

STAFF REPORT
TERRAZAS; MCPA 2-16
COMPREHENSIVE PLAN AMENDMENT/LAND USE MAP AMENDMENT
1140, 1150 & 1160 E. CHAMBERLAIN, 991 N. LANE STREET

PROPOSAL DESCRIPTION

Date application filed: December 1, 2016

Date deemed complete: December 1, 2016

Applicant/Owner: Katie Terrazas
1160 E. Chamberlain Avenue
Cottage Grove, OR 97424

Owner: David & Ruth Hemenway
PO Box 647
Cottage Grove, OR 97424

Location: 1160 E. Chamberlain Avenue
Map 20-03-28-13-1401

1140 E. Chamberlain Avenue
Map 20-03-28-13-1000 & 1100

1150 E. Chamberlain Avenue
Map 20-03-28-13-1200

991 N. Lane Street
Map 20-03-28-13-1200, 1300, 1400

Current Comp Plan: C Community Commercial

Current Zoning: C-2P Community Commercial

Proposed Comp Plan: M Medium Density Residential

Proposed Zoning: R-2 Multiple Family Residential

Proposal:

Mary Harting owns 0.17 acres around a single family home built in 1948 at 1160 E. Chamberlain Avenue (Map 20-03-28-13 TL 1401) and is in the process of selling the home. The sale is complicated, however, by the current Comprehensive Plan designation and zoning on the property, which is C Community Commercial/C-2P Community Commercial. The existing single family home is not an allowed use in the C-2P zone, which makes the home not replaceable if destroyed.

This 1948 house was rezoned C-2P Community Commercial in the early 1980s along with the neighboring small single family homes along the north side of Chamberlain (between Hwy 99 and Lane Street) in order to create a potential site for a hotel. The properties to the north, south and east are all zoned R-2 Medium Density Residential. The conversion of this strip of housing along Chamberlain to hotel/motel development has never occurred. In fact, rather than being destroyed, several of the homes have been remodeled and given new life. This house, at the end of the block at the corner of Chamberlain and Lane, was restored in 2015/2016.

The property owner is now attempting to sell the home to a buyer who wants to retain the existing single family home. However, to do so, they must change the zoning to a designation that supports residential use.

The adjacent property owners, David & Ruth Hemenway, requested that the three small homes that they own immediately adjacent to 1160 E. Chamberlain (addressed at 1140, 1150 E. Chamberlain and 991 N. Lane Street) be included in this redesignation/rezoning application, as the circumstances described above also apply to their properties. The combined redesignation/rezoning would affect 0.65 acres of land, or approximately 250' of the north side of E. Chamberlain Avenue west from its juncture with Lane Street.

There are two parts to this application:

- a. Amend the Comprehensive Plan Land Use Map to redesignate the subject properties known as 1140 E. Chamberlain (Map 20-03-28-13 TL 1000, 1100), 1150 E. Chamberlain (Map 20-03-28-13 TL 1200), 1160 E. Chamberlain Avenue (Map 20-03-28-13-1401) and 991 N. Lane Street (Map 20-03-28-13 TL 1200, 1300, 1400) from C Community Commercial to M Medium Density Residential; and
- b. Amend Title 14, Cottage Grove Development Code land use district map to rezone the subject properties known as 1140 E. Chamberlain (Map 20-03-28-13 TL 1000, 1100), 1150 E. Chamberlain (Map 20-03-28-13 TL 1200), 1160 E. Chamberlain Avenue (Map 20-03-28-13-1401) and 991 N. Lane Street (Map 20-03-28-13 TL 1200, 1300, 1400) from C-2P Community Commercial to R-2 Medium Density Multiple Family Residential.

COMMENTS RECEIVED

None.

APPROVAL CRITERIA AND FINDINGS; MCPA 2-16

14.4.1.500.H Decision-Making Criteria. *The recommendation by the Planning Commission and the decision by the City Council shall be based on the following factors:*

1. *Approval of the request is consistent with the Statewide Planning Goals;*

Staff response and findings of fact:

The following Statewide Planning Goals are applicable and the amendment and concurrent zone change complies with them as noted below:

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The acknowledged Cottage Grove Comprehensive Plan (Plan) and Title 14 Cottage Grove Development Code complies with Goal 1. The Type IV Permit Application process required by Title 14 has been used for the Plan amendment/zone change proposal and is in compliance with Goal 1. Ms. Terrazas' complete application was received on December 1, 2016. Proper Type IV public notice of the proposed amendments was given in compliance with Section 14.4.1.500E of the Cottage Grove Development Code on December 28, 2016, via publication in The Cottage Grove Sentinel newspaper. The Department of Land Conservation and Development was notified of the intended amendments on December 1, 2016. An amended notice was sent to DLCD on December 30, 2016. Letters were sent to all properties within 300' of the subject parcels on December 30, 2016 providing notification of the first public hearing. Public hearings were held by the Planning Commission on January 18, 2017 and City Council on February 13, 2017, to consider this redesignation/zoning zone change. The City's process involves various forms of notification of the public in the immediate area, notification in local media, notification on community bulletin boards at the Cottage Grove City Hall and Community Center, and notification to Friends of Mt. David, a recognized neighborhood group. Goal 1 is met.

Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The land use planning process used by Cottage Grove to review this application is consistent with Goal 2. The City has established 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. The proposed change followed the process established in Title 14 of the City of Cottage Grove Municipal Code and has been found compatible with the City's Comprehensive Plan.

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

To protect natural resources and conserve scenic and historic areas and open spaces.

No known wetlands or historic areas are located on the subject properties, although the homes were identified on the historic windshield survey as being old enough to be considered historic. The property to the due north of the subject parcels on Lane Street is

within the historic inventory. The properties are outside of the riparian corridor, and are not designated as floodplain. This redesignation/zone change amendment is in compliance with Goal 5.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

There are no anticipated capacity problems with the existing and planned facilities in the area to accommodate existing residential uses. Any new development will be required to comply with Development Code requirements for stormwater management and Comprehensive Plan requirements related to air and water resource quality. Hence Goal 6 does not apply at this time.

Goal 7: Areas Subject to Natural Disasters and Hazards

To protect people and property from natural hazards.

The subject properties are not known to be subject to any natural disasters or hazards that are not city-wide in nature (such as earthquakes). Compliance with building code and development code regulations when developing medium density residential buildings/uses will be a requirement for all future work to ensure that damage from natural hazards is mitigated to the greatest extent possible. The proposed amendments comply with Goal 7.

Goal 9: Economic Development

The subject properties are currently designated C Community Commercial but are too small to accommodate commercial development without a broader accumulation of properties/demolition of existing development. As this area has not been redeveloped in the thirty five plus years it has been designated as Commercial, and whereas E. Chamberlain is a residential street leading to a difficult, sub-standard intersection with Hwy 99, commercial level traffic and development is not expected or encouraged. Removing 0.65 acres of already developed property from the overall Commercial lands inventory will not negatively impact the City's inventory of commercial lands, as these properties were not listed as vacant or redevelopable in the 2011 Economic Opportunities Analysis due to the level of existing development. Their change to residential will allow the next buildable lands analysis to accurately show this area as medium density residential and will allow for better land use and transportation and infrastructure planning in the future. The proposed amendments comply with Goal 9.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

Goal 10 is applicable. The comprehensive plan change/zone change will remove 0.65 acres from the City's commercial lands inventory and place it into the City's medium density housing lands inventory. The properties are already fully developed as medium density residential housing, so this amendment brings the designation/zoning in

alignment with the existing development pattern and ensures that the City has adequate, correct data for future planning. A future buildable lands analysis will be necessary to assess if the City has enough residential lands of various densities to meet future needs. With this redesignation, that buildable lands analysis will not be hindered with incorrect inventory information. The proposed amendments comply with Goal 10 at this time.

Goal 11: Public Facilities and Services

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.

The properties are currently adequately served with public facilities. Adequate public infrastructure for water, sewer, and storm sewer exists in E. Chamberlain to meet existing residential needs. Chamberlain and Lane Street are residential streets under the City's jurisdiction. Lane Street is gravel, but is not used as the primary access for these properties other than for 991 N. Lane Street, which is accessed via a panhandle (on TL 1300 & 1400) from N. Lane Street. The properties are adequately served by police service, public transit, and a thorough transportation network. The proposed amendments comply with Goal 11.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

Goal 12 is implemented via the State transportation Planning rule (TPR) 600-012-0060. The TPR applies to comprehensive and zone amendments and requires mitigation where those amendments would significantly affect an existing or planned transportation facility. Based on trip generation data the proposed residential designation and zone amendment will correct the City's transportation planning figures for this area, as the current level of development generates less traffic than that which could be generated by the current commercial designation and zoning but is unlikely to be redeveloped as anything other than single family dwellings due to the small size of the parcels. The proposed amendments will not significantly affect any existing or planned transportation facility. Hence, the proposed amendments comply with Goal 12.

Goal 13: Energy Conservation

To conserve energy.

The Plan amendment/zone change will promote more energy efficient development by correcting the zoning on these properties to reflect its development pattern and allowing for better facility and land use planning in this area. The change will also encourage the retention and maintenance of existing homes, which will conserve energy by reducing needs for green-field development and expansion of city services. The proposed amendments comply with Goal 13.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

The subject properties have been annexed to the City of Cottage Grove and are inside the City's acknowledged Urban Growth Boundary. This application is in compliance with Goal 14. This criterion has been met.

Non-applicable coastal goals

- Goal 3: Agricultural Lands
- Goal 4: Forest Lands
- Goal 6: Air and Water Resources
- Goal 8: Recreational Needs
- Goal 15: Willamette River Greenway
- Goal 16: Estuarine Resources
- Goal 17: Coastal Shorelands
- Goal 18: Beaches and Dunes
- Goal 19: Ocean Resources

This criterion has been met.

2. Approval of the request is consistent with the Comprehensive Plan; and

Staff response and findings of fact:

This request is consistent with the Comprehensive Plan, as modifications to the Comp Plan and its adopted implementing documents are expected overtime.

The Plan amendment and concurrent zone change is consistent with the following components of the Comprehensive Plan.

Land Use

To assure wise and efficient use of our urbanizable lands.

The land proposed for redesignation/rezoning are currently used for single family residential purposes, although they are zoned for commercial use. As the lots are too small to be redeveloped for commercial use, it is appropriate to change the zoning to match the existing residential uses and affirm that existing uses as the best uses for the properties.

Economy

To encourage opportunities to broaden our economic base, but this should be a gradual transition that will not destroy our rich historical heritage and the natural amenities of the area.

The properties were developed 70 years ago with small residential homes and yards, similar to its neighbors to the north and west. Long-range plans from the early 1980s forecasted a large commercial boom in this area, hence the commercial designation/zoning. This commercial growth has failed to materialize, and at this point is not expected due to the medium density residential development on the south, and the challenges of the intersection of Chamberlain and Hwy 99 to the west. By itself, the lots

are too small for commercial or high density use. It is appropriate to change our maps to reflect the current medium density residential use, which matches the zoning and uses to the north, east and south. It will encourage the maintenance of the current residences by allowing for insurance and financing and providing assurance that the uses can be rebuilt on the site if destroyed.

Energy Conservation Goal

To strive to conserve all forms of energy through efficient use of our lands and promotion of sound energy conservation techniques.

The land proposed for medium density redesignation/rezoning is currently used for medium density residential purposes, although it has been zoned for commercial use. As the lots are too small to be redeveloped for high density residential use or commercial use, and as the adjacent properties to the south, east and north are designated medium density residential, it is appropriate to change the zoning to match the existing residential nature of the use. This redesignation/rezoning will conserve existing infrastructure and private investment, and is an efficient use of our land.

This criterion has been met.

3. *The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.*

Staff response and findings of fact:

Adequate public facilities, including water, sewer, storm water, and streets, are provided to the site. The properties at 1140, 1150 and 1160 E. Chamberlain is accessed by existing driveways to E. Chamberlain, a residential street. The property at 991 N. Lane Street is accessed via an existing panhandle (on TL 1300 & 1400) from Lane Street. Future transportation impacts will be lessened by the proposed comprehensive plan map and land use district map changes, by modifying planning expectations for the area based upon the current density of development rather than an artificial density. This criterion is met.

4. *The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan or land use district map regarding the property which is the subject of the application;*

The proposed Comprehensive Plan and Zoning Map amendments are in the public interest, given that surrounding properties are residential and the current commercial designation and zoning is inconsistent with the current developed uses. The Comprehensive Plan states: ‘The plan is not complete. It is subject to revision to meet the many possible economic, political and technological events that might occur in the future, but are unforeseen now. The plan must also remain flexible and responsive to the citizens in reflecting their desire and needs to remain current and reflect the changing

form of the community.’ Further, the applicant proposed these amendments to correct the City’s maps to allow for the development and/or continued use of residential development on the properties. The property owners of the land involved in the Plan amendment/Rezoning is in favor of the proposed actions. The proposed change is in the public’s interest, is in keeping with the development pattern in the area of the city; is in keeping with the intent of the City Comprehensive Plan; and serves the public’s health, safety and welfare. This criterion is met.

5. *The change is consistent with the function, capacity and performance standards for the streets used for access, consistent with the Cottage Grove TSP, the Oregon Highway Plan, and the Transportation Planning Rule (OAR 660-12) and;*

Single family residential use on these properties would not trigger a Transportation Planning Rule analysis, as expected traffic impacts will be much less than expected under the current zoning.

This criterion has been met.

6. *The amendment conforms to the Transportation Planning Rule provisions under Section 4.7.800.*

No impact is expected from the change of designation/rezoning, as the proposed zoning has a lesser potential traffic generation than the current zoning.

This criterion has been met.

CONCLUSION

Ordinance amendment approval pursuant to Sections 14.4.1.500.H Decision-Making Criteria is supported by the findings of fact that establish compliance with the applicable state and local standards.

STAFF RECOMMENDATION

Approval of MCPA 2-16 to amend the Comprehensive Plan Land Use Map, pursuant to Section 14.1.500, which is supported by findings of fact, to:

- a. The Cottage Grove Comprehensive Plan land use diagram map is hereby amended to redesignate the Subject Property described as 1140 E. Chamberlain (Map 20-03-28-13 TL 1000, 1100), 1150 E. Chamberlain (Map 20-03-28-13 TL 1200), 1160 E. Chamberlain Avenue (Map 20-03-28-13-1401) and 991 N. Lane Street (Map 20-03-28-13 TL 1200, 1300, 1400) from C Community Commercial to M Medium Density Residential; and
- b. Title 14, Cottage Grove Development Code land use district map is hereby amended to rezone the Subject Properties described as 1140 E. Chamberlain (Map 20-03-28-13 TL 1000, 1100), 1150 E. Chamberlain (Map 20-03-28-13 TL 1200),

1160 E. Chamberlain Avenue (Map 20-03-28-13-1401) and 991 N. Lane Street
(Map 20-03-28-13 TL 1200, 1300, 1400) and below from C-2P Community
Commercial to R-2 Multiple Family Residential.

CONDITIONS OF APPROVAL

None.

MATERIALS TO BE PART OF THE RECORD

File MCPA 2-16

EXHIBITS

- A. Draft Ordinance amending the Comprehensive Plan Map and Cottage Grove Land Use Map (MCPA 2-16)
- B. DLCD Notice of Proposed Amendment

EXHIBIT A:

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE COTTAGE GROVE
COMPREHENSIVE PLAN LAND USE DIAGRAM
MAP & TITLE 14 LAND USE DISTRICT MAP
FOR 1140, 1150, 1160 E. CHAMBERLAIN AVENUE & 991 N. LANE STREET
(MCPA 2-16)

WHEREAS, the City of Cottage Grove has developed and adopted the City Comprehensive Plan including the land use diagram map in accordance with Statewide Planning Goals and acknowledged by the Oregon State Land Conservation and Development Commission; and

WHEREAS, the City of Cottage Grove adopted Title 14 Cottage Grove Development Code including the land use district map which implements the City Comprehensive Land Use Plan and has been acknowledged by the Oregon State Department of Land Conservation and Development; and

WHEREAS, the properties at 1140, 1150 & 1160 E. Chamberlain and 991 N. Lane Street are currently designated as C Community Commercial on the Comprehensive Plan Map and C-2P Community Commercial on the Land Use Map, although they are developed with single family homes; and

WHEREAS, the owners of 1160 E. Chamberlain have applied to amend the Comprehensive Plan Land Use Plan Land Use Diagram Map and Title 14 Cottage Grove Development Code Land Use District Map to change their Land Use Designation and district to Medium Density Residential and R-2 Multiple Family Residential to allow for the maintenance and redevelopment of their single family homes; and

WHEREAS, on January 18, 2017, the Cottage Grove Planning Commission conducted a properly noticed public hearing, provided the public an opportunity to comment on the proposed redesignation and zone change amendments, and adopted findings and recommended Council approval of the proposal; and

WHEREAS, on February 13, 2017, the Cottage Grove City Council conducted a properly noticed public hearing concerning the proposed redesignation and zone change amendments and provided the public with an opportunity to be heard; and

WHEREAS, the Council has reviewed the record and Planning Commission recommendation of approval, and has determined to approve applicants' requested redesignation and zone change amendments.

THE CITY OF COTTAGE GROVE ORDAINS AS FOLLOWS:

Section 1. Purpose. The purpose of this ordinance is to amend the adopted Comprehensive Plan land use diagram map and the Title 14, Cottage Grove Development Code land use district map for the Subject Properties from the current C Community Commercial designation and C-2P Community Commercial zoning to a M Medium Density Residential designation and R-2 Multiple-Family Residential zoning, as shown in Exhibit "A" attached and incorporated herein.

Section 2. Findings. The City Council hereby adopts the above findings of fact and those set forth in Exhibit B, attached hereto and incorporated herein by this reference, as support for the redesignation and zone change amendments adopted in Section 3 of this Ordinance, below.

Section 3. Amendments.

a. The Cottage Grove Comprehensive Plan land use diagram map is hereby amended to redesignate the Subject Properties described as 1140 E. Chamberlain (Map 20-03-28-13 TL 1000, 1100), 1150 E. Chamberlain (Map 20-03-28-13 TL 1200), 1160 E. Chamberlain Avenue (Map 20-03-28-13-1401) and 991 N. Lane Street (Map 20-03-28-13 TL 1200, 1300, 1400) from C Community Commercial to M Medium Density Residential; and

b. Title 14, Cottage Grove Development Code land use district map is hereby amended to rezone the Subject Properties described as 1140 E. Chamberlain (Map 20-03-28-13 TL 1000, 1100), 1150 E. Chamberlain (Map 20-03-28-13 TL 1200), 1160 E. Chamberlain Avenue (Map 20-03-28-13-1401) and 991 N. Lane Street (Map 20-03-28-13 TL 1200, 1300, 1400) from C-2P Community Commercial to R-2 Multiple Family Residential.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS ____ OF _____, 2017.

Jeff Gowing, Mayor

Dated: _____

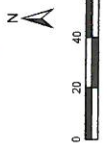
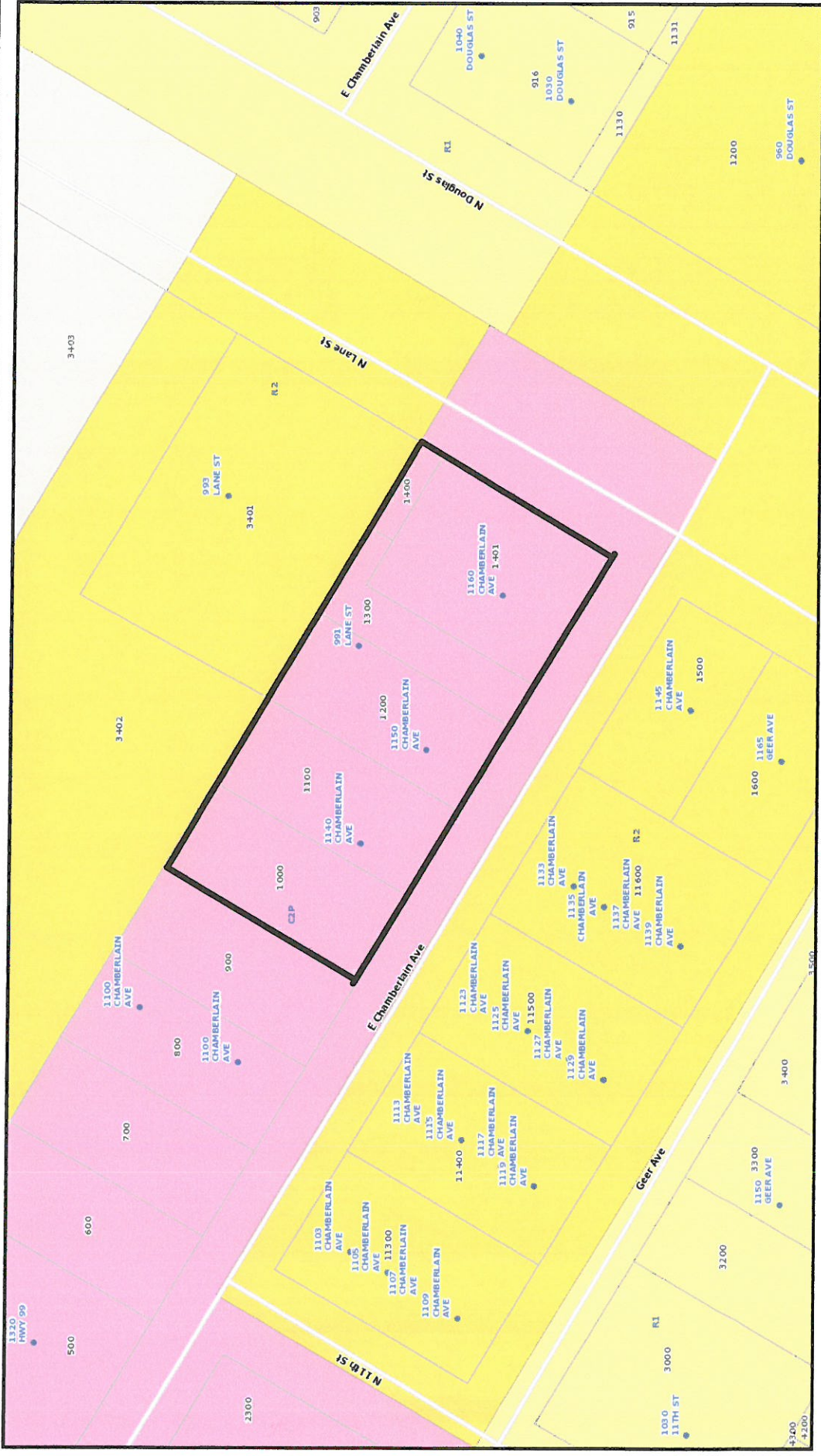
Richard Meyers, City Manager

Dated: _____

EXHIBIT A
ORDINANCE NO. _____

Site Location

1140, 1150 & 1160 E. Chamberlain Avenue, 991 N. 9th Street



The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map to ensure accuracy, but the user assumes all responsibility for errors, omissions or positional accuracy in the digital data or in printed records. Current plan, description, zoning, etc., for specific parcels should be obtained from the Lane County Assessor's Office. No warranty, expressed or implied, accompanies this product; however, notification of any errors will be appreciated.

1140 1150 & 1160 Chamberlain, 991 N Lane (current zoning)



The information on this map was derived from digital databases on the date of the geographic information system. Care was taken in the creation of the map to ensure positional accuracy in the digital data of the underlying information. However, the user assumes all responsibility for any errors or omissions that may appear on this map, including those resulting from the use of the information for purposes not intended by the system provider. No warranty is made or implied, accompanying the product, how ever, notification of any errors will be appreciated.



1140, 1150 & 1160 Chamberlain, 991 N Lane (2013 aerial)

EXHIBIT B
ORDINANCE NO. _____

1. Katie Terrazas submitted an application to amend the Cottage Grove Comprehensive Plan land use diagram map from C Community Commercial to M Medium Density Residential, and amend Title 14 Cottage Grove Development Code land use district map from C-2P Community Commercial to R-2 Medium Density Multiple Family Residential, for 0.17 acres at 1160 E. Chamberlain Avenue (Map 20-03-28-13 TL 1401). This lot has an existing single family dwelling.
2. David & Ruth Hemenway, property owners of the parcels adjacent to 1160 E. Chamberlain, requested that their properties also be included in this redesignation/rezoning application as they would like to retain the existing single family homes that they own, located at 1140 E. Chamberlain (Map 20-03-28-13 TL 1000 & 1100), 1150 E. Chamberlain (Map 20-03-28-13 TL 1200) and 991 N. Lane Street (Map 20-03-28-13 TL 1200, 1300, 1400). This request includes 0.48 acres of land.
3. The City of Cottage Grove processed the application request through a Type IV application process, as a Land Use District Map Change with Plan Amendment.
4. The City of Cottage Grove Comprehensive Plan, under “The Plan in General,” states that it contains broad generalized patterns of land use for those areas in which a given land use is best suited, where a land use is compatible to surrounding land uses and where the need for a given land use exists.
5. The City Comprehensive Plan also states that the plan is not complete. It is subject to revision to meet the many possible economic, political and technological events that might occur in the future. The plan must also remain flexible and responsive to the citizens in reflecting their desire and needs to remain current and reflect the changing form of the community.
6. The subject properties are located at the corner of E. Chamberlain Avenue, a local street, and Lane Street, an undeveloped road. The railroad runs along the eastern side of Lane Street. The properties are developed with single family home constructed in the 1940s. They are surrounded to the west and north by other older, small single family homes, including a property designated on the local historic resources register to the immediate north. The historic property is designated R-2 Medium Density Residential. The small homes to the west of the subject property on the north side of E. Chamberlain are zoned C-2P Community Commercial. The properties on the south side of E. Chamberlain are R-2 Medium Density Residential and developed with a mix of duplexes and townhomes.

7. The properties on the north side of E. Chamberlain were originally designated as Commercial in the 1980's to facilitate the development of a hotel/motel, which never materialized. Multiple property owners own the houses within this block. The property owners of 1140, 1150 and 1160 E. Chamberlain and 991 N. Lane Street want to retain their homes for the foreseeable future. This application was submitted in order to ensure that the Comprehensive Plan designation/land use designation supports the retention of the single family homes on the properties.
8. Findings: The State of Oregon has adopted statewide land use planning goals. Comprehensive plan map amendments must comply with the applicable Statewide Planning Goals and implementing regulations. To recommend approval to the City Council, the Planning Commission must find that the application complies with the applicable Statewide Goals. Part of this decision requires determining which Statewide Goals are applicable.

The following Statewide Planning Goals are not applicable to the proposed redesignation/zoning change: Goal 3 – Agricultural Lands; Goal 4 – Forest Lands; Goal 6 – Air and Water Resources; Goal 8: Recreational Needs; Goal 9: Economic Development; Goal 10: Housing; Goal 15 – Willamette River Greenway;;Goal 16-Estuarine Resources Goal 17 – Coastal Shorelands; Goal 18 – Beaches & Dunes; and Goal 19 – Ocean Resources.

9. The redesignation in the City's Comprehensive Plan must comply with the following Statewide Planning Goals:

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The acknowledged Cottage Grove Comprehensive Plan (Plan) and Title 14 Cottage Grove Development Code complies with Goal 1. The Type IV Permit Application process required by Title 14 has been used for the Plan amendment/zone change proposal and is in compliance with Goal 1. Ms. Terrazas' complete application was received on December 1, 2016. Proper Type IV public notice of the proposed amendments was given in compliance with Section 14.4.1.500E of the Cottage Grove Development Code on December 28, 2016, via publication in The Cottage Grove Sentinel newspaper. The Department of Land Conservation and Development was notified of the intended amendments on December 1, 2016. An amended notice was sent to DLCDC on December 30, 2016. Letters were sent to all properties within 300' of the subject parcels on December 30, 2016 providing notification of the first public hearing. Public hearings were held by the Planning Commission on January 18, 2017 and City Council on February 13, 2017, to consider this redesignation/zoning zone change. The City's process involves various forms of notification of the public in the immediate area, notification in local media, notification on community bulletin boards at the Cottage Grove City Hall and Community Center, and notification to Friends of Mt. David, a recognized neighborhood group. Goal 1 is met.

Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The land use planning process used by Cottage Grove to review this application is consistent with Goal 2. The City has established 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. The proposed change followed the process established in Title 14 of the City of Cottage Grove Municipal Code and has been found compatible with the City's Comprehensive Plan.

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

To protect natural resources and conserve scenic and historic areas and open spaces.

No known wetlands or historic areas are located on the subject properties, although the homes were identified on the historic windshield survey as being old enough to be considered historic. The property to the due north of the subject parcels on Lane Street is within the historic inventory. The properties are outside of the riparian corridor, and are not designated as floodplain. This redesignation/zone change amendment is in compliance with Goal 5.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

There are no anticipated capacity problems with the existing and planned facilities in the area to accommodate existing residential uses. Any new development will be required to comply with Development Code requirements for stormwater management and Comprehensive Plan requirements related to air and water resource quality. Hence Goal 6 does not apply at this time.

Goal 7: Areas Subject to Natural Disasters and Hazards

To protect people and property from natural hazards.

The subject properties are not known to be subject to any natural disasters or hazards that are not city-wide in nature (such as earthquakes). Compliance with building code and development code regulations when developing medium density residential buildings/uses will be a requirement for all future work to ensure that damage from natural hazards is mitigated to the greatest extent possible. The proposed amendments comply with Goal 7.

Goal 9: Economic Development

The subject properties are currently designated C Community Commercial but are too small to accommodate commercial development without a broader accumulation of properties/demolition of existing development. As this area has not been redeveloped in the thirty five plus years it has been designated as Commercial, and whereas E. Chamberlain is a residential street leading to a difficult, sub-standard intersection with Hwy 99, commercial level traffic and development is not expected or encouraged. Removing 0.65 acres of already developed property from the overall Commercial lands inventory will not negatively impact the City's inventory of commercial lands, as these properties were not listed as vacant or redevelopable in the 2011 Economic Opportunities Analysis due to the level of existing development. Their change to residential will allow the next buildable lands analysis to accurately show this area as medium density residential and will allow for better land use and transportation and infrastructure planning in the future. The proposed amendments comply with Goal 9.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

Goal 10 is applicable. The comprehensive plan change/zone change will remove 0.17 acres from the City's commercial lands inventory and place it into the City's medium density housing lands inventory. The property is already fully developed as residential housing, so this amendment brings the designation/zoning in alignment with the existing development pattern and ensures that the City has adequate, correct data for future planning. A future buildable lands analysis will be necessary to assess if the City has enough residential lands of various densities to meet future needs. With this redesignation, that buildable lands analysis will not be hindered with incorrect inventory information. The proposed amendments comply with Goal 10 at this time.

Goal 11: Public Facilities and Services

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.

The properties are currently adequately served with public facilities. Adequate public infrastructure for water, sewer, and storm sewer exists in E. Chamberlain to meet existing residential needs. Chamberlain and Lane Street are residential streets under the City's jurisdiction. Lane Street is gravel, but is not used as the primary access for these properties other than for 991 N. Lane Street, which is accessed via a panhandle (on TL 1300 & 1400) from N. Lane Street. The properties are adequately served by police service, public transit, and a thorough transportation network. The proposed amendments comply with Goal 11.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

Goal 12 is implemented via the State transportation Planning rule (TPR) 600-012-0060. The TPR applies to comprehensive and zone amendments and requires mitigation where

those amendments would significantly affect an existing or planned transportation facility. Based on trip generation data the proposed residential designation and zone amendment will correct the City's transportation planning figures for this area, as the current level of development generates less traffic than that which could be generated by the current commercial designation and zoning but is unlikely to be redeveloped as anything other than single family dwellings due to the small size of the parcels. The proposed amendments will not significantly affect any existing or planned transportation facility. Hence, the proposed amendments comply with Goal 12.

Goal 13: Energy Conservation

To conserve energy.

The Plan amendment/zone change will promote more energy efficient development by correcting the zoning on these properties to reflect its development pattern and allowing for better facility and land use planning in this area. The change will also encourage the retention and maintenance of existing homes, which will conserve energy by reducing needs for green-field development and expansion of city services. The proposed amendments comply with Goal 13.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

The subject properties have been annexed to the City of Cottage Grove and are inside the City's acknowledged Urban Growth Boundary. This application is in compliance with Goal 14. This criterion has been met.

Cottage Grove Development Code 4.7.500.

A recommendation or a decision to approve, approve with conditions or to deny an application for a legislative amendment or a quasi-judicial land use district map amendment shall be based on all of the following criteria:

1. Approval of the request is consistent with the Statewide Planning Goals:

As determined by the above Goal findings, the proposed amendments comply with all applicable Statewide Planning Goals. This criterion is met.

2. Approval of the request is consistent with the adopted Comprehensive Plan designation, including the Transportation System Plan, for the area:

The requested rezone will be consistent with the City's adopted Comprehensive Plan designation. The rezone is coupled with a requested redesignation from C Community Commercial to M Medium Density Residential designation. The City's Transportation System Plan implements the State Transportation Planning Rule; therefore, for all the reasons stated

above, the proposal does comply with the City's TSP in addition to the State TPR. This criterion is met.

3. The properties and affected area are presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities and transportation networks are planned to be provided in the planning period:

Adequate public facilities, including water, sewer, storm water, and streets are provided to the site. The properties at 1140, 1150 and 1160 E. Chamberlain are accessed by existing driveways to E. Chamberlain, a developed residential street. The property at 991 N. Lane Street is accessed via a panhandle off of N. Lane Street, a gravel street. Future transportation impacts will be lessened by the proposed comprehensive plan map and land use district map changes, by modifying planning expectations for the area based upon the current density of development rather than an artificial density. This criterion is met.

4. The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan or land use district map regarding the property with is the subject of the application:

The proposed Comprehensive Plan and Zoning Map amendments are in the public interest, given that surrounding properties are residential and the current commercial designation and zoning is inconsistent with the current developed uses. The Comprehensive Plan states: 'The plan is not complete. It is subject to revision to meet the many possible economic, political and technological events that might occur in the future, but are unforeseen now. The plan must also remain flexible and responsive to the citizens in reflecting their desire and needs to remain current and reflect the changing form of the community.' Further, the applicant proposed these amendments to correct the City's maps to allow for the development and/or continued use of medium density residential development on these properties. The property owners of the land involved in the Plan amendment/Rezoning are in favor of the proposed actions. The proposed change is in the public's interest, is in keeping with the development pattern in the area of the city; is in keeping with the intent of the City Comprehensive Plan; and serves the public's health, safety and welfare. This criterion is met.

5. The change is consistent with the function, capacity and performance standards for the streets used for access, consistent with the Cottage Grove TSP, the Oregon Highway Plan, the Transportation Planning Rule (OAR 600-12). This criterion is met.
6. The amendments conform to the Transportation Planning Rule under Section 4.7.800.

As noted above in Goal 12 and criteria 4.7.500 (2) above, the amendments conform to the requirements of the Transportation Planning Rule under Section 4.7.800.