

Ordinance No. 3053

AN ORDINANCE AMENDING COTTAGE GROVE COMPREHENSIVE PLAN,  
ADOPTING MAIN STREET REFINEMENT PLAN.

THE CITY OF COTTAGE GROVE ORDAINS AS FOLLOWS:


Section 1. Purpose. The purpose of this ordinance is to amend the Comprehensive Plan for Cottage Grove to incorporate the Main Street Refinement Plan as shown in Exhibit "B" as a component of the adopted 2007 Cottage Grove Transportation System Plan.

Section 2. Procedural Compliance. This amendment is in compliance with Title 14 Development Code of the Municipal Code of the City of Cottage Grove and is based upon the City Council determination, after Planning Commission public hearings and recommendation, that the adoption of this plan is a proper implementation of Statewide Planning Goal 12 Transportation, the adopted 2007 Cottage Grove Transportation System Plan and the City Comprehensive Land Use Plan and, therefore, is in the public interest and serves the health, safety, and welfare of the citizens of the City of Cottage Grove.

Section 3. Findings. The City Council determined that the Comprehensive Plan Map Amendment is the proper implementation of the Statewide Goals; that the amended plan adequately addresses the land needs of the community; is in the public interest and serves the health, safety, and welfare of the citizens of the City of Cottage Grove. City Council adopts the findings attached as Exhibit "A" attached hereto and forming a part of this ordinance.

Section 4. Amendment. The Cottage Grove Comprehensive Plan is hereby amended by adding the 2014 Main Street Refinement Plan as a refinement plan to the 2007 Cottage Grove Transportation System Plan, also known as the Transportation Element of the Comprehensive Plan, as shown in Exhibit "B" attached hereto and by reference made a part thereof.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS 13<sup>th</sup> DAY  
OF APRIL, 2015.

  
Thomas C. Munroe, Mayor  
Dated: April 13, 2015

ATTEST:


  
Richard Meyers, City Manager  
Dated: April 13, 2015

EXHIBIT A  
ORDINANCE NO. 3053

1. The City of Cottage Grove has made an application to amend the Cottage Grove Comprehensive Plan (CPA-2-14) by adopting the 2014 Main Street Refinement Plan to the 2007 Cottage Grove Transportation System Plan.
2. The 2005 Downtown Revitalization and Refinement Plan, was adopted in 2005 as a part of the Cottage Grove Transportation System Plan. The plan was to improve two intersections and provide a streetscape plan for the Downtown Historic District.
3. The primary objectives of the 2014 Main Street Refinement Plan within the project area are:
  - Makes the right-of-way accessible to all users, regardless of age, ability or mode of transportation.
  - Supports the economic vitality of Main Street for businesses and residences.
  - Incorporates the use of green approaches to design and construction that improve the long-term environmental performance of the street and the uses along it.
  - Promotes understanding of historic preservation and restoration.
  - Treats the planning of Main Street as a coordinated community design strategy.
  - Enhances the attractiveness of the business district through design improvements that result in a reinvestment of public and private dollars to downtown.
  - Creates a consistent and memorable image for the street that reflects its history and character.
  - Makes the street a safe, attractive and comfortable place to bike or walk as part of the Covered Bridge Scenic Bikeway.
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.
  - 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.
5. Section 14.4.1.500 H Decision-Making Criteria lists criteria to be used in making the decision.
  - A. The plan needs to be consistent with the Statewide Planning Goals.

The following Statewide Planning Goals are not applicable to the proposed redesignation: Goal 3 – Agricultural Lands; Goal 4 – Forest Lands;; Goal 6 – Air and Water Resources; Goal 7 – Areas Subject to Natural Hazards; Goal 10 – Housing; Goal 17 – Coastal Shorelands; Goal 18 – Beaches & Dunes; and Goal 19 – Ocean Resources.

- The following Statewide Planning Goals are applicable and the amendment complies with them as noted below:
- Goal 1 – Citizen Involvement: This request is consistent with Goal 1, Public Involvement. The planning process incorporated multiple attempts to reach all stakeholders in the downtown area and throughout the city. A Plan Advisory Committee (PAC) was formed at the beginning of the process to guide the plan’s development. The PAC included representatives from the Community Development Department, Engineering Department, City Council, Planning Commission, Landmarks Commission, Main Street Program, South Lane Wheels, South Lane Fire & Rescue District, State Historic Preservation Office, Cottage Grove Chamber of Commerce, Economic Business & Improvement District, and several downtown business owners/property owners. Their first meeting was in August, 2013. This meeting was preceded by two stakeholder meetings, one with the Partners in History (Historical Society, Friends of Mount David, Cottage Grove Museum, Bohemia Mining Museum, Cottage Grove Genealogical Society) and one with the downtown business community (Main Street Design Committee, EBID, Chamber of Commerce, business owners/property owners). Another stakeholder meeting with business and property owners was held in October. Three additional PAC meetings over the next nine months were followed by public open houses, which were widely advertised in the local paper, on the City’s website, in the Chamber newsletter, and through fliers throughout town. Maps and pictures developed for the open houses were displayed in a vacant downtown storefront for the duration of the project. DEA also maintained a project website that included all open house content, including surveys and games, for those who could not attend the meetings. Public Hearings on the draft plan were held before Planning Commission on July 16, 2014, and before City Council on February 23, 2015. City Council held open the record for written testimony for seven days to March 2, 2015 at 5 p.m. at which time the record was closed. City Council on March 9, 2015 considered the adopting ordinance but postponed any action to March 23, 2015 so that a Council Worksession could be held on March 16, 2015. City Council held a public worksession on March 16, 2015 and discussed the plan. Council will consider the ordinance on March 23, 2015.
- Goal 2 – Land Use Planning: This request is consistent with Goal 2. The purpose of Goal 2, Land Use Planning, is 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. Under Goal 2, “All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The required information shall be contained in the plan document or in supporting documents.”

The current Transportation System Plan (TSP) includes the 2005 Downtown Revitalization and Refinement Plan as a refinement plan. This plan is almost fully executed. The new plan further refines the TSP to address specific concerns along Main Street that are too detailed to include in the overall system plan. The adoption of this plan is an appropriate tool to refine the adopted TSP.

- Goal 3 – Agricultural Lands is not applicable to this application.
- Goal 4 – Forest Lands is not applicable to this application.

- Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces states that local governments must adopt plans that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. The City of Cottage Grove strongly values the historic resources found within the Downtown Historic District, which forms the core of the Main Street Refinement Plan’s study area. This plan is designed to reinforce the historic district’s special character while reinvigorating economic development and improving multi-modal transportation along a principal commercial arterial. The recommendations of this plan align with the Cottage Grove Development Code and the Downtown Historic District Design Guidelines. The plan is in compliance with Goal 5, as it will promote and preserve the primary historic area of Cottage Grove.
- Goal 6 – Air, Water and Land Resources Quality does not apply.
- Goal 7 – Areas Subject to Natural Hazards does not apply.
- Goal 8 – Recreational Needs: The Main Street Refinement Plan addresses growing bicycle and pedestrian use of Main Street as part of the Oregon Covered Bridge Scenic Bikeway, and includes recommendations for improvements to All-America Square to encourage its use through incorporation as part of a “festival street” into the downtown district. These recreational activities, though not directly related to the City’s Parks & Recreation Plan, address some recreational needs in the community.
- Goal 9 – Economic Development. The goals of the Main Street Refinement Plan include supporting the economic vitality of Main Street for businesses and residences and enhancing the attractiveness of the business district through design improvements that result in a reinvestment of public and private dollars to downtown. These goals are directly related to improved economic development within the downtown, with the intention of retaining the downtown district as the commercial core of Cottage Grove. This correlates with a principal goal in the Cottage Grove Comprehensive Plan.
- Goal 10 – Housing. The Main Street Refinement Plan will enhance multi-modal connectivity within the downtown, which will improve access to the downtown for users of all ages. Residents of this area will enjoy increased accessibility and enhanced safety through this work. Improvements to public infrastructure within the district will hopefully encourage additional housing units to be developed in this area, which also addresses the City’s goals to encourage higher density residential use downtown.
- Goal 11 – Public Facilities and Services. The Main Street Refinement Plan includes improvements to public facilities and services within the project area to address project goals. These include streetscape enhancements, wider sidewalks, new water and electrical services in Main Street, enhanced storm drainage, etc. This plan works in concert with the City’s Public Facilities Plan to identify priority projects for future funding.
- Goal 12 – Transportation. The 2007 Transportation System Plan was independently adopted as a refinement plan to the Cottage Grove Comprehensive Plan in 2008. This document, which was co-adopted with Lane County, acts as a public facility plan for transportation facilities within Cottage Grove’s UGB. Cottage Grove will be initiating a Transportation System Plan Update in 2014/2015 to address the expanded Urban Growth Boundary area

adopted in 2011. Goal 11 requirements for public facility planning through 2031 will be met for this facility through the update process. This refinement plan will be adopted as part of the existing 2007 TSP, and then incorporated into the updated TSP as it is developed over the next year.

- Goal 13 – Energy Conservation. The recommendations in this plan maximize the efficiency of existing systems and provide for infill and redevelopment opportunities. The adoption of this plan is consistent with this goal.
- Goal 14 – Urbanization. The Main Street Refinement Plan includes an objective to enhance the attractiveness of the business district through design improvements that will hopefully result in a reinvestment in public and private dollars downtown, including in new housing. The plan recognizes Main Street as the heart of the city, which encourages urban development to focus around the core.
- Goal 15 – Willamette River Greenway. The edge of the planning area for the Main Street Refinement Plan lies within the Willamette River Greenway; however the project does not include any modifications to the riparian frontage within the greenway. Future planning is recommended for this area.

This criterion has been met.

B. Approval of the requests is consistent with the Comprehensive Plan. This plan is consistent with and furthers the goals of the Cottage Grove Comprehensive Plan. The plan directly relates to the following Comprehensive Plan land use and urbanization goals:

- 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.
- To strive to ensure a functional and visually attractive environment for present and future generations of Cottage Grove residents and visitors.
- To preserve and enhance the use and view of natural and man-made features which give Cottage Grove its distinctive form.
- To continue to be sensitive to those qualities which give character and identity to Cottage Grove neighborhoods.

These goals are directly reflected in and met through the adoption of the proposed Plan. Hence this plan is in compliance with the Comprehensive Plan as adopted.

C. 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.

The Main Street Refinement Plan proposes improvements to the subject area that will ensure adequate public facilities, services and multi-modal transportation networks are available to support the central business district through the next 20 years.

6. Adoption of the Plan is in the public interest and serves the health, safety, and welfare of the citizens of the City of Cottage Grove.