

CITY OF COTTAGE GROVE PLANNING COMMISSION

Minutes of the Regular Public Hearing

September 20, 2023

CALL TO ORDER

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

ROLL CALL

Recording Secretary Tina MacDonald called the roll. The following were:

PRESENT IN THE

COUNCIL CHAMBERS

Chair Ashley Rigel, Beau Solesbee, Garland Burback, Jeff Gowing, Thomas Munroe

PRESENT VIA

GOTOMEETING

None

ABSENT:

Tim Burns, David Christopher

STAFF PRESENT IN

THE COUNCIL

CHAMBERS:

City Planner-Eric Mongan, Assistant Planner-Allison Crow
Public Works & Development Director- Faye Stewart
Recording Secretary-Tina MacDonald

APPLICANT PRESENT:

None

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 16, 2023

**IT WAS MOVED BY COMMISSIONER BURBACK AND SECONDED BY
COMMISSIONER GOWING TO APPROVE THE MINUTES FOR AUGUST 16, 2023.**

Vote on the motion as follows:

VOTE	Commissioner Rigel	Commissioner Burbuck	Commissioner Gowing	Commissioner Burns	Commissioner Munroe	Commissioner Solesbee	Commissioner Christopher
AYES	X	X	X		X	X	
NAYES							

Minutes for August 16, 2023 are approved.

OLD BUSINESS

None

EX PARTE CONTACT

None

7:07 PM Public Hearing for MCPA 2-23 Opened

- (a) CITY OF COTTAGE GROVE – COMPREHENSIVE PLAN AMENDMENT WITH ZONE CHANGE (MCPA 2-23). COMPREHENSIVE PLAN AMENDMENT WITH ZONE CHANGE FROM M-MEDIUM DENSITY RESIDENTIAL / R2-MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL TO I-INDUSTRIAL / M-INDUSTRIAL. Applicant is seeking approval of a Comprehensive Plan Amendment with Zone Change for 25.96 acres of M-Medium Density Residential / R2-Medium Density Multiple Family Residential to I-Industrial / M-Industrial. Relevant Criteria: Section 14.47.500 Criteria for Legislative & Quasi-Judicial Amendments Approval Criteria. Applicant: City of Cottage Grove, 400 E. Main St., Cottage Grove, OR 97424. Hearing Date: September 20, 2023 at 7:00 PM, Council Chambers and virtually (see www.cottagegroveor.gov for meeting link), Cottage Grove City Hall; 400 E Main Street, Cottage Grove, OR 97424

MATERIALS TO BE PART OF THE RECORD

City of Cottage Grove File(s): MCPA 2-23

- Applicant's Application
- Applicant's Narrative
- Site Map
- City of Cottage Grove Completeness Correspondence
- Affidavit of Posting
- Affidavit of Notice
- Annexation Agreement
- Access/Utility Easements

EXHIBITS

- A. Draft Ordinance amending the Comprehensive Plan Map and Cottage Grove Land Use Map (MCPA 2-23)
1. Easements (2007-72047 and 2007-71729)
 2. Annexation Agreement (81-49163 LCDR)

City Planner Eric Mongan presented MCPA 2-23.

Proposal:

The City of Cottage Grove is currently under contract with the owner of the subject property to purchase this property and four other parcels just east of the subject property across the Coast Fork Willamette River. The subject property and the adjacent lands to be purchased are currently zoned R2 – Multi-family Residential at a total of 61.40 acres. The subject property is located at the south end of town and is one of the southernmost incorporated parcels on HWY 99 S. The subject property can be accessed via an easement(s) over the adjacent private property to the south. Those easements recorded at Lane County Deeds and Records on October 18, 2007 (2007-72047 and 2007-71729) are attached to this staff report as Exhibit 1.

The City is seeking to purchase these properties in an effort to establish ~25 acres of developable industrial land and to catalyze the development of all housing types on the other 35.44 acres by constructing roads, water/sewer/storm infrastructure, and building a bridge over the Coast Fork Willamette River. Once the infrastructure is ready the City will work with a consultant to create an area plan for the residential lands with the goal of providing all housing types.

The need for additional industrial lands is seen by the City as a crucial component of meeting our Goal 9 objectives by having lands of sufficient size to recruit and/or retain job producing lands within the City of Cottage Grove. At this time the largest available parcel in the City's industrial lands inventory is 6.45 acres. While the City is fortunate to have shovel ready lands available for development it is always disappointing to tell a prospective business/industry/developer that we do not have enough land in a contiguous piece to meet their needs. The successful re-designation of the subject property will make the City of Cottage Grove competitive with other communities in the recruitment of large employers in alignment with the City's Comprehensive Plan.

There are two parts to this application:

- a. Amend the Comprehensive Plan Land Use Map to re-designate the subject property described in Exhibit A as TL 3101 from M - Medium Density Residential to I – Industrial; and
- b. Amend Title 14, Cottage Grove Development Code land use district map to rezone the subject property described in Exhibit A as TL 3101 from R2 - Medium Density Multiple Family Residential to M – Industrial.

COMMENTS RECEIVED

Two written comments were received with this application and are included with the minutes. The comments are more relevant to development, not this application. The Cathey's comments pertaining to floodplain development would be addressed with a floodplain development permit. We do not know what or where would be developed so it is also not relevant to this application. The same applies to concerns about the greenway, sound, lighting, etc.

Eric spoke to the significant goal findings included in the staff report. He also stated that in 1981 there was a deed restriction placed on the property by the owners at the time and that this parcel should have been designated industrial and somehow it was missed. This application is to correct the previous zoning error at the time of annexation. Also, this being a Type 4 legislative application, so the commission will be recommending or denying approval to city council.

Staff is recommending approval of MCPA 2-23.

Commissioner Burback addressed the Gridelli's concerns regarding the industrial development.

IN FAVOR None

NEUTRAL None

AGAINST None

Chair Rigel closed public meeting for MCPA 2-23 at 7:11 pm and brought it back to the Commission.

IT WAS MOVED BY COMMISSIONER BURBACK AND SECONDED BY COMMISSIONER GOWING TO RECOMMEND TO COUNCIL MCPA 2-23 AS PRESENTED BASED ON THE CRITERIA FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

VOTE	Commissioner Rigel	Commissioner Burback	Commissioner Munroe	Commissioner Burns	Commissioner Gowing	Commissioner Solesbee	Commissioner Christopher
AYES	X	X	X		X	X	
NAYES							

Motion carries.

COMMISSION COMMENTS

None

INFORMATION FROM STAFF

This application will go to City Council on October 9th. City Planner Mongan spoke about next month's meeting and upcoming agenda items.

AUDIENCE COMMENTS

None

ADJOURNMENT

There being no further business, Chair Rigel adjourned the Planning Commission meeting at 7:29 p.m.

ATTEST:

APPROVED:

Tina MacDonald, Recording Secretary

Ashley Rigel, Chair