CALL TO ORDER
Chair Valley called the meeting to order at 7:00 p.m. in the Council Chambers, City Hall.

ROLL CALL
Recording Secretary called the roll. The following were:

Present: Darby Valley, Chloe Beckes, Beau Solesbee, Ashley Rigel, Tao Orion and Tim Burns
Absent: Blake Hoskins
Staff Present: City Planner - Amanda Ferguson, Assistant City Planner - Eric Mongan and Administrative Aide – Angela Keppler

Applicant: City of Cottage Grove.

News Media Present: None

Staff advised that this hearing had been advertised and publicized and notices posted as required by law. It was asked that any correspondence received be noted as a part of the item on the agenda.

ITEMS TO BE ADDED
NONE

MINUTES
August 19, 2020

IT WAS MOVED BY COMMISSIONER CHLOE BECKES AND SECONDED BY COMMISSIONER TIM BURNS TO APPROVE THE MINUTES FROM AUGUST 19, 2020 REGULAR PUBLIC HEARING AS PRESENTED.
Vote on the motion as follows:

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<th>VOTE</th>
<th>Commissioner Valley</th>
<th>Commissioner Beckes</th>
<th>Commissioner Rigel</th>
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August 19, 2020 Minutes have been approved.

**EX PARTE CONTACT**
NONE

**NEW BUSINESS**

[DV] Opened public hearing for MCPA 4-20 @ 7:04PM

A. CITY OF COTTAGE GROVE – COMPREHENSIVE PLAN AMENDMENT/LAND USE MAP AMENDMENT (MCPA 4-20) TO REDESIGNATE/REZONE 3.04 ACRES TO PR PARKS & RECREATION. Applicant is seeking to redesignate and rezone 3.04 acres of riverfront along the Coast Fork Willamette adjacent to Lincoln Middle School from L Low Density Residential/R-1 Single Family Residential to P Parks Open Space/PR Parks & Recreation. Relevant Criteria: 14.41.500 Decision-making criteria. Applicant/Owner: City of Cottage Grove, 400 Main Street, Cottage Grove OR 97424.

[AF] The application before you tonight is a comprehensive plan amendment and zone change for a property the City of Cottage Grove purchased in 2020. It is located along the east bank of the Coast Fork Willamette River, behind Lincoln Middle School. The property tax lot is 20-03-32 tax lot 3100. This is a 3 acre parcel that is primarily riparian forest. A number of city streets dead end at this parcel otherwise it is undeveloped. Currently its comprehensive plan designation zoning is low density residential. The City is recommending that we change that to match the other properties we have purchased along the river over the last decade or so to comply with our parks and recreation plan. That would place a comprehensive plan designation of parks and open space with a corresponding zoning of park and recreation onto the property. Our long term goals on this property is to maintain it as riparian forest. It will probably eventually have some sort of recreational trails on it. In the meantime we will also be using it for a storm water outfall which was the immediate need that drove the purchase of the property. The storm water outfall is part of a storm water system that is being created as part of the construction for the Safe routes for School around Lincoln Middle School at present.

As I said this is a 3 acre parcel that we are recommending we change the comprehensive plan designation to parks and open space with the zoning of parks and
recreation. Development of that parcel will follow in the years to come, we have no current plans for development, including no current plans for parking or any trails. We may put in fencing within the next calendar year, but that is the only short range plan we have on the parcel.

There was a letter that was received in response to request for comment from the adjacent property at 206 Hayes Ave. from Armand and Maria Gridelli. The letter requested that we answer some questions regarding the future of this property. Specifically when will the city begin regularly maintaining the property? I.e. mowing, keeping down the wild blackberries and weeds? When will a fence be erected? If there is to be a parking lot, where will it be and how many vehicles will be accommodated?

As I said, we don’t intend to do any current park development on that property, so we won’t be putting in a parking lot any time in the near future. If we do decide to do any development of this parcel, we will be bringing a public process through that would include a designed parks plan. Including any design for a parking lot. The public would be able to make comments on the design of any kinds of development including trails and parking lot before we would do any kind of development. A fence may be erected within a year, however I would direct that question to the Public Works Director Faye Stewart. I will give him these questions tomorrow and see if he can answer them. As far as regular maintenance, we will include it into our maintenance strategy with the rest of the properties that we own. We will attempt to keep the grass and blackberries within compliance with our vegetative standards between the months of June –October every year.

[DV] Does this effect the overall housing inventory or plannable lands for our needed plans allotment industrial?

[AF] We consider this property undevelopable in our housing needs analysis because it’s part of the flood way of the Coast Fork Willamette River. So it was already pulled out of the housing needs.

[TO] What is the storm water outfall piece of this look like? Is there a plan for that?

[AF] The Planning Commission saw the designs for that a couple of months ago, it came though as a flood plain conditional use permit, that was approved. It impacts about a 40 feet wide swath of this property immediately behind Lincoln Middle Schools football field. It’s in line with Pierce Ave. It’s a fairly small foot print, the total impact of that area is less than 4000 square feet of this 3 acre lot and will be fully revegetated as part of that project.

**IN FAVOR**
NEUTRAL

[AG] Armand Gridelli 206 Hayes Ave. Cottage Grove Or 97424
I am adjacent to this property. When will the City take over the area?

[DV] the City owns it now, they currently have it part of the maintenance plan. Because of fires right now they cannot cut it at the moment, but it will be maintained like all the other properties the city owns.

[AG] So what they plan on doing is just on the east side of the river?

[DV] what is purposed is to change the zoning of the land on the east side of the river from residential to park and open space.

[AG] so that doesn’t affect the other side of the river? Because I thought that was all one lot.

[AF] No, it is a separate parcel on the other side of the river.

[AG] Is this all in compliance with Willamette Greenway?

[AF] This actually directly is in compliance with the Greenway, it’s actually a goal of the greenway to bring more of the river into park and open space designation and remove it from the designation of residential. With this we will see less development of the greenway.

[DV] Did you hear that Armand? If we make it a park tonight, if we designate it as a park it is more officially greenway than it is now.

[AG] How far is that going to be developed?

[DV] it’s not going to be developed. What we are changing tonight is zoning.

[AG] ok, so no idea when this is going to start construction?

[DV] no, no current plans.

[AG] ok.

IN FAVOR
None
NEUTRAL

AGAINST
None

COMMISSION COMMENTS
NONE

IT WAS MOVED BY COMMISSIONER CHLOE BECKES AND SECONDED BY COMMISSIONER TIM BURNS TO APPROVE APPLICATION MCPA 4-20 AS WRITTEN BASED ON CRITERIA FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion as follows:

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Motion passed unanimously.

[DV] Is there any information from Staff?

[AF] I just wanted to welcome Tao, we are really pleased to have you here.

ADJOURNMENT

There being no further business, Commissioner Darby Valley adjourned the Planning Commission meeting at 7:18 p.m.
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<td>Angela Keppler, Administrative Aide</td>
<td>Darby Valley, Chair</td>
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