

CITY OF COTTAGE GROVE PLANNING COMMISSION

Minutes of the Regular Public Hearing

April 23, 2025

CALL TO ORDER

Chair Parsons called the meeting to order at 6:00 p.m.

ROLL CALL

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

PRESENT IN THE
COUNCIL
CHAMBERS:

Garland Burbach, Brandon Parsons, Ryan Birdseye, Jill
Hermansen, David Christopher and Tim Burns

PRESENT VIA
ZOOM:

None

ABSENT:

None

STAFF PRESENT IN
THE COUNCIL
CHAMBERS:

Associate Planner, Leni Crow and Recording Secretary Tina
MacDonald

APPLICANT/GUEST
PRESENT:

Patrick Wingard, DLCD

VIA ZOOM:

Beth Goodman, EConorthwest

MEDIA PRESENT VIA
ZOOM:

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 TO THE AGENDA

None

MINUTES

March 19, 2025

Chair Parsons entertained a motion to approve the March 19, 2025 minutes. Commissioner Christopher stated that he was not present, as was stated in the minutes, to second the approval.

IT WAS MOVED THAT THE APPROVAL OF THE CORRECTED MARCH 19, 2024 MINUTES WILL OCCUR AT THE NEXT SCHEDULED MEETING.

EX PARTE CONTACT

None

OLD BUSINESS

None

PUBLIC HEARINGS

6:06 PM Public Hearing for DCTA 2-25

- a) CITY OF COTTAGE GROVE – DEVELOPMENT CODE TEXT AMENDMENT – FLOOD DAMAGE PREVENTION CODE (DCTA 2-25). The City of Cottage Grove has made this application for Development Code Text Amendment to update Section 14.37.200 – Flood Damage Prevention Code. Relevant Criteria: Section 14.41.500.H Decision-Making Criteria. Applicant: City of Cottage Grove, 400 E. Main St., Cottage Grove, OR 97424. Hearing Date: April 23, 2025 at 6:00 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: DCTA 2-25

EXHIBITS

1. Ordinance amending Title 14 Cottage Grove Development Code Repealing current Chapter 14.37.200 and adopting a new Chapter 14.37.200 Flood Damage Prevention.
2. Flood Damage Prevention Ordinance Modifications

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 DCTA 2-25 to amend Development Code by repealing the current Chapter 14.37.200 Flood Damage Prevention, and replacing it with a new Chapter 14.37.200 Flood Damage Prevention, pursuant to Section 14.41.500, which is supported by findings of fact.

IN FAVOR None
NEUTRAL None
AGAINST None

Chair Parsons closed public hearing DCTA 2-25 at 6:09 pm.

CHAIR PARSONS ENTERTAINED A MOTION.

IT WAS MOVED BY COMMISSIONER CHRISTOPHER AND SECONDED BY COMMISSIONER BURBACK TO RECOMMEND APPROVAL TO COUNCIL DCTA 2-25 AS PRESENTED BASED ON THE CRITERIA FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT. THIS APPROVAL SHALL BE SUBJECT TO THE CONDITIONS PRESENTED BY STAFF DURING THIS HEARING.

VOTE	Commissioner Birdseye	Commissioner Burback	Commissioner Burns	Commissioner Parsons	Commissioner Christopher	Commission Hermansen
AYES	X	X	X	X	X	X
NAYES						

Motion carries.

6:10 PM Public Hearing for CPA 1-25

- (b) CITY OF COTTAGE GROVE – COMPREHENSIVE PLAN AMENDMENT (CPA 1-25). TO INCLUDE THE 2025 ECONOMIC OPPORTUNITIES ANALYSIS. The City of Cottage Grove has made this application seeking approval of a Comprehensive Plan Amendment to amend the Economic Development Section to include the 2025 Economic Opportunities Analysis. Relevant Criteria: Section 14.47.500 Criteria for Legislative & Quasi-Judicial Amendments. Applicant: City of Cottage Grove, 400 E. Main St., Cottage Grove, OR 97424. Hearing Date: April 23, 2025 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
File CPA 1-25

EXHIBITS

- A. Draft Ordinance amending the Economic Development Element of the Cottage Grove Comprehensive Plan, including the draft Economic Opportunities Analysis
- B. DLCD Notice of Proposed Amendment, March 12, 2025
- C. Comments received from Len Blackstone, Feb 26, 2025 and Feb 27, 2025

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CONCLUSION

The proposed Comprehensive Plan amendment is consistent with Section 14.41.500.H Decision-Making Criteria, and is supported by the findings of fact that establish compliance with the applicable state and local standards.

STAFF RECOMMENDATION

Approval of CPA 1-25 to amend the Economic Development Element of the Comprehensive Plan and adopt the 2025 Economic Opportunities Analysis as background to this Element, pursuant to Section 14.41.500, which is supported by findings of fact.

IN FAVOR Patrick Wingard, DLCD, 635 NE Capital St, Salem, OR 97301.

Mr. Wingard gave a brief history of why Cottage Grove did the Economic Opportunities Analysis and what was learned, what is essential and how to move forward with the information.

NEUTRAL None

AGAINST None

Chair Parsons closed public hearing CPA 1-25 at 6:15 pm.

The commission discussed the complexity and constraints facing the City as far as buildable lands, and the challenge of making the City more attractive for employment. Chair Parsons thanked Beth for the effort and hard work.

CHAIR PARSONS ENTERTAINED A MOTION.

IT WAS MOVED BY COMMISSIONER BURBACK AND SECONDED BY COMMISSIONER CHRISTOPHER TO RECOMMEND APPROVAL TO COUNCIL CPA 1-25 AS PRESENTED BASED ON THE CRITERIA FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT. THIS APPROVAL SHALL BE SUBJECT TO THE CONDITIONS PRESENTED BY STAFF DURING THIS HEARING.

VOTE	Commissioner Birdseye	Commissioner Burback	Commissioner Burns	Commissioner Parsons	Commissioner Christopher	Commission Hermansen
AYES	X	X	X	X	X	X
NAYES						

Motion carries.

INFORMATION FROM STAFF

Associate Planner Crow informed the Commission on upcoming projects.

AUDIENCE PARTICIPATION

None

COMMISSION COMMENTS

The Commission thanked Beth for her skill, knowledge and commitment to the Economic Opportunities Analysis and discussed the challenge of housing additional residents in the City.

ADJOURNMENT

There being no further business, Vice Chair Parsons adjourned the Planning Commission meeting at 6:21 p.m.

ATTEST:

APPROVED:

Tina MacDonald, Recording Secretary

Brandon Parsons, Chair