

STAFF REPORT
DIXON; MCPA 4-23
COMPREHENSIVE PLAN AMENDMENT/LAND USE MAP AMENDMENT
208 SOUTH 6TH STREET
Map 20-03-28-34-07400

PROPOSAL DESCRIPTION

Date application filed: December 12, 2023

Date deemed complete: December 12, 2023

Applicant: Jane Dixon
208 S 6th Street
Cottage Grove, OR 97424

Owner: Richard Hill
208 S 6th Street
Cottage Grove, OR 97424

Location: 208 South 6th Street
20-03-28-34-07400

Current Comp Plan: B-Central Business District

Current Zoning: C2P-Community Commercial

Proposed Comp Plan: C Community Commercial

Proposed Zoning: RC Residential Commercial

Proposal:

Ms. Dixon has made this application to change the designation and zoning on the dwelling located at 208 S 6th Street to RC Residential Commercial, in order to allow a home on the property if the existing house is destroyed. The Residential Commercial designation will allow some redevelopment for commercial uses that are appropriate at this location while allowing the retention of residential use.

There are two parts to this application:

- a. Amend the Comprehensive Plan Land Use Map to re-designate the subject property from B Central Business to C Community Commercial; and
- b. Amend Title 14, Cottage Grove Development Code land use district map to rezone the subject property described in Exhibit A from C2P Community Commercial to RC Residential Commercial.

COMMENTS RECEIVED

None.

14.41.500.H Decision-Making Criteria. *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

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

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 December 12, 2023. Public hearings have been held at the Planning Commission and City Council levels to consider this re-designation/rezoning. 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

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.

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 3: Agricultural Lands

To preserve and maintain agricultural lands.

This goal does not apply to the application as land within acknowledged urban growth boundaries is not considered agricultural. The subject properties are within the acknowledged urban growth boundary of Cottage Grove, and are within the city limits.

Goal 4: Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

This goal does not apply to the application. Forest lands are those lands acknowledged as forest lands as of the date of adoption of this goal amendment. The subject properties have never been acknowledged as forest lands.

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

To protect natural resources and conserve scenic and historic areas and open spaces.

No known wetlands or historic areas are located on the subject property. The property is outside of the riparian corridor, and is not designated as floodplain. This designation/zone change is in compliance with Goal 5.

Conversion of this property to residential commercial from community commercial will continue the mix of residential and commercial development that exists in this area two blocks south of the historic downtown district. This designation/zone change is hence an improvement over the existing zoning and is in compliance with Goal 5.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

There are no anticipated capacity problems with the existing and planned facilities in the area to accommodate existing or potential residential uses. 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. Hence Goal 6 does not apply at this time.

Goal 7: Areas Subject to Natural Disasters and Hazards

To protect people and property from natural hazards.

The subject properties are not known to be subject to any natural disasters or hazards that are not city-wide in nature (such as earthquakes). Compliance with building code and development code regulations when developing residential buildings/uses or commercial uses will be a requirement for all future work to ensure that damage from natural hazards is mitigated to the greatest extent possible. The proposed change is in compliance with Goal 7.

Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

The Row River Trail, a multi-modal rails-to-trails path, runs east from Trailhead Park located approximately 1000' to the northeast of the subject parcel. This trail is within city-owned right-of-way, and is zoned PR Parks and Recreation. The proposed designation/zone change enhances the city's ability to protect this important recreational resource and is in compliance with Goal 8.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The subject properties have been designated for commercial use since at least 1993 (Periodic Review). The house was built on the property in 1924. The re-designation of this site to residential commercial will allow the retention of this single family home. It would be an allowed

use under the RC District, whereas it is a non-conforming use under C2P. The proposed change is in compliance with Goal 9.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

Goal 10 is applicable. The comprehensive plan change/zone change will place 0.15 acres into the City’s housing lands inventory, meeting an identified need for more residential dwelling units in the 2018 Buildable Lands Analysis and for higher density residential land (high density and commercial plan designations). (See charts from 2018 Housing Needs Analysis below.) The property is ideally located for pedestrian and bicycle connectivity to the rest of the City. 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

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The properties can be adequately served with public facilities. Sidewalks are already existing on S 6th Street and Adams Avenue. The properties are adequately served by police service, public transit, and a thorough transportation network. The proposed change is in compliance with Goal 11.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

The subject parcel is accessed via S 6th street and Adams Avenue two fully constructed right-of-ways. The proposed re-designation reduces potential traffic upon the 0.15 acres by changing the properties to Residential Commercial, which does not allow many of the traffic-intensive uses allowed under C2P Community Commercial. Hence, the proposed change is in compliance with Goal 12.

Goal 13: Energy Conservation

To conserve energy.

The Plan amendment/zone 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 and expansion of city services. The proposed change is in compliance with Goal 13.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

The subject properties have been annexed to the City of Cottage Grove and are inside the City’s acknowledged Urban Growth Boundary. This application is in compliance with Goal 14. This criterion has been met.

Non-applicable coastal 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 has been met.

2. Approval of the request is consistent with the Comprehensive Plan; and

Staff response and findings of fact:

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

The Plan amendment and concurrent zone change is consistent with the following components of the Comprehensive Plan.

Land Use

To assure wise and efficient use of our urbanizable lands.

The land proposed for re-designation/rezoning is currently used for residential purposes, although it is zoned for commercial use. As the primary lot is too small to be redeveloped for independent commercial tourist use, it is appropriate to change its zoning to match the existing residential use and affirm that existing use as the best use for the property.

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 property has been developed over the last 100 years with a residential home, yard, and out buildings. Long-range plans show the use remaining consistent with the current use, as the primary lot is small and suited for house to commercial conversion or retention as a dwelling. It will encourage the maintenance of the current residence at 208 S 6th St by allowing for insurance and financing and providing assurance that the use can be rebuilt on the site if destroyed.

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, although it has been zoned for commercial tourist use. As the lot is too small to be redeveloped for commercial tourist use, it is appropriate to change the zoning to match the existing residential nature. This re-designation/rezoning will conserve existing infrastructure and private investment, and is an efficient use of our land

This criterion has been met.

- 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 properties are currently served by city water, sanitary sewer, storm sewer, police and fire services. Utilities are available for residential uses on S 6th Street.

This criterion has been met.

- 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 primary parcel proposed for re-designation/rezoning is currently used for residential purposes, although it is zoned for commercial tourist use. As the lot is too small to be redeveloped for commercial tourist use, and whereas access to Gateway for large scale commercial development is very limited, it is appropriate to change the zoning to match the existing residential use while still allowing small-scale commercial use. This re-designation/rezoning will conserve existing infrastructure and private investment, and is an efficient use of the land.

This criterion has been met.

- 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 home at 1945 Harvey has frontage, but no access, along a developed major arterial street, Gateway Blvd. This road is within the jurisdiction of the City of Cottage Grove, and is considered

a minor arterial. At this corner, new accesses would be discouraged onto Gateway due to site restrictions. This prohibition makes the development of the lot for large scale commercial use difficult, whereas its development for residential or smaller scale commercial uses when accessed via Harvey Road is much simpler. Residential Commercial zoning on this property would not trigger a Transportation Planning Rule analysis, as expected traffic impacts will be much less than expected under the current zoning.

This criterion has been met.

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

No impact is expected from the change of designation/rezoning, as the proposed zoning has a lesser potential traffic generation than the current zoning.

This criterion has been met.

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 4-23 to amend the Comprehensive Plan Land Use Map, pursuant to Section 14.41.500, which is supported by findings of fact, to:

- a. Amend the Cottage Grove Comprehensive Plan from B Central Business to C Community Commercial for 208 S 6th Street, Map/TL: 20-03-2834-07400.
- b. Amend the Cottage Grove Land Use Map from C2P Community Commercial to RC Residential Commercial for 208 S 6th Street, Map/TL: 20-03-2834-07400.

CONDITIONS OF APPROVAL

None.

MATERIALS TO BE PART OF THE RECORD

File MCPA 4-23

EXHIBITS

SUBJECT PARCEL TO BE RE-DESIGNATED FROM C2P - COMMUNITY COMMERCIAL / B - CENTRAL BUSINESS DISTRICT TO RC - RESIDENTIAL COMMERCIAL / C - COMMUNITY COMMERCIAL.



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

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NOT TO SCALE



208 S. 6th St
MCPA 4-23
C2P / B to RC / C