that support limiting space devoted to off-street parking through the establishment of parking ratio maximums, reducing minimum parking requirements, providing credit for on-street parking, and encouraging shared parking whenever feasible. Also require parking lot design standards, such as landscaping, placement, lighting and other amenities.
- In multi-family developments, the City shall consider strategies that support limiting space devoted to off-street parking by encouraging shared parking whenever feasible. The City shall also require parking lot design standards, such as landscaping, placement, lighting and other amenities.
- Policy 39: The City shall promote street design standards that encourage narrower neighborhood streets, walkable neighborhoods, alleys, separated sidewalks, etc.
- Policy 40: The exception area immediately east of Interstate 5, when included within the urban growth boundary and city limits, shall have a process for transportation review criteria placed on the property to assure that any new development or redevelopment on the property that increases trip generation from the site is required to go through a plan amendment application with the city and will be required to address the requirements of Section 0060 of the TPR regarding impacts to state, county, and city transportation facilities. The property owner or applicant may be required to complete a traffic impact analysis, road dedications, and road improvements for affected County Roads, consistent with the Lane County Transportation System Plan goals and policies and with County requirements for roads in Lane Code 15.
- Policy 41: The exception area immediately east of the Interstate 5 interchange shall have an established trip generation baseline upon annexation of the property. The trip generation baseline shall be for average daily trips (ADT), weekday AM peak and weekday PM peak trips, based on ITE Trip Generation Manual and inventory of uses is as shown in Exhibit

2 and is incorporated as policy by reference.

- Policy 42:** All new development proposals and/or redevelopment proposals in the exception area immediately east of Interstate 5 that exceed the baseline trip generation established upon annexation shall be required to apply for a city plan amendment application and meet Statewide Goal 12, Transportation Planning Rule, in particular Section 0060, and develop a transportation analysis to determine the impact on the interchange and on County Roads. The County may require a traffic impact analysis and road improvements consistent with the Lane County Transportation System Plan goals and policies and with County requirements for roads in Lane Code 15. The new site development or redevelopment shall be required to measure the following trip impacts for all three of the following:
- Weekday PM peak hour trips between 4:00 pm and 6:00 pm
  - Weekday AM peak hour trips between 6:00 am and 9:00 am
  - Average Daily grips for the entire area in question.
- Policy 43:** In the event that Interchange Refinement Plan is completed and adopted in the Coburg TSP or Interchange Area Management Plan is developed and adopted, the exception areas immediately east of Interstate 5 shall be included in the plans and shall be governed by the results of that plan. Notwithstanding this provision, a traffic impact analysis, road dedications and road improvements may be required for new development affecting County roads in this area.
- Policy 44:** To provide for the transportation needs of all Coburg residents compatible with county and state plans and promoting the greatest possible energy efficiency.
- Policy 45:** Develop and maintain a transportation system while improving transportation choice and environmental quality.
- Policy 46:** Provide a transportation system that is safe, convenient, accessible, environmentally responsible, efficient, responsive to community needs, and considerate of neighborhood impacts, particularly in the National Historic District.
- Policy 47:** Develop and maintain a street network that is inter-connected.
- Policy 48:** Develop and maintain a street network that maintains a separation between local traffic and through traffic.

### **Goal 13: Energy Conservation**

**LCDC Goal:** "To conserve energy.

**Coburg Objective:** To guide community development in such a way as to maximize the conservation of energy and to assist Coburg residents in reducing their consumption of energy through conservation measures and use of alternative energy sources.

**Policy 1:** The City shall consider the energy use implications in all land use decisions.

**Policy 2:** The City shall encourage the location of future medium density development and mixed use along high capacity transportation corridors.

**Policy 3:** The City shall encourage Coburg residents to utilize Pacific Power and Light's free home energy audit.

**Policy 4:** The City shall attempt to implement the targeted home weatherization goals of the Housing Action Program.

**Policy 5:** The City shall encourage the continuance of recycling programs of the Coburg Community School and Lane County Solid Waste Management Department.

**Policy 6:** The City shall encourage the recycling and reuse of vacant land by allowing infill of vacant lots within the City limits when sanitary conditions are met.

**Policy 7:** The City shall encourage the enforcement by Lane County of the insulation requirements of the Uniform Building Code.

**Policy 8:** The City shall encourage design and site orientation to sun and wind.

**Policy 9:** In the remodeling or construction of public buildings, the City shall participate in all available Appropriate Technology Programs.

**Policy 10:** The City shall develop solar access criteria for inclusion in its Zoning and Subdivision Ordinances.

**Policy 11:** The City shall consider the development of a Planned Unit Development Subsection of the Zoning and Subdivision Ordinances to utilize the energy conservation consequences of clustered housing.

## **Goals 14: Urbanization**

- LCDC Goal:** "Establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions."
- "Provide for an orderly and efficient transition from rural to urban land use."
- Coburg Objective:** To establish an Urban Growth Boundary with sufficient amounts of urbanizable land to accommodate projected city expansion needs while assuring the preservation of the City's historic character.
- Coburg Objective:** Promote land use and development patterns that sustain and improve quality of life, are compatible with mass transit, maintain the community's identity, protect significant natural and historic resources, and meet the needs of existing and future residents for housing, employment, and parks and open spaces.

### **General**

- Policy 1:** The City shall preserve urbanizable land and provide for orderly, efficient development by controlling densities through provision of the Zoning and Subdivision Ordinances, thereby preventing the need for overly extensive public services and restricting urbanization to that commensurate with the carrying capacity of the land.
- Policy 2:** The City shall coordinate land use decisions with Lane County, through provisions of the Joint Agreement for Planning Coordination, and with other state and federal agencies as appropriate.
- Policy 3:** All city land use decisions shall be in compliance with LCDC Goals and Guidelines.
- Policy 4:** City service shall not be extended outside of the City limits. Those people who are living outside the city limits and are connected to the city's water system as of November 15, 1989 shall be "grandfathered" into the program.
- Policy 5:** The Urban Growth Boundary shall not be expanded unless findings of fact establish that the proposed expansion is in compliance with all 7 factors of LCDC Goal 14.
- Policy 6:** The City shall not annex lands outside its adopted Urban Growth Boundary without first expanding its Urban Growth Boundary to include the proposed annexation.
- Policy 7:** The City shall, if appropriate, establish standards in addition to those enumerated in Policy 5 above for changing the Urban Growth Boundary.



- Policy 8:** The Citizens Advisory Committee and the City Council shall be responsible for reviewing, updating and amending the Comprehensive Plan. The Comprehensive Plan shall be reviewed every two (2) years and updated every four (4) years.
- Core team believes CAC is indeed the Planning Commission, as defined in the City's acknowledged Citizen Involvement Plan.
- Policy 9:** Amendments to the Comprehensive Plan proposed by city residents shall be reviewed by the Citizens Advisory Committee who shall recommend appropriate action to the City Council.
- Policy 10:** The City shall encourage Lane County to retain the current agricultural zoning of lands outside the City's Urban Growth Boundary but within its Area of Influence to prevent continuous urbanization of lands between Coburg and Eugene-Springfield.
- Policy 11:** The City shall define its Area of Influence as that area delineated in Map 6.
- Policy 12:** New development will be required to meet city and county road standards and have approval of subsurface water and septic drainage systems or other disposal means in keeping with the adopted Coburg Sewerage Facilities Plan.
- Policy 13:** Redevelopment programs will be encouraged to eliminate substandard areas in both residential and commercial districts and to prevent premature obsolescence through rehabilitation and Uniform Building Code enforcement.
- Policy 14:** All Comprehensive Plan documents, maps and related ordinances shall be kept in City Hall and shall be available for inspection by the public upon request during normal business hours.
- Policy 15:** The City shall encourage the integration of adjacent land uses and zoning districts through density transitioning, mid-block zoning lines, area-specific building height limits, and blending of compatible uses as appropriate.
- Policy 16:** The City shall maintain the City's unique character by designing new and infill development that is compatible with Coburg's existing neighborhoods and sewage disposal requirements.
- Policy 17:** The City shall promote the efficient use of land within the urban growth boundary and sequential development that expands in an orderly way outward from the existing city center.
- Policy 18:** The City shall provide a sufficient supply of developable land within the urban growth boundary to meet the needs of the existing and projected population for residential, commercial, industrial, and recreational uses

over the next 20 – 50 years, while preserving the small town character of the community.

- Policy 19: The City shall accommodate projected growth, expand the urban growth boundary in a manner that balances the need to protect high quality farm and forest resource lands with the residential needs of the existing and future population and with efficient public facility and service delivery.
- Policy 20: Future residential and commercial development shall be constructed in a manner that preserves the small town, historic character of the community.
- Policy 21: The City shall work with Lane County to obtain agreement on measures, such as co-adoption of a Coburg/Lane County Plan Boundary, that apply Coburg Comprehensive Plan policies in the area south of the city to the McKenzie River, in the Coburg Hills outside the City's urban growth boundary, and north of the city to Pioneer Valley Estates subdivision, and west in the Coburg Bottom Loop Road area.
- Policy 22: The City shall work with Linn County and other jurisdictions to obtain agreement for the City of Coburg to influence land use development patterns to the north and southeast of the city.
- Policy 23: The City shall work with the City of Eugene to enter into an intergovernmental agreement that specifies that the City of Eugene will not extend its urban growth boundary past the McKenzie River and request that this be included as the policy in the *Eugene-Springfield Metropolitan Area General Plan*.
- Policy 24: The City shall encourage redevelopment in residential and commercial areas to encourage investment in the community and compatibility with existing historic character.

### Residential Land Use

Policy 30 shall be added to the residential section, as well as, the commercial and industrial section of Goal 14.

- Policy 25: The City shall encourage the utilization of existing vacant lots to promote a more compact urban growth form.
- Policy 26: Where possible, the nature of existing neighborhoods shall be preserved through rehabilitation or other appropriate methods.
- Policy 27: The City shall promote the achievement of desired minimum densities and efficient land use through infill development that includes options such as duplexes and triplexes on corner lots, mid-block developments (lots fronting a public or private lane), and flag lots. The City shall allow variations in building setbacks and lot dimensions as needed to

encourage development of lots that would otherwise be undevelopable, without requiring a variance process.

- Policy 28: The City shall encourage the compatible integration of different land uses such as single- and multi-family dwellings, parks, and mixed use residential/commercial buildings through the development and use of design standards.

### Commercial and Industrial Land Use

- Policy 29: To preserve the rural residential atmosphere of the City, commercial and industrial development shall be controlled through adopted site review criteria.
- Policy 30: The City shall develop design policies to create Design Themes for the Comprehensive Plan and create a Design Review Group.
- Policy 31: Commercial enterprises which allow permanent residences shall not be allowed to have a residential density greater than that allowed in the residential district.
- Policy 32: Commercial activities in residential districts shall be limited to those home activities allowed in the Zoning Ordinance.
- Policy 33: Commercial and industrial developments shall comply with all applicable federal, state and local standards governing preservation of air, water and land resource quality.
- Policy 34: Commercial and industrial properties shall have adequate sewage disposal systems as determined by DEQ and other applicable federal, state and local agencies.
- Policy 35: Commercial and industrial developments shall provide adequate buffering from abutting residential uses in compliance with provisions of the Zoning Ordinance.
- Policy 36: All commercial and industrial facilities shall provide off-street parking on their sites or within 200 feet of their location pursuant to provisions of the Zoning Ordinance.
- Policy 37: To preserve the rural character of the City, only light and campus industrial uses as defined in the Zoning Ordinance shall be allowed.
- Policy 38: The City shall encourage the incorporation of limited mixed-use commercial/residential development in commercial zoning districts by providing incentives such as density bonuses. Limit commercial development in industrial zones to those small-scale retail and service uses that serve the industrial area employees and customers but not the community-wide or region-wide market.

**Policy 39:** The City shall allow limited retail development next to residential areas and within industrial districts. Ensure the compatibility of this commercial development with the surrounding uses by applying

standards for design, compatible hours of operation, noise, lighting, emissions, maximum building size, and types of goods and services sold.

### Land Use and Development Patterns

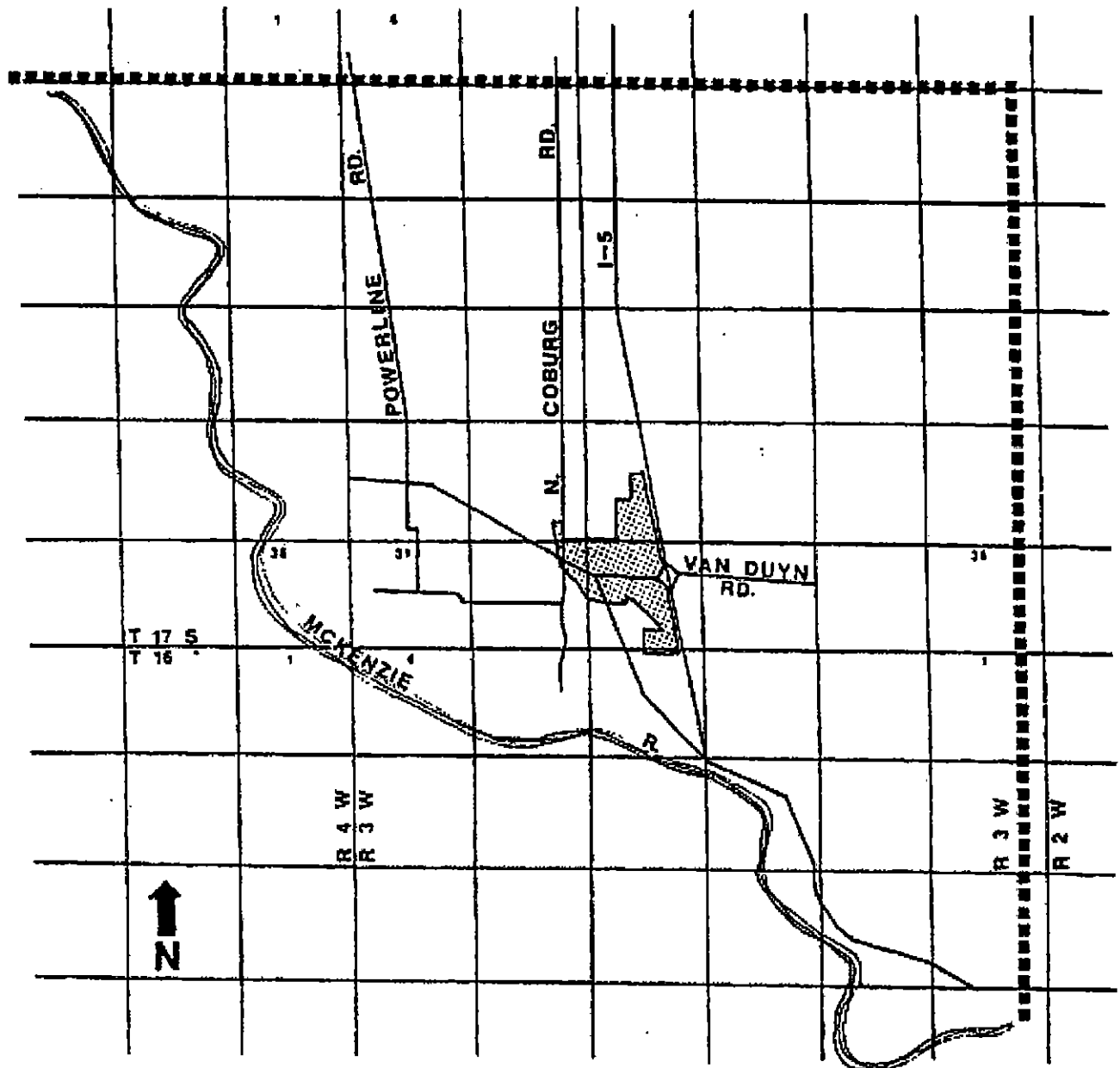
- Policy 40:** The City shall promote land use and development patterns that sustain and improve quality of life, are compatible with mass transit, maintain the community's identity, protect significant natural and historic resources, and meet the needs of existing and future residents for housing, employment, and parks and open spaces.
- Policy 41:** The City shall maintain a viable downtown through plan designations and zoning in a manner that provides opportunities for development of the town center with a compatible mix of housing and businesses.
- Policy 42:** Future residential and commercial development shall be constructed in a manner that preserves the small town, historic character of the community.
- Policy 43:** The City shall maintain and improve a buffer, which may include use transitions between the highway industrial and commercial uses and the remainder of the town. The buffer shall provide both visual and air quality benefits.
- Policy 44:** The City shall preserve a permanent buffer, allowing resource use, in the area two miles north of the McKenzie River to the southern edge of Coburg's urban growth boundary in order to provide open space between the McKenzie River and the southern edge of the urban growth boundary and to maintain a separation between the Cities of Coburg and Eugene.
- Policy 45:** The City shall work with Lane County to obtain agreement on measures, such as co-adoption of a Coburg/Lane County Plan Boundary, that apply Coburg Comprehensive Plan policies in the area south of the city to the McKenzie River, in the Coburg Hills outside the City's urban growth boundary, and north of the city to Pioneer Valley Estates subdivision, and west in the Coburg Bottom Loop Road area.
- Policy 46:** The City shall work with Lane County and other jurisdictions to obtain agreement for the City of Coburg to influence land use development patterns to the north and southeast of the city.
- Policy 47:** The City shall work with the City of Eugene to enter into an

intergovernmental agreement that specifies that the City of Eugene will not extend its urban growth boundary past the McKenzie River and request that this be included as a policy in the Eugene-Springfield Metropolitan Area General Plan.

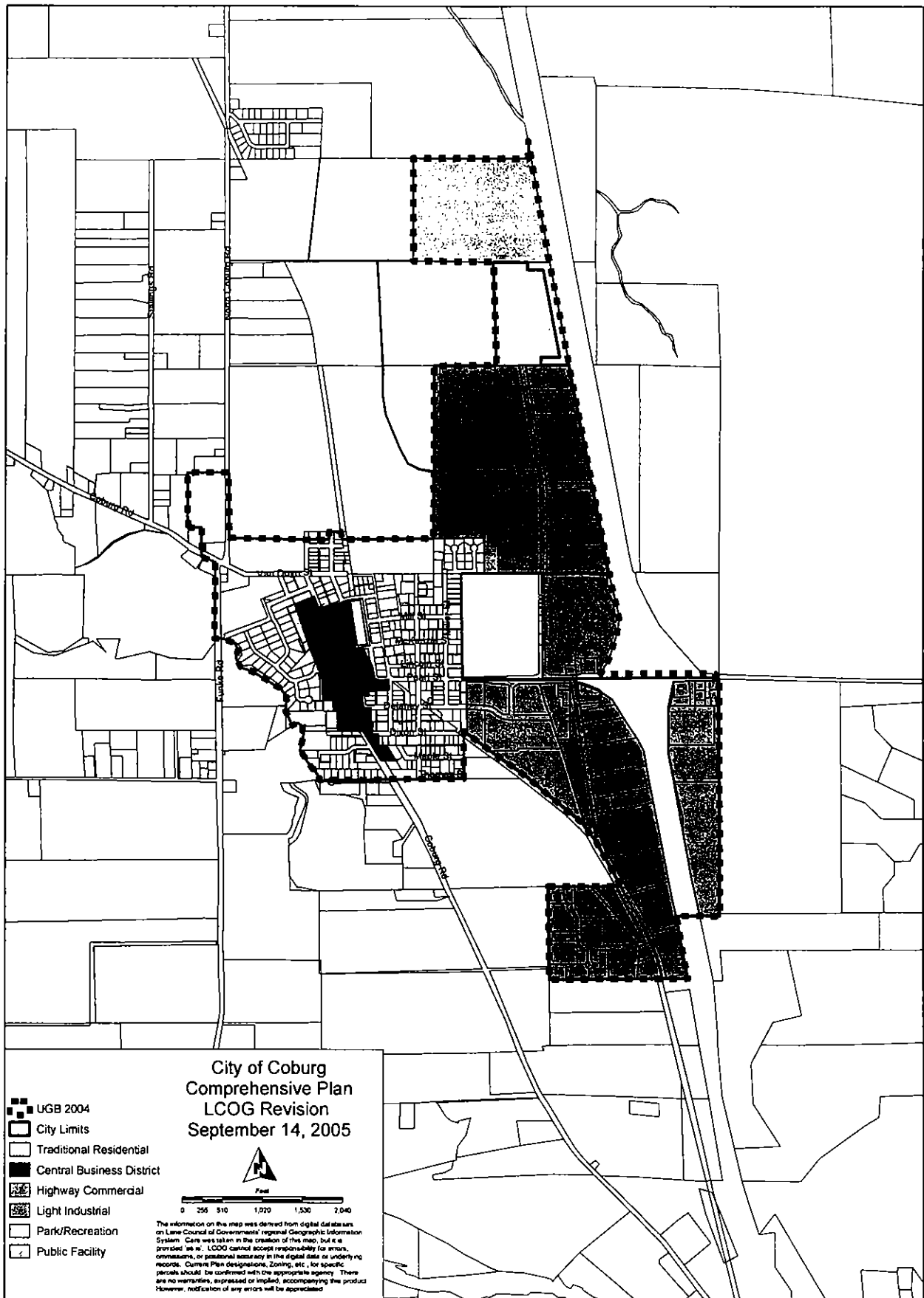
- Policy 48: The City shall encourage redevelopment in residential and commercial areas to encourage investment in the community and compatibility with existing historic character.
- Policy 49: The City should develop a system of Urban Reserve Areas. To allow planning for areas outside urban growth boundaries for eventual inclusion in an urban growth boundary and to protect such lands from patterns of development that would impede urbanization.
- Policy 50: The City shall develop strategies for infill development in residential areas. Infill techniques include design standards, duplexes and triplexes in selected areas, variations in building setbacks, mid-block developments (lots fronting a private or public mid-block lane), etc.
- Policy 51: The City shall encourage the incorporation of limited commercial development through the use of density bonuses for mixed-use commercial/residential buildings in certain areas
- Policy 52: The City shall discourage neighborhood commercial development (within residential zone)
- Policy 53: Coburg's Town Plan is intended to reinforce the downtown area and adjacent neighborhoods as the historic core of the community. New development outside of the core will include the creation of new neighborhoods that mirror the qualities that make the historic core so special: small scale, connected streets and pedestrian routes, trees, and access to open spaces.

# MAP 6

## AREA OF INFLUENCE



21A



## Exhibit B

### Findings in support of the adoption of Periodic Review Amendments to the Coburg Comprehensive Plan

- 1 With Department of Land Conservation and Development approval, Coburg initiated periodic review in July 2002. The decision to initiate periodic review was based on several factors, including:
  - The age of the original comprehensive plan and codes (adopted 1979);
  - The need to address current needs and issues, such as schools, a civic center, parks and open space, and transportation and other infrastructure to support housing, business and industry;
  - The identified groundwater contamination and the pending creation of a groundwater management area;
  - Coburg's new membership in the Central Lane Metropolitan Transportation Management Area; and
  - Coburg's participation in the regional planning effort, Region 2050.
- 2 The city's commitment to build a wastewater system played a major role shaping the development of its periodic review vision. While the Coburg Wastewater System is still in the planning stages, the City's commitment to its development at the earliest possible date helped shape many of the decisions regarding periodic review and the vision of what the City will look like.
- 3 Periodic Review is a complex process. A main purpose of the Coburg Periodic Review process was to review and revise Coburg's Comprehensive Plan to bring it up to date, to reflect changes in conditions around Coburg, and changes in the Statewide Planning goals and related statutes and rules. Coburg's Periodic Review process built upon the existing policies of the Coburg Comprehensive Plan, making changes only where the Periodic Review process showed that changes were necessary. In the findings that follow, omitting an analysis of a goal or plan policy does not mean that the matter was overlooked. Instead, the omission of a discussion of a particular plan or policy indicates that that plan policy was derived from a policy in the previous acknowledged Coburg Comprehensive Plan, that it was examined during the process and found to be of continuing validity. All of the Coburg Comprehensive Plan policies not discussed in this analysis were and remain in compliance with the applicable Statewide Planning Goals.

### GOAL 1 FINDINGS

- 4 One of the City's first steps in its periodic work program was the development of a community vision. During the visioning process the city addressed such issues as the location and design of desired land uses within the existing and future UGB, and identified significant historic, scenic and natural resources that add to the community. The community vision that was developed from this process was reviewed and approved by the



- 12 Coburg's use of a land use consultant, under the guidance and direction of DLCD, was important to Coburg because it helped ensure that the Goal 2 policies and statements developed for this Comprehensive Plan were placed before CIC, the Planning commission and the Council only after careful analysis by these experts.
- 13 Coburg recognizes that it has experienced a great deal of change in recent years. While Coburg hopes that events and the pace of change will slow, the City is prepared to accommodate change as it happens. For that reason, Coburg has adopted a policy allowing a regular review of the Comprehensive Plan.
- 14 The description of the land use planning process refined and set forth in the proposed Comprehensive plan do set up a land use process for the City of Coburg that complies with goal 2 and helps insure that any future amendments will be done in accordance with Goal 2, the remaining LCDC goals and applicable state law.
- 15 The refinement plan process set forth in the Goal 2 section of the Comprehensive Plan demonstrates compliance with goal 2. While refinement plans are not a mandated requirement, introducing the possibility at this time allows Coburg to make adjustments where and when necessary, while also preserving the intent of keeping all aspects of the Coburg planning process consistent with applicable Goals, rules and state statutes.
- 16 Several policies in the proposed comprehensive plan were developed to reflect Coburg's transition in the next several years between a city without a wastewater system to a city with this type of public facility. The goal 2, policy 6 discussion concerning land divisions is one such special policy discussion. This policy sets forth the special review requirements necessary as the transition is planned to be made toward a wastewater system. It is important to allow for change in the land divisions process as Coburg moves forward. At the same time, to reflect the present nature of Coburg, and such state laws as measure 37 and its possible compensation claims, Coburg does not want to allow land divisions that lack the foresight to make good decisions. For that reason, land divisions must be reviewed to make certain that one division does not create problems for adjacent properties in the future.
- 17 The comprehensive plan creates several plan designations for land uses in Coburg. The traditional residential designation reflects Coburg's historic character and acknowledges the value of traditional Coburg. The traditional residential designation reflects not only the existing character of the area, but also the model of development that is most likely to continue. Within the traditional residential designation area the most viable residential developments will be architecturally compatible with other development in the area. The limitations are not so restrictive that they will have any meaningful impact on housing development. The buildable lands inventory conducted as apart of the periodic review program found that the historic section of Coburg could accommodate some additional housing, including medium density housing. Coburg will be able to satisfy the statutory requirements for needed housing in the traditional residential area and in the additional residential area.

- 26 Statewide Planning Goal 3 Planning Guideline 1 encourages the separation of urban growth and agricultural areas by buffer zones or transitional areas. Consistent with this guideline, new Goal 3, Policy 5 supports the concept of measures that might be employed to promote compatibility and transition between urban development at the edge of the urban growth boundary and adjacent agricultural areas.
- 27 Goal 3, Policy 6 supports coordination with Lane County to control and manage the use of land within the urban growth boundary. This policy is also consistent with Statewide Planning Goal 3 Planning Guideline 1.
- 28 Goal 3, Policy 7: Consistent with Goal 3 Planning Guideline 1, this new policy supports the establishment of a greenbelt between Coburg and the McKenzie River. Much of the land in this area is currently in agricultural production.
- 29 Goal 3, Policy 8 pledges to protect high quality farmland surrounding the community from premature development. This policy is consistent with Statewide Planning Goal 3 Planning Guideline 2 that opines that plans should consider the carrying capacity of land resources of the planning area. This policy is also consistent with ORS 215.243(3).

#### GOAL 4 ANALYSIS

- 30 Statewide Planning Goal 4 recognizes that forest lands serve as urban buffers, habitats, scenic corridors and recreational uses. Coburg's Goal 4 Policy 1 revision not only pledges to protect these forest uses but create them if the City has the authority to do so.

#### GOAL 5 ANALYSIS

- 31 Goal 5, Policy 1 commits the city to maintaining and enhancing open spaces, which is consistent with Goal 5's intent of protecting this resource.
- 32 Goal 5, Policy 4 recognizes the value of the Oak Forest in the Coburg Hills and the Oak Savannah habitat east of the city as open space and, consistent with Goal 5, encourages their protection.
- 33 Goal 5, Policy 5 recognizes the importance of open spaces between urban centers and pledges to maintain the separation between the Coburg city limits and the Eugene city limits.
- 34 Goal 5, Policy 6 is a modified policy to strengthen prior language by specifying the means by which the City will encourage Lane County and other jurisdictions to protect the Coburg Hills as a scenic resource.
- 35 Goal 5, Policy 7 strengthens prior language by including the agrarian landscape as a scenic resource and being more specific regarding the planning tools that will be used to protect scenic resources.

and statements directing the abandonment of existing septic systems and the development of a sanitary wastewater system. This direction complies with the Goal 6 purpose of not exceeding the carrying capacity of the groundwater in the Willamette River Basin.

- 46 The city of Coburg has committed itself to preserving air, water and land resources by a policy statement that waste and process discharges will not violate applicable state and federal environmental quality standards. For groundwater protection, this commitment is carried through in the city's commitment to continue to participate in the southern Willamette Valley Groundwater Management Area process.
- 47 The city of Coburg has committed itself to preserving air, water and land resources by policy statements that waste and process discharges will not violate applicable state and federal environmental quality standards. The city has committed itself to enhance air, water and land resource quality through coordination with relevant state and regional agencies. The preservation and enhancement of air, water and land resources is a cooperative venture, involving the activities of others outside Coburg in creating problems as well as in seeking solutions. Coburg is committed to work with state and regional agencies to serve the mutual goals of enhancement and preservation of air, water and land quality. The best ways to achieve the shared goals of addressing the Goal 6 requirements is for state and regional governments to work cooperatively, hearing the concerns and working jointly to resolve these issues.
- 48 Goal 6, policy 1, 2, 3, 5, 7 and 8 contain Coburg's commitment to maintaining and improving the air quality of the city and its area of influence. These policies demonstrate Coburg's commitment to work cooperatively with other entities to preserve air quality. Coburg recognizes that subsequent development in Coburg may affect air quality in the region. Coburg is committed to giving appropriate consideration to the potential impact whenever considering any future development. Coburg is also committed to reviewing and making its opinions known with regard to projects or developments outside Coburg that may have an effect within Coburg.
- 49 Goal 6, policies 2, 3, 4, 5, 6 8, 9, 10, 11 and 12 contain Coburg's commitment to maintaining and preserving water quality in and around Coburg. Coburg is most concerned about groundwater contaminant as a result of the use of individual septic systems and about stormwater contamination. Coburg has developed a plan for the design and construction of a wastewater collection and treatment system. Coburg is attempting to deal with its lack of a wastewater system through the adoption of a revised facilities plan, and further steps to arrange financing for the construction of a wastewater system. Coburg anticipates that, barring unforeseen circumstances, Coburg will have a collection system and wastewater treatment capacity in place by 2008. In the interim, Coburg's participation in the Groundwater Management Area process will help maintain and improve water quality in and around Coburg. The Coburg Wastewater Facilities Plan provides for the development of a facility and policies, including required connections and a plan to include all developed property within the City.

- 55 With few exceptions, related to the Parks Master Plan and the Community School Program, the policies set forth in the proposed periodic review amendments to the Coburg Comprehensive Plan carry forward the successful policies of the previously acknowledged Coburg Comprehensive Plan. As set forth in the Parks Master Plan, these provisions have for the most part continued help Coburg satisfy the recreation needs of citizens and visitors, and thus warrant being carried forward.
- 56 The Coburg Community School is a vital part of Coburg in many ways, including its important role in providing recreational facilities for all of the residents of Coburg. The policies 8 and 9 of the Goal 8 analysis of the proposed periodic review amendments to the Coburg Comprehensive plan recognize the importance of the school because of its recreational facilities and provide for the City to continue its efforts to maintain the school as one of the elements in Coburg's steps to comply with Statewide Planning Goal 8.

#### GOAL 9 ANALYSIS

- 57 Goal 9, Policy 4 has been modified to better explain the purpose of the Highway Commercial plan designation and to clarify that uses in this district should be compatible in design and scale with the Central Business District and residential zones.
- 58 Goal 9, Policy 7 has been modified to allow buffering through means other than with evergreen hedges between industrial areas and abutting residential properties.
- 59 The City has added an additional 17 policies under its Goal 9 Element. Many of the policies are aspirational but Policies #16, #17, #18 and #19 contain specific methods of creating high-wage jobs, diversifying the employment base, coordinating economic development activities and supporting Coburg businesses.
- 60 Seven of the new policies (#20 – #26) apply to downtown Coburg. These policies, which largely address preserving the current rural and historic character of the downtown area, implement Goal 9's directive that comprehensive plans for urban areas should "[L]imit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses."

#### GOAL 10 ANALYSIS

- 61 The proposed periodic review amendments to the Coburg Comprehensive Plan with respect to Goal 10 contain several changes designed to reflect the results of the buildable lands inventory conducted as a part of periodic review. This inventory charted the potential growth of Coburg, and dealt with the questions of density, future growth patterns in residential areas, and the need for additional land for housing. This inventory lies behind many of the housing policies found in the periodic review amendments to the Coburg Comprehensive Plan.

planning goal 5, in that it will bring services to residents of Coburg rather than requiring the residents to increase travel.

- 71 Goal 10, policy 28, helps Coburg fulfil its goal 10 responsibilities, and furthers its compliance with Statewide Planning Goals 5 and 12. Compact development that promotes connectivity and community interaction make Coburg a better place to live, helping to insure that Coburg meets all of its needs in the most logical and appropriate fashion.
- 72 Goal 10, policy 29 directs Coburg to consider a range of tools to assure compliance with Statewide Planning Goal 10. Coburg has adopted multiple types of residential zones to allow a variety of housing options appropriate to different parts of Coburg. Allowing a mix of services in residential zones, allowing mixed uses, and the close proximity of portions of Coburg's commercial and residential areas ensures that Coburg will meet the variety of housing needs that will arise from Coburg's present and future residents. Modification of the minimum lot size before and after a wastewater collection and treatment system is in place makes certain that Coburg's residents will be able to make full use of the residential opportunities in Coburg. As a wastewater system comes on line in Coburg, it may be necessary to examine the available residential land in Coburg. Should it be necessary to expand the amount of residential land available, Coburg will do so in a manner that allows compliance with statewide planning goal 10 and all other applicable goals.
- 73 The policies referred to in Goal 10, policy 30 to achieve a housing mix of single family and multi-family dwellings are expressed in other portions of the Goal 10 policies set forth in the periodic review amendments to the Coburg Comprehensive Plan, as well as in the amendments to the Residential portions of the Coburg Zoning Code. These pollicies and amendments ensure adequate housing at a density suitable to the needs of Coburg for compact growth in character with the historic nature of Coburg.
- 74 The strategies referred to in Goal 10, policy 31, designed to meet planned densities while maintaining Coburg's unique character are found in the residential portions of the Coburg Zoning code, in the Coburg subdivision Ordinance, and in the design standards incorporated into the Coburg Zoning Code.
- 75 Goal 10, policy 32 expresses the city's need to provide adequate and attractive housing in character with the city's historic character. Its expression complies with the requirements of statewide planning goal 10, 12 and 5.
- 76 Goal 10, policy 33 summarizes and restates many of the earlier goals, and enhances compliance with Statewide Planning Goals, especially 10, 12 and 5. Developing compact, attractive, walkable neighborhoods provides attractive housing opportunities, decreases demands on the rest of Coburg and the region, and preserves the nature of Coburg as a community of diverse and historic character.

## GOAL 11 ANALYSIS

- 87 Goal 1, policy 2 has been modified to encourage future medium density development and mixed development to locate along high capacity transportation corridors.

#### GOAL 14

- 88 Goal 14, Policy 15 incorporates the provisions of Coburg's Comprehensive Plan policy related to Statewide Planning Goal 2 into the policies related to Goal 14 to ensure compliance with these provisions.
- 89 Policies #16 and #17 are new policies that promote infill development and efficient use of land within the Urban Growth Boundary, consistent with Factor 4 of Goal 14.
- 90 Goal 14, Policy 18 is a new policy that commits the city to maintain a supply of developable land within the urban growth boundary to meet the land use needs of the city. The portions of the policy related to an extension beyond the required 20 years are a demonstration that the city of Coburg wishes to make the best forecasts possible, and anticipate solutions before they become mandatory. This portion of the policy is aspirational rather than mandatory.
- 91 Goal 14, Policy 19 is a new policy recognizing that the expansion of the urban growth boundary must balance the need to protect high quality farm and forest resource lands with the residential needs of the community and with efficient public facility and service delivery. This policy incorporates the intent of Goal 14 Factors 2, 3, 5, 6, and 7.
- 92 Goal 14, Policy 21 is a new policy supporting an effort to work with Lane County in establishing a Plan Boundary that is larger than the urban growth boundary. Essentially, this policy is an attempt to define a planning area consistent with Goal 14 Guideline B.6.
- 93 Goal 14, Policy 22 also supports a commitment to work with Lane County (and other jurisdictions) to plan for an area adjacent to the Coburg Urban Growth Boundary and is consistent with Goal 14 Guideline B.6.
- 94 Goal 14, Policy 23: This new policy commits the City to work with the City of Eugene to prohibit, through intergovernmental agreement, the expansion of the Eugene Urban Growth Boundary north of the McKenzie River. This policy also falls under the scope of Goal 14 Guideline B.6.
- 95 Goal 14, Policies 24 and 25 encourage redevelopment in residential and commercial areas and infill of existing vacant lots, consistent with Goal 14 Factors 3 and 4.
- 96 Goal 14, Policy 27 identifies the means by which the City will achieve minimum densities and efficient land use, consistent with Goal 14 Factor 4.
- 97 Goal 14, Policy 28 implements Goal 14 Factor 2 in that it addresses the integration of housing and commercial uses through design standards to enhance livability.

**Findings of Compliance**  
**Coburg Comprehensive Plan Periodic Review Amendments**

1. With Department of Land Conservation and Development approval, Coburg initiated periodic review in July 2002. The decision to initiate periodic review was based on several factors, including:
  - The age of the original comprehensive plan and codes (adopted 1979);
  - The need to address current needs and issues, such as schools, a civic center, parks and open space, and transportation and other infrastructure to support housing, business and industry;
  - The identified groundwater contamination and the pending creation of a groundwater management area;
  - Coburg's new membership in the Central Lane Metropolitan Transportation Management Area; and
  - Coburg's participation in the regional planning effort, Region 2050.
2. The city's commitment to build a wastewater system played a major role shaping the development of its periodic review vision. While the Coburg Wastewater System is still in the planning stages, the City's commitment to its development at the earliest possible date helped shape many of the decisions regarding periodic review and the vision of what the City will look like.
3. Periodic Review is a complex process. A main purpose of the Coburg Periodic Review process was to review and revise Coburg's Comprehensive Plan to bring it up to date, to reflect changes in conditions around Coburg, and changes in the Statewide Planning goals and related statutes and rules. Coburg's Periodic Review process built upon the existing policies of the Coburg Comprehensive Plan, making changes only where the Periodic Review process showed that changes were necessary. In the findings that follow, omitting an analysis of a goal or plan policy does not mean that the matter was overlooked. Instead, the omission of a discussion of a particular plan or policy indicates that that plan policy was derived from a policy in the previous acknowledged Coburg Comprehensive Plan, that it was examined during the process and found to be of continuing validity. All of the Coburg Comprehensive Plan policies not discussed in this analysis were and remain in compliance with the applicable Statewide Planning Goals.

**GOAL 1 CITIZEN INVOLVEMENT**

4. One of the City's first steps in its periodic work program was the development of a community vision. During the visioning process the city addressed such issues as the location and design of desired land uses within the existing and future UGB, and identified significant historic, scenic and natural resources that add to the community. The community vision that was developed from this process was reviewed and approved by the Council, and approved by DLCD

on December 9, 2003. The community vision thereafter played an important role in shaping the review of the several goals and policies of the Comprehensive Plan.

5. A citizen group called the Coburg Crossroads Stakeholders, made up of 82 citizens, business owners and property owners in and around Coburg, participated in developing a vision for Coburg for the next 20 to 50 years. Four three-hour meetings were held between October of 2002 and March of 2003 to formulate the Plan Policies. The City Council adopted the final Community vision on May 20, 2003.

6. In March 2003, the City of Coburg hosted a four - day charrette to develop Town Plan alternatives. The outcome of the process resulted in the identification of two possible growth scenarios. The assessment addressed transportation impacts, housing and land needs, and natural and cultural features.

7. The Coburg Smart Development Advisory Committee met periodically from May, 2002 until October, 2002. This committee reviewed the Plan and code Audit Report and made recommendations to the Planning Commission and City Council on November 5, 2002 in the form of a Plan and Code Concepts Report. The committee used the 1999 TGM Model Development code for Small Cities as a guide for the development of a Plan and Code Concepts Report.

8. The Advisory committee continued to work on the complex questions related to modifications to the Comprehensive Plan. A Periodic Review Core Team, composed of the Coburg Mayor, the Chair of the Coburg Planning Commission, the City Administrator, the City Planner and the DLCD Field Representative worked under the direction of the Advisory committee, the Planning Commission and the City council to develop a document that reflected citizen input and the basic requirements of state law.

9. After years of work, the Coburg Planning Commission and the Coburg City Council began holding public work sessions to analyze and refine the proposed amendments to the Coburg Comprehensive Plan. More than five joint work sessions were required to work through the necessary changes to the Coburg Comprehensive Plan.

10. Lane County conducted two public hearings for consideration of public input to the Coburg Comprehensive Plan amendments as they apply in the area outside the city limits and within the urban growth area inside the Urban Growth Boundary. The Lane County Planning Commission conducted a public hearing on March 21, 2006 and the Board of County Commissioners held a public hearing on August 23, 2006 to provide opportunity to comment on the plans prior to making a decision.

## **GOAL 2 LAND USE PLANNING**

11. LCDC Goal 2 provides that the city must establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

12. In the original Coburg comprehensive plan, the Goal 2 analysis was combined with the Goal 14 analysis because of the close relationship between those two goals for a small city planning process at that time. The separate statements concerning the requirements of Goal



2 at this time demonstrate the separate character of portions of the two Goals, and allow Coburg to more carefully define its land use planning process.

13. Coburg's use of a land use consultant, under the guidance and direction of DLCD, was important to Coburg because it helped ensure that the Goal 2 policies and statements developed for this Comprehensive Plan were placed before CIC, the Planning commission and the Council only after careful analysis by these experts.

14. Coburg recognizes that it has experienced a great deal of change in recent years. While Coburg hopes that events and the pace of change will slow, the City is prepared to accommodate change as it happens. For that reason, Coburg has adopted a policy allowing a regular review of the Comprehensive Plan.

15. The land use planning process refined and set forth in the Comprehensive Plan complies with goal 2 and helps insure that any future amendments will be done in accordance with Goal 2, the remaining LCDC goals and applicable state and local law.

16. The refinement plan process set forth in the Goal 2 section of the Comprehensive Plan demonstrates compliance with goal 2. While refinement plans are not a mandated requirement, introducing the possibility at this time allows Coburg to make adjustments where and when necessary, while also preserving the intent of keeping all aspects of the Coburg planning process consistent with applicable Goals, rules and state statutes.

17. Several policies in the proposed comprehensive plan were developed to reflect Coburg's transition in the next several years between a city without a wastewater system to a city with this type of public facility. To reflect the present nature of Coburg, and such state laws as measure 37 and its possible compensation claims, Coburg does not want to allow land divisions that lack the foresight to make good decisions. For that reason, land divisions must be reviewed to make certain that one division does not create problems for adjacent properties in the future.

18. The comprehensive plan creates several plan designations for land uses in Coburg. The traditional residential designation reflects Coburg's historic character and acknowledges the value of traditional Coburg. The traditional residential designation reflects not only the existing character of the area, but also the model of development that is most likely to continue. Within the traditional residential designation area the most viable residential developments will be architecturally compatible with other development in the area. The limitations are not so restrictive that they will have any meaningful impact on housing development. The buildable lands inventory conducted as apart of the periodic review program found that the historic section of Coburg could accommodate some additional housing, including medium density housing. Coburg will be able to satisfy the statutory requirements for needed housing in the traditional residential area and in the additional residential area.

19. Coburg's neighborhood residential zone designation will allow greater flexibility in residential development, but will maintain the characteristics of Coburg that create the housing demand in Coburg. The mandatory and advisory standards for development will insure compact development compatible with Coburg's character. While updated to comply with current statutes and the applicable Statewide Planning Goals, the residential designations in Coburg continue the previous comprehensive plan policies regarding providing adequate housing opportunities for present and future residents of Coburg.

20. Coburg's central business district designation continues the previous designations in the prior acknowledged comprehensive plan. The requirements have been updated to reflect the importance of reducing vehicular traffic and encouraging pedestrian use of the area. Maintaining a compact central business district with mixed use characteristics encourages a range of appropriate uses in the area.
21. Continuing the highway commercial designation of the prior comprehensive plan reflects the character of the area, and provides needed commercial opportunities reflecting the character of the area. The land use planning process has produced a balance of uses and demands, all aimed at preserving both the character of Coburg and the business needs of Coburg.
22. The light industrial and campus industrial designations are designed to preserve economic opportunities for the community, ensure an adequate tax base of the area, and provide for sufficient flexibility that Coburg's historic character and other community characteristics can be maintained.
23. Creating a buffer overlay zone was done in response to experience and comments made during the planning process. Coburg is both a small, historic residential town and a thriving industrial and commercial center. Both aspects of Coburg are important and warrant preservation. This need can best be met in a manner that complies with the Statewide Planning Goals through the creation of a buffer process to protect all sides as development proceeds.
24. The periodic review amendments to the Coburg Comprehensive Plan were developed in accordance with the requirements of Statewide Planning Goal 2, and represent a fulfillment of the requirements of Goal 2.

### **GOAL 3 AGRICULTURAL LANDS**

25. Goal 3, Policy 1 acknowledgement of urban transition areas not including agricultural land maintains the capability for pre-existing agriculture to occur, while placing new agricultural uses under a conditional use permit process for all land use zones within the City and UGB.
26. Goal 3, Policy 3 encourages maintaining agricultural use in the urban transition area by application of interim agricultural zoning (/IA) or other holding zone designations within the Coburg UGB by Lane County to maintain agricultural use.
27. Statewide Planning Goal 3 Planning Guideline I encourages the separation of urban growth and agricultural areas by buffer zones or transitional areas. Consistent with this guideline, new Goal 3, Policy 5 supports the concept of measures that might be employed to promote compatibility and transition between urban development at the edge of the urban growth boundary and adjacent agricultural areas.
28. Goal 3, Policy 6 acknowledges city coordination with Lane County to control and manage the use of land within the urban transition area. This policy is also consistent with Statewide Planning Goal 3 Planning Guideline 1.
29. Goal 3, Policy 7: Consistent with Goal 3 Planning Guideline 1, this new policy supports the establishment of a greenbelt between Coburg and the McKenzie River. Much of the land in this area is currently in agricultural production.

30. Goal 3, Policy 8 pledges to protect high quality farmland surrounding the community from premature development. This policy is consistent with Statewide Planning Goal 3 Planning Guideline 2 that opines that plans should consider the carrying capacity of land resources of the planning area. This policy is also consistent with ORS 2 15.243(3).

#### **GOAL 4 FOREST LANDS**

31. Statewide Planning Goal 4 recognizes that forest lands serve as urban buffers, habitats, scenic corridors and recreational uses. Coburg's Goal 4 supports the creation and protection of forest resources where the City has jurisdiction and influence. Trees within the city function as an urban forest, and replacement of trees during new development is codified in the city zoning code.

#### **GOAL 5 OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES**

32. Goal 5, Policy 1 commits the city to maintaining and enhancing open spaces, which is consistent with Goal 5's intent of protecting this resource.

33. Goal 5, Policy 4 recognizes the value of the Oak Forest in the Coburg Hills and the Oak Savannah habitat east of the city as open space and encourages Lane County to protect the views from the city.

34. Goal 5, Policy 5 recognizes the importance of open spaces between urban centers and pledges Coburg will maintain the separation between the Coburg city limits and the Eugene city limits to the extent they have jurisdiction over that area.

35. Goal 5, Policy 6 is a collaborative goal to expand the means by which the City will encourage Lane County to preserve the Coburg Hills as a scenic resource.

36. Goal 5, Policy 7 describes specific measures Coburg will take to preserve public vistas and views through planning and development code provisions and design tools that will be used to protect scenic resources from urban development.

37. Goal 5, Policy 11 addresses the Statewide Planning Goal 5 call for the protection of historic areas as implemented by OAR 660—023—0200. Subsection (1)(e) defines "protect" establishing a local review process for demolition, removal, or major exterior alteration of a historic resource. Coburg's Goal 5, Policy 11 implements the administrative rule by establishing six review standards for these situations, consistent with Goal 5. These standards, which were already in the Historic element of the Comprehensive Plan, have been moved to the policy section.

38. Goal 5, Policy 12 calls for the maintenance and enhancement of historic vegetation. It is broader than existing policy 15 which calls for the protection of centennial maple trees that are identified in the Coburg Historic Resource Inventory.

39. Goal 5, Policy 13 has been amended to describe the resource characteristics of the natural drainage ways that are to be protected.

40. Goal 5, Policy 19 has been revised to reflect the requirement to conduct an analysis of impacts when development is proposed that could affect inventoried wetlands on state and federal classifications, and the city commitment to consider additional code authority for

protection of wetlands. The site review process will be utilized to determine the significance of the site and, if significant, apply the ESEE analysis as required by Statewide Planning Goal 5.

41. Goal 5, Policies 22 through 27 recognizes the impacts of future development on Goal 5 resources, and encourage consideration of impacts and balancing the needs of the community with the resources to be considered for protection.

## **GOAL 6 AIR, WATER AND LAND RESOURCES QUALITY**

42. The applicable goals and policies largely maintain and carry forward the policies of the previously adopted comprehensive plan with regard to Goal 6 requirements. Air quality is protected through policies that ensure coordination and cooperation with the relevant state and local agencies such as the Lane Regional Air Pollution Agency (LRAPA). Coburg remains committed to working with residents, state and regional entities and others, to preserve and improve the quality of the air in and around Coburg.

43. Coburg recognizes the presence of significant levels of groundwater contamination in the southern Willamette Valley, including the land in and around the city Coburg. Furthermore, Coburg acknowledges they have an obligation to the city residents to seek solutions to address this groundwater contamination problem as directly and quickly as possible. The city of Coburg has developed policies directing the abandonment of existing septic systems and the development of a municipal sanitary wastewater system to serve the city. This direction complies with the Goal 6 purpose of not exceeding the carrying capacity of the groundwater in the Willamette River Basin.

44. Coburg has committed itself to preserving air, water and land resources through policy statements in the Comprehensive Plan that wastewater and commercial and industrial process discharges will not violate applicable state and federal environmental quality standards. For groundwater protection, this commitment is carried through in the city's commitment to continue to participate in the cooperative Southern Willamette Valley Groundwater Management Area process.

45. Goal 6, policy 1, 2, 3, 5, 7 and 8 contain Coburg's commitment to maintaining and improving the air quality in the city and the surrounding area of influence as impacted by city activities and businesses. These policies demonstrate Coburg's commitment to work cooperatively with other entities to preserve air quality. Coburg will give appropriate consideration to potential impacts to air and water quality whenever considering any future development. Coburg is also committed to reviewing and making its opinions known with regard to projects or developments outside Coburg that may have an effect within Coburg.

46. Goal 6, policies 3, 4, 5, 6 8, 9, 10, 11 and 12 contain Coburg's commitment to maintaining and preserving water quality in and around Coburg. Coburg is most concerned about groundwater contaminant as a result of the use of individual septic systems and about stormwater contamination. Coburg has developed a plan for the design and construction of a wastewater collection and treatment system. Coburg is attempting to deal with its lack of a wastewater system through the adoption of a revised facilities plan, and further steps to arrange financing for the construction of a wastewater system. Coburg anticipates that, barring unforeseen circumstances, Coburg will have a collection system and wastewater treatment capacity in place by 2008. In the interim, Coburg's participation in the Groundwater Management Area process

will help maintain and improve water quality in and around Coburg. The Coburg Wastewater Facilities Plan provides for the development of a facility and policies, including required connections and a plan to include all developed property within the City.

47. Coburg's Goal 6, policy 4 states that future development will be accomplished in accordance with the Coburg Wastewater Facilities Plan to ensure that future development will not further contaminate the groundwater of Coburg. In the period prior to the completion of the wastewater system, development will only proceed if it can be shown that it will not reduce the water quality, and connection to the municipal wastewater system is possible. The facilities plan includes provision for growth in the number of wastewater system users in Coburg. This allows for ordered and directed development consistent with the facilities capacity of the planned wastewater system that will preserve and improve water quality. Development or expansion can only be accomplished if it does not implicate or conflict with the Comprehensive Plan or can be shown to be consistent with the comprehensive plan and the Wastewater Facilities Plan.

48. Coburg's Goal 6, policy 9 mandates the provision of municipal sanitary wastewater service and directs that this be done to lessen the impact on groundwater within the City and within exception areas immediately east of the City, which are now within the UGB. The source of groundwater contamination in and around Coburg and the southern Willamette Valley is non-point pollution. It seems likely, however, that some portion of the groundwater contamination derives from the high density of septic systems used for residents and businesses in Coburg. The development of a wastewater system to serve Coburg will eliminate groundwater contamination as these septic systems are abandoned and the city converts to a municipal wastewater treatment system. Connections to the Coburg Wastewater system, when completed, will be done in conformity with the Comprehensive Plan provisions in Goal 11, the Coburg Wastewater Treatment Plan and with the Statewide Planning Rules. The city of Coburg will not connect the municipal wastewater system to properties outside the Coburg city limits.

49. The Coburg Comprehensive Plan Goal 6 policies comply with Goal 6 and related statewide planning rules as they set forth the means whereby Coburg will insure the continued quality of air, water and land resources within the city.

## **GOAL 7 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS**

50. Coburg's Comprehensive Plan Goal 7 policies provide guidance for future development to ensure no increase in vulnerability to natural disasters results from city policies or actions.

## **GOAL 8 RECREATIONAL NEEDS**

51. Coburg has developed a Parks Master Plan, based on extensive discussion among the citizens of Coburg and with the leadership of the city. The Parks Master Plan outlines the recreational needs of the residents of Coburg for the present and into the future. The amended Comprehensive Plan policies are consistent with the Parks Master Plan.

52. With few exceptions, related to the Parks Master Plan and the Community School Program, the periodic review amendments to the Coburg Comprehensive Plan policies carry forward the previously acknowledged policies that still apply. As set forth in the Parks Master Plan, the plan

provisions continue Coburg's implementation of the recreation needs of citizens and visitors to the city.

53. The Coburg Community School is a vital part of Coburg, including its providing recreational facilities for all of the residents of Coburg. Coburg's Goal 8, policies 8 and 9 recognize the importance of the school recreational facilities and ensure the City will continue to maintain the school as an implementation facility for Coburg's continuing compliance with Statewide Planning Goal 8.

## **GOAL 9 ECONOMIC DEVELOPMENT**

54. Goal 9, Policy 4 has been modified to describe the Highway Commercial plan designation and to clarify that uses in this district will serve the traveling public and should be compatible in design and scale with the Central Business District and residential zones.

55. Goal 9, Policy 7 has been modified to require buffering, and to allow buffering through means other than with evergreen hedges between industrial areas and abutting residential properties.

56. The City has added an additional 17 policies under its Goal 9 Element. Many of the policies are aspirational. Policies 16, 17, 18 and 19 contain specific policies to encourage creating high-wage jobs by diversifying the employment base, coordinating economic development activities and supporting existing Coburg businesses.

57. Seven of the new policies, 20 through 26, apply to Downtown Coburg. These policies, which largely address preserving the historic character of the downtown area, implement Goal 9's directive that comprehensive plans for urban areas should identify Goal 9 "uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses."

## **GOAL 10 HOUSING**

58. The Goal 10 proposed periodic review amendments to the Coburg Comprehensive Plan contain several changes resulting from analysis through the buildable lands inventory conducted as a part of periodic review. This inventory charted the potential growth of Coburg, and dealt with the questions of density, future growth patterns in residential areas, and the need for additional land for housing. This inventory lies behind many of the housing policies found in the periodic review amendments to the Coburg Comprehensive Plan.

59. Goal 10, policy 1 is a modification of the existing Comprehensive Plan policy. Until a wastewater system is in place, a minimum lot size of 10,000 square feet is necessary for a residential lot in order to allow for the required drainfield space and alternative drain field configuration required when a septic system is installed.

60. Goal 10, policy 2 reflects a modification of the former plan policies. Once a wastewater system is in place, it will be possible to encourage compact development through multi-family dwellings that utilize land in lots that is now needed for space devoted to drainfields. Such future compact development can continue to reflect the historic character of Coburg, and would

especially working to create the traditional housing patterns in Coburg's traditional residential area.

61. Goal 10, policy 3 is a modification of an existing policy, designed to reflect housing changes and the changes in state planning laws relative to housing and residential development. The policy balances the need for multiple housing opportunities with the particular needs of Coburg, including the need for appropriate densities, as set in the Residential portion of the Zoning code. By assuring that there are adequate housing opportunities in Coburg, this policy fulfills the directives of Goal 10.

62. Goal 10, policy 18 incorporates the requirements of state law regarding Manufactured Homes into the Coburg Comprehensive Plan. The provisions allowing manufactured homes in nearly all residential areas of Coburg meets the requirements of state law and Statewide Planning Goal 10.

63. Goal 10, policies 19, 20 21 and 22 assure that Coburg will provide ample housing opportunities consistent with the other values of Coburg's livability and community, and its character as a small town with strong historic expression. Promoting those values, while also preserving a range of housing portions are what will assure that Coburg complies with Statewide Planning Goal 10.

64. Preserving the Coburg school is important to the character of Coburg. Housing opportunities in Coburg must be sufficiently varied and accessible so that a range of people and families will choose Coburg as the place to raise their children and send them to the Coburg school.

65. Goal 10, policy 25 is adopted to comply with Statewide Planning Goal 10, as well as enhance compliance with Goal 5. Preserving existing housing will help keep housing costs lower and will help present a balance of housing opportunities for Coburg.

66. Goal 10, policy 26 was adopted to comply with statewide planning Goal 10 and enhance compliance with statewide Planning Goal 5. Enhancing the efficiency of the use of energy and water in existing housing will help preserve housing and provide a range of housing choices for Coburg, and will help preserve natural resources.

67. Goal 10, policy 28, complies with Statewide Planning Goals 5 and 12. Compact development that promotes connectivity and community interaction make Coburg a better place to live, helping to insure that Coburg meets all of its needs in the most logical and appropriate fashion.

68. Goal 10, policy 29 directs Coburg to consider a range of tools, such as multiple types of residential zones to allow a variety of housing options appropriate to different parts of Coburg. Allowing a mix of services in residential zones, allowing mixed uses, and the close proximity of portions of Coburg's commercial and residential areas ensures that Coburg will meet the variety of housing needs to serve present and future residents. Modification of the minimum lot size before and after a wastewater collection and treatment system is in place makes certain that Coburg's residents will be able to make full use of the residential opportunities in Coburg. As a wastewater system comes on line in Coburg, it may be necessary to examine the available residential land in Coburg. Should it be necessary to expand the amount of residential land available, Coburg will do so in a manner that allows compliance with statewide planning goal 10 and all other applicable goals.

69. The policies referred to in Goal 10, policy 30 to achieve a housing mix of single family and multi-family dwellings are expressed in other portions of the Goal 10 policies. These policies and amendments ensure adequate housing at a density for compact growth in character with the historic nature of Coburg.

70. The strategies referred to in Goal 10, policy 31, are designed to meet planned densities while maintaining Coburg's unique character.

71. Goal 10, policy 32 expresses the city's need to provide adequate and attractive housing fitting in character with the city's historic character. Its expression complies with the requirements of statewide planning goals 10, 12 and 5.

72. Goal 10, policy 33 summarizes and restates many of the earlier goals, and enhances compliance with Statewide Planning Goals, especially 10, 12 and 5. Developing compact, attractive, walkable neighborhoods provides attractive housing opportunities, decreases demands on the rest of Coburg and the region, and preserves the nature of Coburg as a community of diverse and historic character.

## **GOAL 11 PUBLIC FACILITIES AND SERVICES**

73. Goal 11, Policy 3 recognizes the contractual obligations of the city to serve one subdivision outside the UGB. Otherwise, there is a restriction to providing public facilities and service to new developments located outside of the urban growth boundary to emergency health and safety situations only. This policy is consistent with the July 1998 amendments to Statewide Planning Goal 11.

74. Goal 11, Policy 5 recognizes that the Statewide Planning Goals (Goal 11, Guideline A.6) and Oregon Administrative Rules (OAR 660-01 1-0060((4)(b)(G) allow for utility lines and facilities placement to be located on or adjacent to existing public or private rights-of-way to avoid dividing existing farm units and to provide for ease of future maintenance.

75. Goal 11, Policy 6 is consistent with Statewide Planning Goal 11, Guideline A.4.(3) in that it requires new development to cover their share of the cost to expand public facilities necessary to serve the development and addresses the funding methods for meeting the financial costs of providing services to new development.

76. Goal 11, Policy 12 commits the City to developing a municipal wastewater treatment and collection system.

77. Goal 11, Policy 9 requires that water system improvements shall be constructed in conformance with the Water Master Plan. This policy is consistent with Goal 11's reliance on public facility plans to ensure an timely, orderly and efficient arrangement of public facilities and services.

78. Goal 11, Policy 10 commits the city to implementing the recommendations of the Coburg Drinking Water Protection Plan.

79. Goal 11, Policies 11 - 14 describe Coburg's commitment to the planning for future sewage treatment methods that will transition the city from reliance on septic tanks to a municipal wastewater facility. Policies in the previous comprehensive plan stating that community sewage needs would be met through subsurface disposal systems have been deleted.



80. Goal 11, Policy 23: This policy was modified to recognize that police protection may be provided by the City or other authorized public agencies.

81. Goal 11, Policies 24-31: These new policies recognize the need for additional services in Coburg and serve as the cities goals to provide a wide range of municipal services to residents.

## **GOAL 12 TRANSPORTATION**

82. The policies and sub policies of the periodic review comprehensive plan amendments are adaptations of the Coburg Transportation System Plan, acknowledged as compliant with Goal 12 and related statewide rules, statutes and goals in September, 1999.

## **GOAL 13 ENERGY CONSERVATION**

83. Goal 13, policies 1 - 11 have not been modified from the previous plan.

## **GOAL 14 URBANIZATION**

84. Goal 14, Policy 15 incorporates the provisions of Coburg's Comprehensive Plan policy related to Statewide Planning Goal 2 into the policies related to Goal 14 to ensure compliance with these provisions.

85. Policies 16 and 17 are new policies that promote infill development and efficient use of land within the Urban Growth Boundary, consistent with Factor 4 of Goal 14.

86. Goal 14, Policy 18 is a new policy that commits the city to maintain a supply of developable land within the urban growth boundary to meet the land use needs of the city. The portions of the policy related to an extension beyond the required 20 years are a demonstration that the city of Coburg wishes to make the best forecasts possible, and anticipate solutions before they become mandatory.

87. Goal 14, Policy 19 is a new policy recognizing that the expansion of the urban growth boundary must balance the need to protect high quality farm and forest resource lands with the residential needs of the community and with efficient public facility and service delivery. This policy incorporates the intent of Goal 14 Factors 2, 3, 5, 6, and 7.

88. Goal 14, Policies 21 & 22 support Coburg working with other jurisdictions responsible for land use planning to plan for and provide influence, where appropriate, in guiding development adjacent to the Coburg Urban Growth Boundary and is consistent with Goal 14 Guideline B.6.

89. Goal 14, Policies 24 and 25 encourage community investment in redevelopment and infill on residential and commercial and industrial vacant lots, consistent with Goal 14 Factors 3 and 4.

90. Goal 14, Policy 27 identifies the means by which the City will achieve minimum densities and efficient land use, consistent with Goal 14 Factor 4.

91. Goal 14, Policy 28 implements Goal 14 Factor 2 in that it addresses the integration of housing and commercial uses through design standards to enhance livability.

92. Goal 14, Policy 41; consistent with Goal 14 Factor 2, this new policy commits to providing downtown development opportunities through a compatible mix of housing and businesses.

93. Goal 14, Policies 43 through 47 are consistent with Goal 14 Guideline B.5 and are guidelines for urban land use transition in the outlying areas of the City beyond the UGB. These methods include the use of buffers, urban reserve areas and intergovernmental agreements.

#### **GOALS 15 WILLAMETTE GREENWAY & GOALS 16 THROUGH 19 COASTAL RESOURCE GOALS**

94. These Statewide Planning Goals are not applicable to the City of Coburg due to geographic considerations.

#### **CONCLUSION**

These Findings applicable to Ordinance No. PA 1232 show the Coburg Comprehensive Plan text as adopted by City of Coburg under Ordinance No. 199-A is consistent with the Statewide Planning Goals.

## MINUTES

Lane County Planning Commission  
Harris Hall - Lane County Courthouse

March 21, 2006  
5:30 p.m.

**PRESENT:** Lisa Arkin, Ed Becker, Steve Dignam, John Sullivan Nancy Nichols, Jozeph Zdzienicki, Lane County Planning Commission members; Kent Howe, Stephanie Schulz Staff;

**ABSENT:** James Carmichael, Todd Johnston, Juanita Kirkham

**I. WORK SESSION: Deliberations – Ordinance 06-5195 In the Matter of Updating the Goal 5 Inventory Within the Eugene Urban Growth Area; Repealing Ordinance No. PA 1198; Amending Chapter 10 of Lane Code to Amend Provisions of the Eugene Land Use Code; As Adopted by Ordinance 5-00, and Adding New Provisions to that code to establish a Water Resources Conservation Overlay Zone; Applying that Zone to Specific Properties; Adopting a Severability Clause; and Providing an Effective Date.**

Commission Vice-Chair Ed Becker convened the work session at 5:40 pm. He called for public comment on items not related to the evening's agenda.

**Charles Biggs**, Friends of Eugene, 1192 Willamette, said Friends of Eugene felt that the laws, regulations, and rules that governed the urban transition zone should be consistent with those used within city limits since the area would eventually become part of the City.

In response to a question from Commission member John Sullivan regarding whether he could mention an example, Mr. Biggs cited a situation about rules for design standards and said design standards in urban transition areas should be the same as those within city limits.

In response to a question from Commission member Jozef Zdzienicki regarding whether setbacks in both codes were the same, Mr. Biggs said they were the same.

Mr. Becker opened deliberations for PA 06-5195.

Lane County Planning Staff Stephanie Schulz provided the staff report. She said the public comment from the last meeting had been provided in writing to the Commissioners in the staff report. She said there were some recommendations for changes in the proposal regarding specific properties;

- Mr. Yahner, McClure Lane, has had a closer look on the larger maps of property with city staff, and there is agreement that it should not have been part of the mapped territory; and
- Mr. Bounds, Royal Avenue, had concerns on his and his father's property, and staff has responded with proposing adding language that would allow farming on that property until such time as it was annexed to the City of Eugene for development as the Royal Node.

Regarding the language about seeding, planting, or harvesting of agriculture crops and associated agriculture practices, Ms. Schulz said the legal counsel for the City of Eugene had reviewed the proposed language and requested that the language be changed from 'effective date' to 'effective date of the ordinance.'

In response to a question from Mr. Sullivan regarding the reason Eugene was not aware of the Yahner property, City of Eugene Natural Resources Planner Neil Björklund said the City had been made aware of the error. He said it was a very small error that did not show up on the map at the scale it is printed in the NR document, so when the property was looked at in detail, it was determined to be appropriate to recommend the change.

In response to a question from Mr. Becker regarding whether the property owners had been notified of the changes to the proposed regulations, Ms. Schulz said the people had not been contacted. Mr. Björklund said the information on the proposed regulations was available on the Goal 5 website for people to access.

Mr. Zdzenicki expressed his surprise that people from the public hearing two weeks previously had not shown up for the commission's deliberations.

In response to a question from Mr. Becker regarding why none of the property owners who had testified during the public hearing had been notified of staff's proposed changes to the amendments, Ms. Schulz said she did not call people who had testified in every public hearing. She said she would happily respond to people who called with questions but the public hearings process did not include calling people who had testified in previous public hearings.

In response to a question from Mr. Sullivan regarding whether the City staff would have to go back to the City Council to have the proposed regulations approved, Mr. Björklund said it would be a staff decision since the regulations would only apply in the transition area where the county had the authority to make a decision.

In response to a question from Mr. Sullivan regarding whether Mr. Bounds was the only individual who would be impacted by the County decision and how other people would be impacted, Ms. Schulz said the regulation said that farming could occur until the time of annexation.

In response to a question from Mr. Zdzenicki regarding whether the proposed language would go beyond the Royal Node, Ms. Schulz said it would not. Mr. Björklund added that the Royal Node would only apply once property had annexed to the City of Eugene. He said the provision before the commission only applied before that annexation took place.

In response to a question from Mr. Becker regarding the wording about how seeding, planting, and harvesting applied, Mr. Björklund said the practices that would be allowed were seeding, planting and harvesting. He said there was also a clarifying statement regarding the uses in the area that would not be allowed.

Commission members reviewed a map showing the waterways in the area of the discussion.

Mr. Becker called for comments/questions from the commission.

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Mr. Zdzienicki expressed his surprise that people from the public hearing two weeks previously had not shown up for the commission's deliberations.

In response to a question from Mr. Becker regarding why none of the property owners who had testified during the public hearing had been notified of staff's proposed changes to the amendments, Ms. Schulz said she did not call people who had testified in every public hearing. She said she would happily respond to people who called with questions but the public hearings process did not include calling people who had testified in previous public hearings.

In response to a question from Mr. Sullivan regarding whether the City staff would have to go back to the City Council to have the proposed regulations approved, Mr. Björklund said it would be a staff decision since the regulations would only apply in the transition area where the county had the authority to make a decision.

In response to a question from Mr. Sullivan regarding whether Mr. Bounds was the only individual who would be impacted by the County decision and how other people would be impacted, Ms. Schulz said the regulation said that farming could occur until the time of annexation.

In response to a question from Mr. Zdzienicki regarding whether the proposed language would go beyond the Royal Node, Ms. Schulz said it would not. Mr. Björklund added that the Royal Node would only apply once property had annexed to the City of Eugene. He said the provision before the commission only applied before that annexation took place.

In response to a question from Mr. Becker regarding the wording about how seeding, planting, and harvesting applied, Mr. Björklund said the practices that would be allowed were seeding, planting and harvesting. He said there was also a clarifying statement regarding the uses in the area that would not be allowed.

Commission members reviewed a map showing the waterways in the area of the discussion.

Mr. Becker called for comments/questions from the commission.

Mr. Zdzenicki, seconded by Commission member Lisa Arkin, moved to approve PA 06-5195 with the proposed changes as recommended by staff.

Ms. Arkin offered a friendly amendment, which was accepted, to include the site specific recommendations/amendments as presented by staff in the memorandum dated March 21, 2006.

Mr. Dignam said he would not support the motion. He said the ordinance was a clear example of regulatory taking. He said he could support the motion if he felt that the commission was living up to and abiding by the terms of Goal 5 but said the motion went well beyond that. He added that OAR 660-116 stated that; *"...this analysis also includes whether a particular natural area is ecologically and scientifically significant"* He said he believed the 400 properties listed in Exhibit F were not being well served by the ordinance because the criteria used to establish the list were flawed. He said he felt that he had to consider those criteria and question why those 400 parcels were chosen. He said he could support the motion if the criteria were significantly reworked such as amending tier one criteria regarding undeveloped areas containing natural vegetation that were larger than one acre. He said if an acre larger than one area had a fern then it would have to be listed. He acknowledged that staff had indicated that it would not look at the situation that way but stressed that the criterion wording was stated that extremely. As a further example he cited Criterion 7 regarding documented habitat of animals listed as threatened or endangered. He said he would support the criterion if it stopped with that wording but the added wording; *"...or considered candidates to be threatened or endangered."* He said that list could be significantly longer. He said there were other criteria included that he believed were egregious criteria that did not adequately or accurately capture the intent of Goal Five which was to conserve open space and protect natural and scientific resources. He said it was not part of his decision to vote against the motion but expressed a hope that the Board of County Commissioners would also consider Ballot Measure 37 issues when deliberating the matter.

Mr. Sullivan said he had reread the public testimony and extended those representative issues to the other 400 properties listed. He cited the testimony of Debby Jefferies, Carl Stoner, Carol Titus, Ron Bounds, and Nick Crosby. He agreed with Mr. Dignam that it was too sweeping to include drainage ditches and culverts in wetland inventories.

Mr. Zdzenicki responded that the staff memo the commission had received had reduced the amount of land taken from the Titus land. He added that the connectivity issue was relevant. He noted that sometimes the connection was a drainage ditch or a culvert but stressed that the connections were important to maintaining healthy wetlands.

Regarding the hope stated by Mr. Dignam for the Board to examine Measure 37 issues, Mr. Zdzenicki said every decision made by the commission would need to consider Measure 37 and the planning commission needed to make advisory decisions to the Board of Commissioners without holding up the process with Measure 37 concerns. He noted that there were 31 lawsuits against Measure 37 in courts at the current time.

Mr. Dignam reiterated that Measure 37 issues had not influenced his decision to vote against the motion. Ms. Arkin said the inventory was created through scientific methods having to do with valuating water resources, hydrology, connectivity, ecology and habitat. She stressed that there was a solid scientific basis behind the development of the list of properties. She said she would support the motion. She said many of

the properties had been eliminated from the list. She said the commission owed it to the livability of Lane County to approve the list and protect the resources on the land.

Commission member Nancy Nichols said riparian protections would be much less than on F1 land. She said the protections did not seem unreasonable. She added that connectivity between wetlands was important. She said the proposal seemed fair and reasonable.

Mr. Zdzienicki noted that the setbacks had diminished from what had been initially proposed. He added that state and federal laws said the land in the setbacks could not even be sprayed with chemicals.

The motion passed 5:1 with Mr. Dignam voting in opposition.

## **II. Co-Adoption of Coburg Comprehensive Plan Text and Map Amendments and Updates to the City's Land Division and Development Ordinances Under the City of Coburg's Periodic Work Task No's. 3,4, and 7**

Ms. Schulz introduced Milo Mecham acting for the City of Coburg. She said the deliberations were for a co-adoption of the Coburg Comprehensive Plan. She said Mr. Mecham had provided a legislatively tracked document of the plan for the use of the commission during deliberations.

Mr. Mecham said the Comprehensive Plan was the result of Coburg going through its periodic review process. He said the previous plan had been adopted in 1982 and had not been changed since that time. He said the new plan was an update that would take the city into the 21<sup>st</sup> century. He said Coburg had worked with a citizen's advisory committee as well as DLCD. He said one of the main issues had dealt with the issue of installation of sewers in the city as well as design standards for development. He said Coburg was happy with the changes and was proud of the process but said the difficulty arose around errors in the process due to communication problems with the consultant in Portland. He said the end result was that the first Comprehensive Plan document sent to the County contained some errors. He said some of the errors were typographical and some were substantive errors. He said one of the advantages of the Lane County staff review was that those errors were identified and addressed. He said he had made the corrections that were identified in the document but noted that he had also included the original language that had been changed.

Citing some of the errors, Mr. Mecham said one of the things that the consultant had missed was that there was a cooperative agreement between the County and the City of Coburg regarding area of influence and the role the City of Coburg would play in issues that arose outside its urban growth boundary. He said the consultant had assumed that the City of Coburg would have jurisdiction outside of the urban growth boundary and would assume control of those areas. He said that was not true and noted that there was an existing agreement between the County and the City around the area of influence. He said Coburg could comment to the Board of County Commissioners on areas outside of its jurisdiction and the comments would be included in the record but the requests were not binding. He said it was the desire of Coburg to set up a buffer and to preserve the farm land surrounding the City.

In response to a question from Ms. Nichols regarding how Coburg functioned as a city without a sewer system, and Mr. Mecham said Coburg had large lots with enough room to allow septic systems. He said there was a ground water problem in Coburg but noted that the city water system was not contaminated. He noted that there were wells in the area around Coburg that were polluted by the density of existing

septic systems and the extensive farming that occurred in the area. He said the Comprehensive Plan would make it possible to implement the city's plans for constructing a sewer system if it was approved.

In response to a question from Mr. Dignam regarding the changes in the plan, Mr. Mecham said the City of Coburg had considered and adopted this new Comprehensive Plan and has asked for a recommendation to the Board of Commissioners to co-adopt the plan with the changes suggested by County staff. He said the changes to the document would also be approved by the City Council of Coburg and had been approved by a committee of city representatives that reviewed each of the proposed changes for concurrence with the revised language. The revised Plan will be brought back to City Council after the public hearing tonight and before the Board of Commissioners conducts another hearing on the matter.

Mr. Zdzienicki commented that the maps were not clear about city limits for Coburg and its urban growth boundary. Mr. Mecham pointed out areas on the map that were outside the city limits but inside the urban growth boundary.

Mr. Sullivan said the overall plan seemed 'reactive.' He acknowledged that the City of Coburg recognized that there were inconsistencies between goals and objectives with DLCD but said it would be difficult to make the plan fair to everyone who was impacted by it.

In response to a question from Mr. Sullivan regarding whether the plan was too encompassing as opposed to a plan that a city planner could easily follow, Mr. Mecham said almost any comprehensive plan would create that feeling. He said goals were written to be very large. He cited the Lane County Rural Comprehensive Plan as an example of a plan that was the same. He said the nature of a comprehensive plan was to fit the circumstances on the ground. He said whether the plan was fair to an individual was up to the individual's perspective but added that the plan represented compliance with goals and a good faith attempt by the City of Coburg to define how it wanted to grow in the next 20 years.

Mr. Sullivan said the proposed plan was pulling away from farming rights towards continuing to develop residentially knowing that a sewer system would be developed. He said the character of the community was changing dramatically and added that he was uncomfortable with the idea of farming rights being pushed to the side. He raised concern that developers were getting too much leeway.

Mr. Mecham acknowledged there was a certain tension between urban and agricultural activity but said Coburg wanted to preserve its character as a small farm town but said resource use farming could not exist inside an urban growth boundary. He said Coburg had to make some changes in order to comply with statewide goals. He said some of the changes that had been made were that Coburg wanted to preserve farming uses outside of the urban growth area. He said there would be no attempt by the City of Coburg to cut off farming.

Regarding waste water, Ms. Schulz said because Coburg does not have a municipal wastewater treatment system, they are not able to expand at all until it develops a treatment plant.

Mr. Mecham said the City was looking to install a municipal sewer system to address current development issues and solve the ground water pollution problem.

The work session adjourned at 7 pm.  
(Recorded by Joe Sams)



and to make changes as it moved forward. He said Coburg anticipated the construction of a waste water system in the near future. He said the comprehensive plan would allow the existing on-site septic systems to stay in place until a wastewater treatment system was constructed. He said no new developments would be allowed without connecting to the wastewater system and all septic systems would be disconnected once the municipal system was constructed. He noted that the plan had been unanimously adopted by the Coburg City Council. He said after the plan had been adopted, Lane County planning staff had identified typographical errors and 'more serious' problems in the plan document. He said planning staff had recommended changes to the document that would allow the process to move forward. He said the recommended changes were included in the action before the commission that evening and asked that the commission forward a recommendation for approval to the Board of County Commissioners. He said the City of Coburg would also take action to approve the recommended document changes before the document was presented to the Board of Commissioners.

In response to a question from Mr. Dignam regarding Goal 11 (Public Facilities and Services Policy 12) and whether that meant that the options of the City were limited to constructing a new wastewater facility plan, Mr. Mecham said Coburg's wastewater facility plan said that Coburg would either construct its own facility or connect to the Metropolitan Wastewater Management Commission (MWWC) facility serving Eugene-Springfield, depending on which was the most cost effective. He said there was a lot of complexity and cost to constructing a wastewater facility such as building a collection system and pumping stations, a treatment facility and other components. He said if Coburg builds their own system or connects with MWWC, either would be consistent with the wastewater facilities plan and the comprehensive plan as revised.

In response to a question from Commission member Nancy Nichols regarding what was done with the solvents from the Monaco manufacturing facility in Coburg, Mr. Mecham said that material would be processed separately from the other city wastewater before it reaches any sewer system. He said Coburg would adopt a pretreatment ordinance as part of its wastewater system plan.

In response to a question from Mr. Zdzienicki regarding whether there was worry about land to the east of the City being turned into marginal lands and converted into lots for residential development, Mr. Mecham said that was a worry but noted that there was a policy in the plan for preserving oak savannah in the Coburg Hills. He said if there was an attempt to zone the area marginal lands, Coburg would raise concerns over runoff and ground water pollution and urge the county to limit marginal lands declarations because of potential negative impacts.

In response to a question from Mr. Zdzienicki regarding whether there were aggregate and mineral resources within the urban growth boundary, Mr. Mecham said there were not.

In response to a question from Mr. Dignam regarding how Coburg would influence a county decision on land outside the urban growth boundary, Mr. Mecham said the plan focused on areas inside the urban growth boundary but stressed that the City of Coburg recognized that it was part of a larger county and, like other cities, were concerned about impacts of what happened outside of its urban growth boundary. Using a rezoning application for marginal lands as an example, He said the County had agreed to notify the City if there were planned developments outside of its urban growth boundary and Coburg would have some input to the planning process.

In response to a question from Ms. Nichols regarding the nature of an urban reserve, Mr. Mecham said an urban reserve was a formal declaration by the City and agreed to by the County that outside an urban growth boundary, when the boundary would expand, it would expand into pre planned areas. He noted that the City of Coburg had never had an urban reserve but said Coburg had a strong desire to keep a buffer to maintain the characteristics of a small agricultural town.

Mr. Becker closed the public hearing.

Mr. Sullivan said he believed that cities should manage themselves if at all possible. He said he would support the recommendation but stressed that he wanted the opportunity to raise three issues of concern;

- Goal 14 was specific that a plan should be concise and his reaction was that the plan was not concise and tight and left many openings for interpretation.
- Regarding Goals 3 and 4, Mr. Sullivan felt that the plan did not give good examples of protecting farm and forestry rights. As an example, he cited Goal 3 Policy 8 regarding protection of high quality farm lands from premature development. He said there was nothing in the wording protecting farm rights and there was only protection for land that was appealing to the eye. He noted that under Forest Policy One, he noted that there was wording around the desire to protect forest lands but the wording did not address the issue that there were some forest lands that could be viable forestry operations and in protecting those lands the rights of the property owners could be violated.
- Regarding Goal 6 Policy Five, it discussed control of noise, water and air pollution through city amendments to the nuisance abatement ordinance. He said farm practices invaded upon cities as far as two miles away and this policy raised concerns about rights of farms that abutted the City.
- Goal 11 policy 14 regarding the City plan to provide sanitary sewer systems to all development within the urban growth boundary, Mr. Sullivan said he was not sure that the City of Coburg realized its challenge with putting in a sewer system of that scale. He raised concern that there would be new development with septic systems before the development of that treatment system.

Mr. Dignam, seconded by Mr. Zdzienicki, moved to recommend approval of the co-adoption of Coburg Comprehensive Plan text and map amendments and updates to the City's Land Division Development ordinances under the City of Coburg's Periodic Review work task Nos. 3, 4, and 7 under the recommended new legislative format.

Mr. Becker raised concern that the commission had only received the recommended changes that evening and raised concern that the City of Coburg planning commission and City Council had not had the opportunity of reviewing the new language. He said those bodies should have the opportunity to approve the new language before the Lane County co-adoption. He said he would not support the motion.

Mr. Dignam said the process used was somewhat different than what was normally presented but stressed that the city would have to review the changes before the matter came before the Board of County Commissioners.

The motion passed 4:1 with Mr. Becker voting in opposition.

The meeting adjourned at 8:15 pm.  
(Recorded by Joe Sams)