

STAFF REPORT
CITY OF COTTAGE GROVE; MCPA 3-23
COMPREHENSIVE PLAN AMENDMENT/LAND USE MAP AMENDMENT
MAP / TAX LOT 20-03-29-34-00500
2110 W. MAIN STREET

PROPOSAL DESCRIPTION

Date application filed: September 5, 2023

Date deemed complete: September 13, 2023

Applicant: City of Cottage Grove
400 E. Main St
Cottage Grove, OR 97424

Owner: Kyle and April Kishen
2110 W. Main St
Cottage Grove, OR 97424

Location: 2110 W. Main ST
Map/TL: 20-03-29-34-00500

Current Comp Plan: H – High Density Residential

Current Zoning: Un-zoned

Proposed Comp Plan: M – Medium Density Residential

Proposed Zoning: R-2 – Medium Density Residential

MATERIALS TO BE PART OF THE RECORD

City of Cottage Grove File: MCPA 3-23

- Applicant's Application
- City of Cottage Grove Completeness Correspondence
- Affidavit of Posting
- Affidavit of Notice

Proposal:

The subject parcel was annexed into City limits through Cottage Grove File No. A 2-04, at which time the concurrent zone change application was not filed to implement the Comprehensive Plan Designation of H – High Density Residential. Presently, the owner cannot do any changes to their parcel in regards to land use, as there is no basis on which standards apply within the Cottage Grove Municipal Code. This application is to rectify that oversight.

The subject parcel is bounded on the northern and western border by Silk Creek, and bordered on the south by the Cottage Grove – Lorane Rd. There is an existing residence constructed in 1950. The parcel is encumbered by the Special Flood Hazard Area. The property lines for this parcel extend from south of Silk Creek on the eastern side of the parcel, into the creek on the north portion of the parcel, and eventually crosses to the north bank of the creek on the west side. Due to this, there are constraints to development within the current High Density Residential Designation.

This parcel, as part of the original annexation, abuts the subdivided parcels that also were not processed for a zone change at the time of annexation. In the immediate surrounding area, however, the zones are R3 (High Density Residential), R2 (Medium Density Residential), and R1 (Single Family Residential). At this time, the applicant has proposed the Comprehensive Plan Designation and the Zone Map be updated to reflect M – Medium Density Residential and R2 – Medium Density Residential.

There are two parts to this application:

- a. Amend the Comprehensive Plan Land Use Map to re-designate the subject parcel from H- High Density Residential to M – Medium Density Residential, as described in Exhibit A (Map / Tax Lot: 20-03-29-34-00500); and
- b. Amend Title 14, Cottage Grove Development Code Land Use District Map to apply the R2 (Medium Density Residential) zone to the subject property, as described in Exhibit A (Map / Tax Lot: 20-03-29-34-00500)

COMMENTS RECEIVED

None.

APPROVAL CRITERIA AND FINDINGS; MCPA 3-23

14.147.500 Criteria for Legislative & Quasi-Judicial Amendments. 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

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. Proper public notice of the proposed change has been provided through the Type IV public notice process as specified in Section

14.41.500A of the Development Code. The Department of Land Conservation and Development was notified of the intended amendments on September 13, 2023. Public hearings will be held at the Planning Commission on October 18, 2023 and City Council on November 13, 2023 to consider this re-designation / applying a zone to the subject parcel. Our process involves various forms of notification of the public in the immediate area, notification in local media, and notification of impacted governmental agencies and a recognized neighborhood group.

Goal 2: Land Use Planning

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 changes followed the process established in Title 14 of the City of Cottage Grove Municipal Code and have been found compatible with the City's Comprehensive Plan.

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

The parcel is situated along Silk Creek, which is part of Cottage Grove's Riparian Development standards. Per Cottage Grove Municipal Code 14.37.300 (D), the Riparian Corridor boundary is 50 feet from top of bank, preventing development within this boundary without a variance.

The parcel is located within the 100 year floodplain (Zone AE), the floodway (Zone AE Floodway), and partially within the 500 year floodplain (Zone X). Any proposed development will need to obtain a Floodplain Development permit to mitigate both hazards to life and structures, and to Silk Creek as well.

With all the above encumbrances, approximately 20,000 sqft of the 71,002.8 sqft parcel is developable, with the appropriate permits.

Because of these encumbrances, and with a minimum density of units / acre being 14 for the R3 zone, the applicant has proposed to change the Comprehensive Plan Designation and apply a zone of R2, which has a minimum density of units / acre of 8. Any development that occurs within this parcel will be required to meet Federal, State, and local standards. This proposed plan amendment/zone change is in alignment with existing development and adjacent zoning and is in compliance with Goal 5.

Goal 6: Air, Water and Land Resources Quality

There are no capacity problems currently existing with the established residential use. The intent is to continue the existing use. 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. Therefore, Goal 6 does not apply at this time.

Goal 7: Areas Subject to Natural Disasters and Hazards

The subject property is bordered on 3 sides by Silk Creek. Per FEMA FIRM 41039C2087F (June 2, 1999), the parcel is encumbered by the Special Flood Hazard

Area (100-year and 500-year), as well as the floodway. The floodway borders the parcel on the northern and western end, and the floodplain (100-year) encompasses the majority of the parcel, save from an approximately 40ft by approximately 277ft area along the frontage, on Cottage Grove-Lorane Rd. Any proposed development on this parcel will be required to adhere to Section 14.37.200 Flood Damage Prevention. There are no other known potential natural hazards that are not city-wide in nature (such as earthquakes). Compliance with building code and development code regulations when developing future uses will be a requirement for all work to ensure that damage from natural hazards is mitigated to the greatest extent possible. The proposed changes are in compliance with Goal 7.

Goal 10: Housing

Goal 10 is applicable. The Comprehensive Plan amendment and concurrent Map change will retain the 1.63 parcel in the City's housing lands inventory, but will apply zoning and re-designate to a more appropriate selection due to the natural obstacles encumbering the parcel as detailed in Goal 5, and the lack of outright permitted uses by the current designation. Lowering both the Plan and Map to a medium density (M and R2), rather than the high density designation it is currently and applying the subsequent R3 zone, will allow more potential development within this parcel because of the limitations that the R3 zone puts on types of housing that can be allowed. Per Table 14.22.110 in the Cottage Grove Municipal Code, single family detached, ADUs, and duplexes are not allowed in the R3 zone, and cottage clusters are a Conditional Use application (Type III). Within the proposed R2 zone, single family detached, ADUs and duplexes are allowed outright, with cottage clusters being a Site Design Review application (Type II). With the move down in both the Plan and Map from high density to medium density, more housing types are allowed outright, as well as lower application barriers to create the middle housing that was instructed by the State in HB 2001.

Per the 2018 Housing Needs Analysis (see insert), there is a significantly higher need for detached single family (65%), which will be allowed as an outright permitted use with the proposed designation / Map change. While staff acknowledges the needs for multi-family housing in Cottage Grove, the location (far west end of town) and the natural restrictions on the parcel (floodway / floodplain / Riparian Corridor) make the H designation and R3 zone not conducive to appropriate development. The proposed change is in compliance with Goal 10.

Exhibit 1. Forecast of demand for new dwelling units, Cottage Grove UGB, 2018 to 2038
 Source: Calculations by ECONorthwest.

Needed new dwelling units (2018-2038)	1,379
Dwelling units by structure type	
<i>Single-family detached</i>	
<i>Percent single-family detached DU</i>	65%
<i>equals Total new single-family detached DU</i>	896
<i>Single-family attached</i>	
<i>Percent single-family attached DU</i>	10%
<i>equals Total new single-family attached DU</i>	138
<i>Multifamily</i>	
<i>Percent multifamily</i>	25%
<i>Total new multifamily</i>	345
Total new dwelling units (2018-2038)	1,379

Exhibit 2. Comparison of capacity of existing residential land with demand for new dwelling units and land surplus or deficit, Cottage Grove UGB, 2018-2038
 Source: Buildable Lands Inventory; Calculations by ECONorthwest. *Note: DU is dwelling unit.*

Plan Designation	Capacity (Dwelling Units)	Demand for New Housing	Comparison (Supply minus Demand)
Low Density Residential	976	564	412
Medium Density Residential	521	483	38
High Density Residential	224	221	3
Commercial Plan Designations	112	110	2

Goal 11: Public Facilities and Services

The parcel is currently utilizing a septic system, and is not hooked into the City sewer system, but is connected to City water. For future development, this parcel can be served with additional sewer infrastructure, such as a pump station. Additionally, there are storm sewer services along Cemetery Road.

Goal 12: Transportation

The subject parcel has access off of Cottage Grove-Lorane Rd which is classified as a Minor Arterial according to the City’s 2015 Transportation System Plan. The proposed Comprehensive Plan amendment and Map change to M / R2 will be a downsizing from the current H Designation, which will reduce the minimum units / acre density requirement from 14 to 8, thus effectively lowering the additional strain on the transportation network by 6 units / ac. At this time, no additional development is proposed, however, if and when there are additional parcels created or additional residences are proposed, adherence to the Cottage Grove Municipal Code 14.34.100. The proposed change is in compliance with Goal 12.

Goal 13: Energy Conservation

The Plan amendment / Map change will promote more energy efficient development by retaining existing development and public services. The change will conserve energy by reducing needs for green-field development., as the applicant is retaining the existing development and does not at this time intend to develop further. Additionally, because of the Riparian Corridor setback of 50ft from top of bank, and the overlay of the floodplain on the parcel, development is limited regardless. The proposed change is in compliance with Goal 13.

Goal 14: Urbanization

The subject parcel was annexed to the City of Cottage Grove in 2004 (File No. A 2-04) and therefore is inside the City's acknowledged Urban Growth Boundary. This application is in compliance with Goal 14. This criterion has been met.

Non-applicable goals

Goal 15: Willamette River Greenway

Goal 16: Estuarine Resources

Goal 17: Coastal Shorelands

Goal 18: Beaches and Dunes

Goal 19: Ocean Resources

This criterion is met as proposed.

2. *Approval of the request is consistent with the Comprehensive Plan, including the Transportation System Plan; and*

Staff response and findings of fact:

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

The Plan amendment and concurrent Map change is consistent with the following components of the Comprehensive Plan:

Land Use

To assure wise and efficient use of our urbanizable lands.

The parcel proposed for re-designation / application of City zoning is currently used for residential purposes. The parcels surrounding the subject parcel were also annexed but a Land Use Map change application was not submitted, applying City zoning based on the existing Comprehensive Plan Designation, and will be zoned appropriately in a separate application. The parcels closest to the subject parcel that are zoned are a mix of R1 – Single Family Residential, R2 – Medium Density Residential, an R3 - High Density Residential, with the Comprehensive Plan Designation of those parcels being L – Low Density Residential, M – Medium Density Residential, and H – High Density Residential. These parcels are zoned R3, but are developed with single family dwellings. The proposed amendment will allow for a greater use of the land within proximity to existing city services and public transportation. This criterion is met as proposed.

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 proposed Plan amendment and Map change will create additional space for outright permitted residential uses that would otherwise not be permitted through the H/R3 Designation / Zone. The encumbrances of the parcel with natural features that limit development (floodplain / floodway / Riparian Corridor – 50ft top of bank setback) provides approximately 20,000sqft of developable land. This downzoning into medium density Plan and Map will allow this parcel to be developed in a way that benefits Cottage Grove’s economy, as it promotes residential development. This criterion is met as proposed.

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 re-designation / rezoning is currently used for residential purposes, as are the nearby properties. The proposed amendment will allow for a greater use of the land and potential increase in housing density in closer proximity to services and amenities, thus lowering the need for additional private vehicle uses and trips. This criterion is met as proposed.

- 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:

The subject parcel is currently served with City water, and has a septic tank. At such time of additional development, this parcel can be served with additional sewer infrastructure, such as a pump station. The parcel already has access to the transportation system by way of Cottage Grove – Lorane Rd, which is a Minor Arterial. This criterion is met as proposed.

- 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 subject parcel was annexed into City limits through Cottage Grove File No. A 2-04, at which time the concurrent zone change application was not filed to implement the Comprehensive Plan Designation of H – High Density Residential. This application is to rectify the lack of zoning application at time of annexation, and to zone it in such a way that promotes potential residential development in way that is applicable to the types of

natural encumbrances on the parcel. The proposed re-designation from H to M, and the application of R2 will allow for a more dense development pattern, and is an efficient use of land. This criterion is met as proposed.

The subject parcel is adjacent to existing residentially zoned lands; it is appropriate to amend the Comprehensive Plan and change the zoning to allow for additional residentially appropriate land, accommodating the Housing Needs Analysis identified housing need.

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;*

The subject parcel has access off of the Cottage Grove-Lorane Rd and is classified as a Minor Arterial according to the City's 2015 Transportation System Plan. The proposed Comprehensive Plan amendment and Map change to M / R2 will be a downsizing from the current H Designation, which will reduce the minimum units / acre density requirement from 14 to 8, thus effectively lowering the additional strain on the transportation network by 6 units / ac. At this time, no additional development is proposed, however, if and when there are additional parcels created or additional residences are proposed, adherence to the Cottage Grove Municipal Code 14.34.100. This proposed re-designation and Map assignment will not hinder the existing transportation system, as the parcel is already developed with a single-family dwelling. This criterion is met as proposed.

6. *The amendment conforms to the Transportation Planning Rule provisions under Section 14.47.800.*

As there is not change of use, no impact is expected from the re-designation /application of City zoning, as there is existing capacity in the adjacent local road and collectors such that no change in facility classification is warranted. This criterion is met as proposed.

CONCLUSION

Ordinance amendment approval pursuant to Sections 14.41.500.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 3-231-23 to amend the Comprehensive Plan and Land Use Map, pursuant to Section 14.41.500, which is supported by findings of fact, to:

- a. Amend the Comprehensive Plan Land Use Map to re-designate the subject parcel from H – High Density Residential to M – Medium Density Residential, as described in Exhibit A (Map / Tax Lot: 20-03-29-34-00500); and

- b. Amend Title 14, Cottage Grove Development Code Land Use District Map to apply the R2 (Medium Density Residential) zone to the subject property, as described in Exhibit A (Map / Tax Lot: 20-03-29-34-00500)

CONDITIONS OF APPROVAL

None.

MATERIALS TO BE PART OF THE RECORD

File MCPA 3-23

EXHIBITS

Draft Ordinance amending the Comprehensive Plan Map and Cottage Grove Land Use Map (MCPA 3-23).

EXHIBIT A:
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COTTAGE GROVE
COMPREHENSIVE PLAN LAND USE DIAGRAM
MAP & TITLE 14 LAND USE DISTRICT MAP
FOR KYLE AND APRIL KISHEN
2110 W. MAIN ST (MCPA 3-23)
Map 20-03-29-34-00500

THE CITY OF COTTAGE GROVE ORDAINS AS FOLLOWS:

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, Kyle and April Kishen own 1.63 acres identified as Map 20-03-29-34-00500, and addressed as 2110 W. Main St, which is developed with a single family home built in 1950, shown in the map in Exhibit "A" attached hereto and forming a part of this ordinance; and

WHEREAS, the subject parcel was annexed into City limits through Cottage Grove File No. A 2-04, at which time the concurrent zone change application was not filed to implement the Comprehensive Plan Designation of H – High Density Residential.

WHEREAS, the City of Cottage Grove has applied to amend the Comprehensive Plan Land Use Plan and Title 14 Cottage Grove Development Code Land Use District Map for the subject property to change the designation to M – Medium Density Residential from H – High Density Residential, and apply an underlying zone of R2 – Medium Density Residential; and ;

WHEREAS, on October 18, 2023, the Cottage Grove Planning Commission conducted a properly noticed public hearing, provided the public an opportunity to comment on the proposed Plan change and application of City zoning, and adopted findings and recommended Council approval of the proposal; and

WHEREAS, on November 13, 2023, the Cottage Grove City Council conducted a properly noticed public hearing concerning the proposed Plan change and application of City zoning 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 the Plan change and Zone application.

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 shown in Exhibit "A" attached hereto and forming a part of this ordinance.

Section 2. Findings. The City Council has determined that: (1) the Comprehensive Plan Land Use Diagram Map and Cottage Grove Development Code Land Use District Map amendments properly implement the Statewide Goals; (2) the amended Plan and Code maps adequately address the land needs of the community; and (3) the amendments are in the public's interest and will serve the health, safety, and welfare of the citizens of the City of Cottage Grove. Further, the City Council hereby adopts findings in support of this re-designation and rezone, as set forth in the above recitals and as detailed in Exhibit "B" attached hereto and incorporated as a part of this ordinance.

Section 3. Amendments.

- a. Amend the Cottage Grove Comprehensive Plan Land Use Diagram Map to re-designate the subject parcel described in Exhibit A from H – High Density Residential to M – Medium Density Residential; and
- b. Amend Title 14, Cottage Grove Development Code Land Use District Map to apply the R2 - Medium Density Residential zone to the subject parcel as described in Exhibit A.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS 13TH DAY OF NOVEMBER, 2023

ATTEST:

Candace Solesbee, Mayor

Dated: _____

City Manager

Dated: _____

**EXHIBIT A:
MAP / TAX LOT: 20-03-29-34-500
COMPREHENSIVE PLAN DESIGNATION
FROM H TO M
APPLICATION OF R2 ZONE**

SUBJECT PARCEL TO BE RE-DESIGNATED FROM H - HIGH DENSITY RESIDENTIAL TO M - MEDIUM DENSITY RESIDENTIAL AND APPLY THE R2 - MULTI-FAMILY RESIDENTIAL ZONE.



Lane County GIS, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HEPE, Carmin, INCREMENT P, USGS, EPA, USDA

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, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.

N
NOT TO SCALE



2110 W. MAIN ST
MCPA 2-23
H TO M
APPLY R2 ZONE

EXHIBIT B
ORDINANCE NO. _____

1. Kyle and April Kishen owns approximately 1.63ac identified as Map / Tax Lot 20-03-29-34-00500, which is developed with a single-family residence built in 1950. The subject parcel was annexed into City limits through Cottage Grove File No. A 2-04, at which time the concurrent zone change application was not filed to implement the Comprehensive Plan Designation of H – High Density Residential.
2. The City of Cottage Grove has made this application to change the designation and apply City zoning to the above mentioned parcel (2110 W. Main Street) to M Medium Density Residential and apply City zoning R2 – Medium Density Residential. This designation and zone will allow for more proposed residential development due to the encumbering floodplain, floodway, and Riparian Corridor on the parcel. Additionally, in the current H designation, and without a City zone applied, there is no basis on which standards to apply within the Cottage Grove Municipal Code. The City of Cottage Grove has made this application to change the designation and zoning on this parcel to align with adjacent designation and zoning with the existing use and to satisfy needed land for the Housing Needs Analysis. The Low Density Residential designation will allow for residential uses that are appropriate at this location.
3. 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.
4. 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. The applicant proposes these Comprehensive Plan and Zoning Map changes to the City’s maps to allow for the continued use of residential development on this parcel and to allow a potential increase in dwellings due to the encumbrances mentioned above on the parcel. The proposed designation and zoning align with the adjacent designations and zoning to the north.
6. Adequate public facilities, including water, storm water, and streets are provided to the site or nearby. The subject parcel is currently on a septic system, but can be served with additional sewer infrastructure, such as a pump station. The property at 2110 W. Main St is accessed via Cottage Grove – Lorane Rd. There are not foreseeable impacts to traffic conditions or transportation facilities with the proposed re-designation and zone application.

The following Statewide Planning Goals are not applicable to the proposed re-designation/rezoning: Goal 3 – Agricultural Lands; Goal 4 – Forest Lands; Goal 7 – Areas Subject to Natural Disasters and Hazards; Goal 9 – Economy of the State; Goal 15 – Willamette River Greenway; Goal 16 - Estuarine Resources; Goal 17 – Coastal Shorelands; Goal 18 – Beaches & Dunes; and Goal 19 – Ocean Resources.

7. The following Statewide Planning Goals are applicable and the amendment complies with them as noted below:

Goal 1: Citizen Involvement

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. Proper public notice of the proposed change has been provided through the Type IV public notice process as specified in Section 14.41.500A of the Development Code. The Department of Land Conservation and Development was notified of the intended amendments on September 13, 2023. Public hearings will be held at the Planning Commission on October 18, 2023 and City Council on November 13, 2023 to consider this re-designation / applying a zone to the subject parcel. Our process involves various forms of notification of the public in the immediate area, notification in local media, and notification of impacted governmental agencies and a recognized neighborhood group.

Goal 2: Land Use Planning

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 changes followed the process established in Title 14 of the City of Cottage Grove Municipal Code and have been found compatible with the City’s Comprehensive Plan.

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

The parcel is situated along Silk Creek, which is part of Cottage Grove’s Riparian Development standards. Per Cottage Grove Municipal Code 14.37.300 (D), the Riparian Corridor boundary is 50 feet from top of bank, preventing development within this boundary without a variance.

The parcel is located within the 100 year floodplain (Zone AE), the floodway (Zone AE Floodway), and partially within the 500 year floodplain (Zone X). Any proposed development will need to obtain a Floodplain Development permit to mitigate both hazards to life and structures, and to Silk Creek as well.

With all the above encumbrances, approximately 20,000 sqft of the 71,002.8 sqft parcel is developable, with the appropriate permits.

Because of these encumbrances, and with a minimum density of units / acre being 14 for the R3 zone, the applicant has proposed to change the Comprehensive Plan Designation and apply a zone of R2, which has a minimum density of units / acre of 8. Any development that occurs within this parcel will be required to meet Federal, State, and local standards. This proposed plan amendment/zone change is in alignment with existing development and adjacent zoning and is in compliance with Goal 5.

Goal 6: Air, Water and Land Resources Quality

There are no capacity problems currently existing with the established residential use. The intent is to continue the existing use. 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. Therefore, Goal 6 does not apply at this time.

Goal 7: Areas Subject to Natural Disasters and Hazards

The subject property is bordered on 3 sides by Silk Creek. Per FEMA FIRM 41039C2087F (June 2, 1999), the parcel is encumbered by the Special Flood Hazard Area (100-year and 500-year), as well as the floodway. The floodway borders the parcel on the northern and western end, and the floodplain (100-year) encompasses the majority of the parcel, save from an approximately 40ft by approximately 277ft area along the frontage, on Cottage Grove-Lorane Rd. Any proposed development on this parcel will be required to adhere to Section 14.37.200 Flood Damage Prevention. There are no other known potential natural hazards that are not city-wide in nature (such as earthquakes). Compliance with building code and development code regulations when developing future uses will be a requirement for all work to ensure that damage from natural hazards is mitigated to the greatest extent possible. The proposed changes are in compliance with Goal 7.

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Per the 2018 Housing Needs Analysis (see insert), there is a significantly higher need for detached single family (65%), which will be allowed as an outright permitted use with

the proposed designation / Map change. While staff acknowledges the needs for multi-family housing in Cottage Grove, the location (far west end of town) and the natural restrictions on the parcel (floodway / floodplain / Riparian Corridor) make the H designation and R3 zone not conducive to appropriate development. The proposed change is in compliance with Goal 10.

Exhibit 3. Forecast of demand for new dwelling units, Cottage Grove UGB, 2018 to 2038
Source: Calculations by ECONorthwest.

Needed new dwelling units (2018-2038)	1,379
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<i>Multifamily</i>	
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Total new dwelling units (2018-2038)	1,379

Exhibit 4. Comparison of capacity of existing residential land with demand for new dwelling units and land surplus or deficit, Cottage Grove UGB, 2018-2038
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The parcel is currently utilizing a septic system, and is not hooked into the City sewer system, but is connected to City water. For future development, this parcel can be served with additional sewer infrastructure, such as a pump station. Additionally, there are storm sewer services along Cemetery Road.

Goal 12: Transportation

The subject parcel has access off of Cottage Grove-Lorane Rd which is classified as a Minor Arterial according to the City’s 2015 Transportation System Plan. The proposed Comprehensive Plan amendment and Map change to M / R2 will be a downsizing from the current H Designation, which will reduce the minimum units / acre density

requirement from 14 to 8, thus effectively lowering the additional strain on the transportation network by 6 units / ac. At this time, no additional development is proposed, however, if and when there are additional parcels created or additional residences are proposed, adherence to the Cottage Grove Municipal Code 14.34.100. The proposed change is in compliance with Goal 12.

Goal 13: Energy Conservation

The Plan amendment / Map change will promote more energy efficient development by retaining existing development and public services. The change will conserve energy by reducing needs for green-field development., as the applicant is retaining the existing development and does not at this time intend to develop further. Additionally, because of the Riparian Corridor setback of 50ft from top of bank, and the overlay of the floodplain on the parcel, development is limited regardless. The proposed change is in compliance with Goal 13.

Goal 14: Urbanization

The subject parcel was annexed to the City of Cottage Grove in 2004 (File No. A 2-04) and therefore is inside the City's acknowledged Urban Growth Boundary. This application is in compliance with Goal 14. This criterion has been met.