

CITY OF COTTAGE GROVE PLANNING COMMISSION

Minutes of the Regular Public Hearing
September 21, 2022

CALL TO ORDER

Chair Valley called the meeting to order at 7:00 p.m.

ROLL CALL

City Planner Eric Mongan called the roll. The following were:

PRESENT IN THE
COUNCIL CHAMBERS: Darby Valley, Ashley Rigel, David Christopher, Beau Solesbee
Garland Burbach, and Blake Hoskin

PRESNET VIA
GOTOMEETING

ABSENT: Tim Burns

STAFF PRESENT IN
THE COUNCIL
CHAMBERS: City Planner-Eric Mongan, and
Public Works & Development Director- Faye Stewart

STAFF PRESENT
VIA GOTOMEETING: Recording Secretary-Angela Keppler

APPLICANT:

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 17, 2022

**IT WAS MOVED BY COMMISSIONER GARLAND BURBACK AND SECONDED BY
COMMISSIONER DAVID CHRISTOPHER TO APPROVE THE MINUTES FOR
AUGUST 17, 2022.**

Vote on the motion as follows:

VOTE	Commissioner Valley	Commissioner Burback	Commissioner Rigel	Commissioner Burns	Commissioner Hoskin	Commissioner Solesbee	Commissioner Christopher
AYES	X	X	X		X	X	X
NAYES							

Minutes for August 17, 2022 are approved

OLD BUSINESS

None

EX PARTE CONTACT

None

7:03 PM Public Hearing for ZC 2-22 Opened

(a) CITY OF COTTAGE GROVE– ZONE CHANGE (ZC 2-22) TO REZONE THREE UN ADDRESSED PARCELS, COTTAGE GROVE, OR 97424; MAP/TL 20-03-33-33-01300, 20-03-33-33-01400, & 20-03-33-33-01500 TO R1– SINGLE-FAMILY. Applicant is seeking rezone approximately 0.41 acre to R-1 Single-family Residential from AGT-5. Relevant Criteria: 14.47.500 Criteria for Legislative & Quasi-Judicial Amendments. Applicant City of Cottage Grove, 400 E Main Street, Cottage Grove, OR 97424.

Eric explained that this Zone Change application is to rezone three parcels that are located at the end of Hayes and Grant Ave. They are currently undeveloped lots. At the time they were brought into the City of Cottage Grove the comprehensive plan designation of low density residential R1 map was not applied. This application is a house keeping item to apply the land use map designation of R1 (Low Density Residential) to these parcels.

Staff was provided written comments from the Housing Coalition Council of Oregon requesting that we increase the quantity of findings for Goal 10 (which is the housing goal.) It is Staff's opinion that this particular intervener is misunderstanding the application, thinking that we are seeking to apply a zone that would be an amendment to the comprehensive plan, which it is not. Staff did add some language to address the 2018 buildable lands inventory showing that we do need more residential lands. Staff recommends approval.

IN FAVOR

None

NEUTRAL

None

AGAINST

None

Darby closed public meeting for ZC 2-22 at 7:06 pm, and brought it back to the Commission.

COMMISSION COMMENTS

Darby asked about the lot ownership, and options for developing the land.

Eric said the land is adjacent to developed single-family lots and is part of those properties. They could potentially be built on as long as development criteria is met.

Darby reopened the Public Hearing for ZC 2-22 at 7:10 pm

Nicole Schrodtt -201 Grant Ave. Cottage Grove, OR 97424

Nicole said she is one of the property owners, and wanted to know if this zone change would change her property taxes. She was told that this should not affect the taxes as this is already part of her land. This application is only to correct the Comprehensive Plan Map Designation.

Darby closed public meeting for ZC 2-22 at 7:11 pm, and brought it back to the Commission.

IT WAS MOVED BY COMMISSIONER GARLAND BURBACK AND SECONDED BY COMMISSIONER ASHLEY RIGEL TO APPROVE TO COUNCIL ZC 2-22 AS PRESENTED BASED ON THE CRITERIA FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion as follows:

VOTE	Commissioner Valley	Commissioner Burback	Commissioner Rigel	Commissioner Burns	Commissioner Hoskin	Commissioner Solesbee	Commissioner Christopher
AYES	X	X	X		X	X	X
NAYES							

Motion carries.

7:12 PM Public Hearing for DCTA 1-22 Opened

(b) CITY OF COTTAGE GROVE – DEVELOPMENT CODE TEXT AMENDMENT (DCTA 1-22) TO AMEND TITLE 14 DEVELOPMENT CODE RELATED TO FLOOD DAMAGE STORMWATER MANAGEMENT CHAPTER 14.35. This amendment will add Section 14.35.200 Stormwater Detention & Treatment. Relevant Criteria: 14.41.500 Decision-making criteria. Applicant: City of Cottage Grove, 400 Main Street, Cottage Grove OR 97424.

Eric explained that this Development Code Text Amendment application would add to Chapter 14.35- Stormwater Management Requirements for onsite detention and treatment of stormwater. This will only be applied to parcels larger than half an acre when they begin their hardscape development.

The Commission and Staff discussed the reasons for this amendment, and what type of properties it would affect and why. Eric said that Cottage Grove will be adopting the City of Eugene's Stormwater Manual and explained the reasons for this.

IN FAVOR

None

NEUTRAL

None

AGAINST

None

Darby closed public meeting DCTA 1-22 at 7:27 pm, and brought it back to the Commission.

COMMISSION COMMENTS

IT WAS MOVED BY COMMISSIONER ASHLEY RIGEL AND SECONDED BY COMMISSIONER BLAKE HOSKIN TO APPROVE DCTA 1-22 AS PRESENTED BASED ON THE CRITERIA FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion as follows:

VOTE	Commissioner Valley	Commissioner Burback	Commissioner Rigel	Commissioner Burns	Commissioner Hoskin	Commissioner Solesbee	Commissioner Christopher
AYES	X	X	X		X	X	X
NAYES							

Motion carries.

INFORMATION FROM STAFF

None

COMMISSION COMMENTS

None

ADJOURNMENT

There being no further business, Commissioner Darby Valley adjourned the Planning Commission meeting at 7:28 p.m.

ATTEST:

APPROVED:

Angela Keppler, Recording Secretary

Darby Valley, Chair