

STAFF REPORT
CITY OF COTTAGE GROVE; MCPA 1-23
COMPREHENSIVE PLAN AMENDMENT/LAND USE MAP AMENDMENT
Map 20-03-22-40 (PARCEL 2, PARTITION NUMBER 2023-P3117)
79030 THORNTON LANE

PROPOSAL DESCRIPTION

Date application filed: May 12, 2023

Date deemed complete: May 16, 2023

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

Location: 79030 Thornton Lane
Map/TL: 20-03-22-40-00102

Current Comp Plan: P – Parks and Open Space

Current Zoning: PR – Parks and Recreation

Proposed Comp Plan: L – Low Density Residential

Proposed Zoning: R-1 – Single-Family Residential

Proposal:

Following the Partition of the parent parcel 20-03-22-40-00102, the new parcel, Parcel 2, (pending tax lot assignment from Partition Plat 2023-P3117) needs to be re-designated from P - Parks and Open Space / PR – Parks and Recreation to a more suitable zone for the existing use. As the newly created parcel has an existing residence on it, the City of Cottage Grove is applying for a Comprehensive Plan Amendment / Land Use Map Amendment to change both the Comprehensive Plan Designation and Zone to L – Low Density Residential / R-1 - Single-Family Residential.

The subject parcel abuts M – Medium Density Residential / R-2 – Multi-Family Residential property to the south, and P / PR designated property to the north, west, and east. The parcel is at the termination of Thornton Lane, which also has L / R-1 designated parcels abutting this termination. The proposed Comprehensive Plan designation and Zoning of L / R-1 will be similar to the current existing zoning in that area.

The City purchased the Golf Course that had an existing caretaker’s residence on it, which is conditionally permitted at the current designation and zoning. Since the purchase, the City has been renting the residence, continuing the residential use. At this time, it is more appropriate to re-designate and rezone the newly partitioned Parcel 2 to be more consistent with the existing use.

There is no development proposed, as the subject parcel is already developed with a single-family dwelling.

There are two parts to this application:

- a. Amend the Comprehensive Plan Land Use Map to re-designate the subject parcel from P – Parks and Open Space to L – Low Density Residential; and
- b. Amend Title 14, Cottage Grove Development Code Land Use District Map to rezone the subject properties described in Exhibit A as 29030 Thornton Lane from PR – Parks and Recreation to R-1 – Single-Family Residential.

COMMENTS RECEIVED

None.

APPROVAL CRITERIA AND FINDINGS; MCPA 1-23

14.47.500 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

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 May 16, 2023. Public hearings will be 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 parcel is within the acknowledged Urban Growth Boundary of Cottage Grove, and is 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 parcel has 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.

The subject parcel is outside of the riparian corridor, floodplain, and is not designated as a scenic or historic area. The subject parcel abuts the City Golf Course which contains wetlands and floodplain, but is not affected by this proposal.

While the current designation and zoning is Parks and Open Space, the subject parcel was utilized as a residential unit, with a fenced yard, and was not open to the public. Having been treated as a private property, at no point was this improved parcel used as open space.

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

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

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

To protect people and property from natural hazards.

The subject parcel is 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 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 subject parcel is currently designed as P / PR and was previously on the same parcel as the City owned, exclusive, Middlefield Golf Course before Partition No. 2023-P3117. The subject parcel is fenced off, and was not an integral part of the golf course as it was the caretaker’s residence and not open to the public. When the City purchased the golf course, the caretaker’s house became a rental unit, and was treated separately from the golf course. The current zoning and designation does not, and did not, utilize the existing residential use on Parcel 2 - hence Partition 2023-P3117, which established a more appropriate and distinct separate parcel for the established use. The proposed designation / zone 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.

While the Economic Opportunity Analysis identified the need for more commercial and industrial land, the parcel is already improved as a residential use, and therefore would not apply to this situation. The proposed change is in compliance with Goal 9.

Goal 10: Housing

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

The Comprehensive Plan Amendment / Zone Change will remove 13,106 square feet (approximately 0.3 acres) from P / PR and add it to the L / R-1 designation. Currently, under P / PR, the only residential use allowed is a dwelling for caretaker or watchman, which is allowed as a conditionally permitted use, whereas a single-family dwelling is outright permitted within the L / R-1 zone. The parcel is already improved with a residence. There is not a maximum density established for any residential zone within the City of Cottage Grove. Maximum densities are established by other criteria within the development code such as setbacks, lot coverage, building height, open space and landscaping requirements, and parking. With the proposed change to the underlying zone and Comprehensive Plan to a residential designation, the City is in compliance with Goal 10. (See charts from 2018 Housing Needs Analysis below.)

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 parcel is adequately served with public facilities, public safety, 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 abuts the public right-of-way of Thornton Lane. Thornton Lane is a paved local street, per the 2015 Transportation Plan, and does not have pedestrian infrastructure. With Partition Plat 2023-P3117, a 40' roadway dedicated to the City of Cottage Grove was established around the boundaries of the subject parcel, creating frontage to a public road. Thornton Lane is not currently within City jurisdiction, but will be improved to city standards when it becomes under City jurisdiction and is improved.

The location of the subject parcel is close to the Lane-Douglas Connector pick-up point of PeaceHealth in Cottage Grove (approximately 1,500' away), and is within the South Lane Wheels Door-to-Door service proximity. Figure 4-3 of the City of Cottage Grove Area Transit Development Plan also illustrates that the parcel is within ¼ mile of Lane Transit District Route 98, and Figure 4-4 demonstrates the Lane Transit District Connector Service Area, of which, the subject parcel is a part of.

The proposed Plan amendment and Map change establishes a minimum density. However, the potential for increased development is limited by lot size, existing adjacent development, and development criteria and standards. For example, in the R-1 zone, a minimum of four units per acre is required, which the subject parcel meets, and middle housing such as duplexes, townhouses, and cottage clusters (minimum of four or more detached housing units) are permitted. Additionally, there is not a maximum density requirement within any residential zone within the City, as the maximum achievable density is constrained by meeting criterion for setbacks, lot coverage, open space/landscaping, building height, and parking. While the subject parcel is already established with a single-family dwelling and has current access, all new accesses must adhere to the Cottage Grove Municipal Code section 14.31. The capacity of the transportation system is adequate to safely serve the proposed change from P / PR to L / R-1, therefore, the proposed change is in compliance with Goal 12.

Goal 13: Energy Conservation

To conserve energy.

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. 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 parcel has been annexed to the City of Cottage Grove and is 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, 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 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, as are the adjacent properties to the west and south that are also designated medium and low density / zoned single- and multi-family residential. The proposed amendment will allow for a greater use of the land within proximity to existing city services and public transportation.

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 zone change will create additional space for outright permitted residential uses that would otherwise only be permitted conditionally in the current Plan and zone of the subject parcel. The subject parcel is on the northern part City limits with existing adjacent development to the south and an established golf course to the north / west / east. This parcel will be subject to Section 14.22.140 C – Residential Districts, Infill Standards if

the current residence is demolished, that requires new development to match adjacent development standards, thus protecting the adjacent neighborhoods.

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 adjacent properties to the west and south that are also designated M – Medium Density / R-2 Multi-Family and L- Low Density Residential / R-1 Single-Family Residential. The parcel abuts Middlefield Golf Course to the west, north, and east. 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 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 subject parcel is currently served by city water, sewer, police and fire services.

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 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 need.

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 subject parcel is located at the termination of Thornton Lane, which is a public, local access road per the 2015 Transportation Systems Plan, though it is currently under County jurisdiction. The proposed re-designation and rezoning of the approximately 0.3 acre parcel will not adversely impact the existing transportation facilities along Thornton Lane, and as described within this report, the development of these parcels is subject to land use review, which limits the development potential of the parcels due to their square footage and dimensions. The rezoning does not trigger a Transportation Planning Rule analysis, as it is currently a residentially improved parcel, and the zoning proposed will conform to the existing use.

This criterion has been met.

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 / rezoning, as there is existing capacity in the adjacent local road and collectors such that no change in facility classification is warranted.

This criterion has been met.

CONCLUSION

Ordinance amendment approval pursuant to Sections 14.4.1.500.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 1-23 to amend the Comprehensive Plan Land Use Map, pursuant to Section 14.1.500, which is supported by findings of fact, to:

- a. Amend the Comprehensive Plan Land Use Map to re-designate the subject property from P – Parks and Open Space to L – Low Density Residential; and
- b. Amend Title 14, Cottage Grove Development Code land use district map to rezone the subject property described in Exhibit A as 29030 Thornton Lane from PR – Parks and Recreation to R-1 – Single-Family Residential.

CONDITIONS OF APPROVAL

None.

MATERIALS TO BE PART OF THE RECORD

File MCPA 1-23

EXHIBITS

- A. Draft Ordinance amending the Comprehensive Plan Map and Cottage Grove Land Use Map (MCPA 1-23).

EXHIBIT A:
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COTTAGE GROVE
COMPREHENSIVE PLAN LAND USE DIAGRAM
MAP & TITLE 14 LAND USE DISTRICT MAP
FOR THE CITY OF COTTAGE GROVE
79030 THORNTON LANE (MCPA 1-23)
Map 20-03-22-40 PARCEL 2 (PARTITION PLAT 2023-P3117)

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, The City of Cottage Grove owns 0.3 acres identified as Map 20-03-22-40 Parcel 2, per Partition Plat 2023-P3117, and addressed as 79030 Thornton Lane, which is developed with a single family home built in 1966, shown in the map in Exhibit “A” attached hereto and forming a part of this ordinance; and

WHEREAS, the owner 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 preserve residential development; and

WHEREAS, on June 21st, 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 rezone, and adopted findings and recommended Council approval of the proposal; and

WHEREAS, on July 10th, 2023, the Cottage Grove City Council conducted a properly noticed public hearing concerning the proposed plan change and rezone 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 rezone.

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. The Cottage Grove Comprehensive Plan Land Use Diagram Map is hereby amended to re-designate the subject properties described in Exhibit A from P – Parks and Open Space to L – Low Density Residential; and
- b. Amend Title 14, Cottage Grove Development Code Land Use District Map to rezone the subject properties described in Exhibit A as Parcel 2 (79030 Thornton Lane) from PR – Parks and Recreation to R-1 – Single-Family Residential

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS 10th DAY OF JULY, 2023.

Candace Solesbee, Mayor

Dated: _____

Richard Meyers, City Manager

Dated: _____

EXHIBIT A
ORDINANCE NO. _____

Site Location
79030 THORNTON LANE
20-03-22-40 PARCEL 2 (PARTITION PLAT 2023-P3117)



EXHIBIT B
ORDINANCE NO. _____

1. The City of Cottage Grove owns approximately 0.3 acres identified as Map 20-03-22-40 (Parcel 2 from Partition Plat 2023-P3117), which is developed with a single-family home built in 1966 addressed at 79030 Thornton Lane. The parcel is designated currently as P – Parks an Open Space, and zoned as PR – Parks and Recreation.
2. 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 per acre ratio. The proposed designation and zoning align with the adjacent designations and zoning to the south.
6. Adequate public facilities, including water, sewer, storm water, and streets are provided to the site. The property at 79030 Thornton Lane is accessed via Thornton Lane, a local County street. There are not foreseeable impacts to traffic conditions or transportation facilities with the proposed re-designation and zone change.

The following Statewide Planning Goals are not applicable to the proposed re-designation/rezoning: Goal 3 – Agricultural Lands; Goal 4 – Forest Lands; Goal 6 – Air and Water Resources; Goal 7 – Areas Subject to Natural Disasters and Hazards; 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

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 May 16, 2023. Public hearings will be 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.

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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 parcel is within the acknowledged Urban Growth Boundary of Cottage Grove, and is within the city limits.

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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 parcel has never been acknowledged as forest lands.

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

The subject parcel is outside of the riparian corridor, floodplain, and is not designated as a scenic or historic area. The subject parcel abuts the City Golf Course which contains wetlands and floodplain, but is not affected by this proposal.

While the current designation and zoning is Parks and Open Space, the subject parcel was utilized as a residential unit, with a fenced yard, and was not open to the public. Having been treated as a private property, at no point was this improved parcel used as open space.

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
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. Therefore, 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 parcel is 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 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.

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the caretaker’s residence and not open to the public. When the City purchased the golf course, the caretaker’s house became a rental unit, and was treated separately from the golf course. The current zoning and designation does not, and did not, utilize the existing residential use on Parcel 2 - hence Partition 2023-P3117, which established a distinct separate use. The proposed designation / zone is in compliance with Goal 8.

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Source: Calculations by ECONorthwest.

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The subject parcel abuts the public right-of-way of Thornton Lane. Thornton Lane is a paved local street, per the 2015 Transportation Plan, and does not have pedestrian infrastructure. With Partition Plat 2023-P3117, a 40' roadway dedicated to the City of Cottage Grove was established around the boundaries of the subject parcel, creating frontage to a public road. Thornton Lane is not currently within City jurisdiction, but will be improved to city standards when it becomes under City jurisdiction and is improved.

The location of the subject parcel is close to the Lane-Douglas Connector pick-up point of PeaceHealth in Cottage Grove (approximately 1,500' away), and is within the South Lane Wheels Door-to-Door service proximity. Figure 4-3 of the City of Cottage Grove Area Transit Development Plan also illustrates that the parcel is within ¼ mile of Lane Transit District Route 98, and Figure 4-4 demonstrates the Lane Transit District Connector Service Area, of which, the subject parcel is a part of.

The proposed Plan amendment and Map change establishes a minimum density. However, the potential for increased development is limited by lot size, existing adjacent development, and development criteria and standards. For example, in the R-1 zone, a minimum of four units per acre is required, which the subject parcel meets, and middle housing such as duplexes, townhouses, and cottage clusters (minimum of four or more detached housing units) are permitted. Additionally, there is not a maximum density requirement within any residential zone within the City, as the maximum achievable density is constrained by meeting criterion for setbacks, lot coverage, open space/landscaping, building height, and parking. While the subject parcel is already established with a single-family dwelling and has current access, all new accesses must adhere to the Cottage Grove Municipal Code section 14.31. The capacity of the

transportation system is adequate to safely serve the proposed change from P / PR to L / R-1, therefore, the proposed change is in compliance with Goal 12.

Goal 13: Energy Conservation

To conserve energy.

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. 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 parcel has been annexed to the City of Cottage Grove and is inside the City's acknowledged Urban Growth Boundary. This application is in compliance with Goal 14. This criterion has been met.