

TO: City of Cottage Grove Planning Commission

FROM: Leni Crow, Senior Planner

DATE: October 15, 2025

SUBJECT: Cottage Grove Urban Renewal Plan

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## **I. PURPOSE**

The Cottage Grove Planning Commission is being asked to make a recommendation to the City Council regarding the Council's consideration of the proposed Cottage Grove Urban Renewal Plan (Plan). The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. This Area has many properties that are in need of redevelopment and the Area has infrastructure deficiencies within the Area.

The focus of the Planning Commission's review is the conformance of the Plan with the Cottage Grove Comprehensive Plan. This action does not require a public hearing, and the Planning Commission is not being asked to approve the Plan, but rather make a recommendation to the Cottage Grove City Council on the conformance to the Cottage Grove Comprehensive Plan issue. There are no explicit review criteria for a Planning Commission for the review of an urban renewal plan. The Oregon Revised Statute (ORS) ORS 457.085(4) states that "An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendations, prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095". The generally accepted practice is for the Planning Commission to provide input on the relationship of the Plan to the Local Goals and Objectives (Section XII of the Plan), and particularly to its conformance to the City of Cottage Grove Comprehensive Plan.

## **II. BACKGROUND**

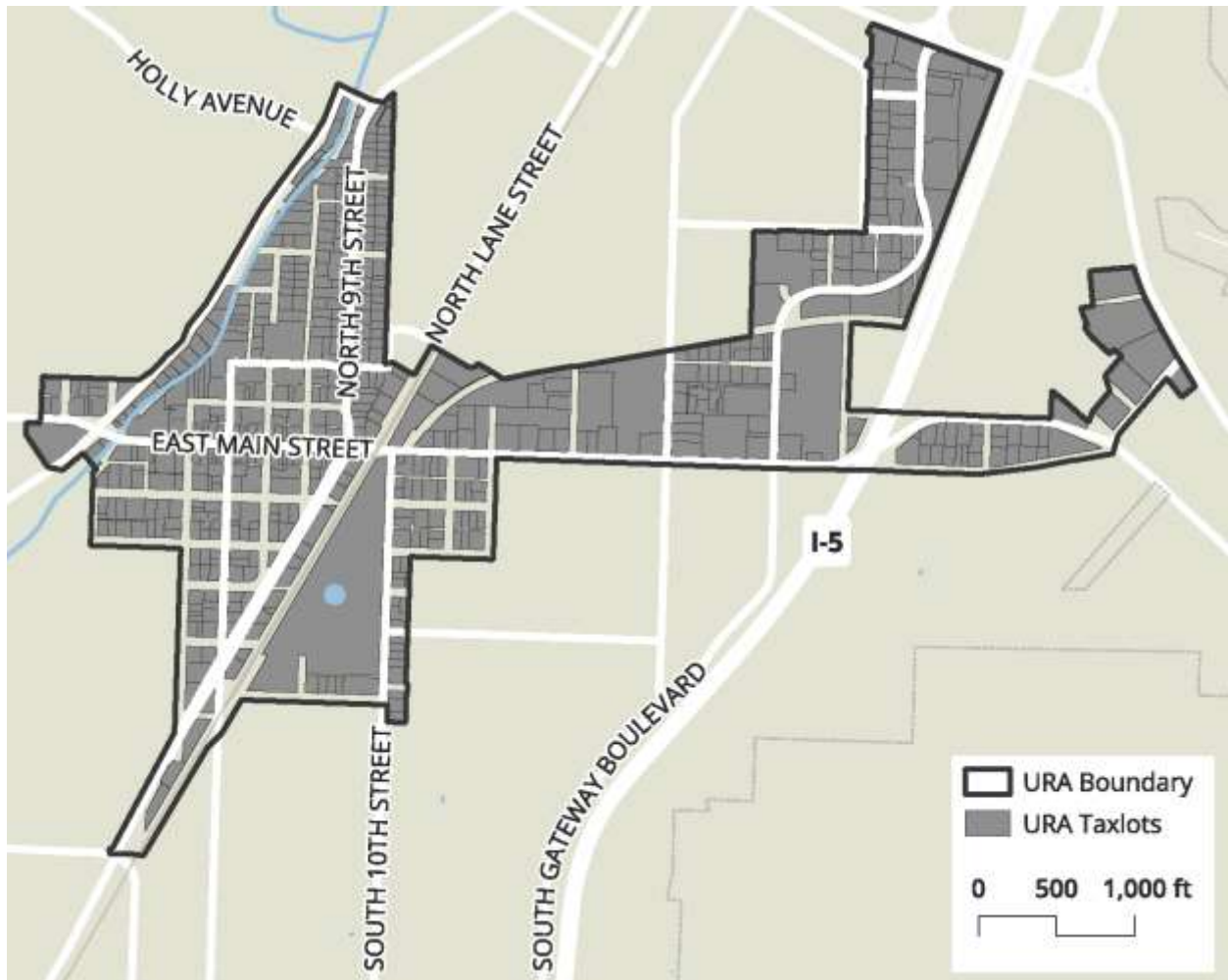
The City of Cottage Grove completed an urban renewal feasibility study for the Cottage Grove area in 2024. The study indicated that significant tax increment funds could be raised in their proposed urban renewal area to warrant creation of an urban renewal area. The City Council reviewed the feasibility study and instructed staff to proceed with preparation of an urban renewal plan for their consideration.

The proposed Cottage Grove Urban Renewal Area (Area) consists of approximately 243.71 acres of land including rights of way. It is anticipated that the Plan will take thirty years of tax increment collections to implement. The proposed maximum indebtedness, the limit on the amount of funds that may be spent on administration, projects and programs in the Area is \$65,400,000 (Sixty-Five Million, Four Hundred Thousand Dollars). The maximum indebtedness does not include interest paid on any borrowing by the urban renewal agency. There is a proposed financing plan in the Report that shows that the Plan is financially feasible. It is understood that the Agency may make changes to the financing plan as needs and opportunities arise, typically during the annual budgeting process.

The Plan would be administered by the Cottage Grove Urban Renewal Agency (Agency). Major changes to the Plan, if necessary, must be approved by the Agency and City Council as detailed in Section X of the Plan.

Detailed financial analysis is in the Report. The proposed boundary is shown in Figure 1.

Figure 1. Cottage Grove Urban Renewal Area Boundary



Source: Margaret Raimann

### III. PUBLIC NOTICE

The meeting time, location, and agenda were posted on the City's website and the Community Development bulletin board.

#### IV. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Cottage Grove Urban Area Comprehensive Plan and Title 14 Development Code. The following section describes the purpose and intent of these plans, the particular goals within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals. The numbering of the goals will reflect the numbering that occurs in the original document. ***Bold Italicized text*** is text that has been taken directly from an original planning document.

The Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Cottage Grove Comprehensive Plan that are supported by this Plan. This list includes the major Goals from the Comprehensive Plan that are in conformance with the urban renewal plan however, there may be other Goals and Policies that are not listed but are still in conformance with this Plan.

##### ***A. Comprehensive Plan***

The City of Cottage Grove Comprehensive Plan (Comprehensive Plan) was adopted by the Cottage Grove City Council in October 1980 and acknowledged by the Oregon Land Conservation and Development Commission in February 1981. It was revised in January 2012.

The Goals for Community Development in the Comprehensive Plan are:

##### ***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.***

***To take advantage of our location within commuting distance of the Eugene-Springfield area by providing for residential development and commercial services for those desiring metropolitan employment but a small town living environment.***

***To continue to provide for tourist-oriented development.***

***To strive to attract industrial development by assuring first that our community is an attractive and desirable place to work, live, shop and play.***

Finding:

The Plan contains projects that would improve the infrastructure including streets and sidewalks in the Area, allowing for increased development and redevelopment, adding services for the residents of Cottage Grove, but also retail shopping for tourists who come to the Area. The Plan also provides funding to help locate a hotel in the Area, supporting increased tourism. There is funding in the Plan for working directly with building owners to improve the building conditions in the Area. All of these activities will support the Economy in Cottage Grove.

## **PARKS, RECREATION AND OPEN SPACE**

***To strive to develop and maintain a system of regional, community and neighborhood parks and recreation programs which serve the needs of the citizens of the area and visitors.***

Finding:

The Plan contains a project category to improve the parks and open spaces within the Area. These improvements will serve the needs of the citizens and visitors to the Area.

## **PUBLIC FACILITIES AND SERVICES**

***To provide a timely, orderly and efficient arrangement of public facilities and services by types and levels appropriate to the needs of the land area and uses to be served.***

Finding:

The Plan contains projects that would improve the infrastructure including streets and sidewalks in the Area, allowing for increased development and redevelopment and providing timely, orderly and efficient arrangement of public facilities appropriate to the need of the land area and the uses to be served.

## **HOUSING**

***To provide for the housing needs of present and future residents by encouraging the availability of housing units priced within the financial capabilities of area residents and allow for flexibility of housing location, type and density.***

Finding:

The Plan contains projects that would improve the infrastructure including streets and sidewalks in the Area, allowing for increased development and redevelopment. There is funding in the Plan for working directly with building owners to improve the building conditions in the Area. Some of that development may include housing options. All of these activities will support the Housing in Cottage Grove by providing a better community atmosphere in which to develop.

## **URBAN DESIGN**

***To strive to ensure a functional and visually attractive environment for present and future generations of Cottage Grove residents and visitors.***

***To continue to be sensitive to those qualities which give character and identity to Cottage Grove neighborhoods.***

Finding:

The Plan does not change any existing zoning, overlays or comprehensive plan categories. It provides funding to help encourage development and redevelopment in the Area, all of which will comply with city of Cottage Grove regulations on urban design.

## ENERGY CONSERVATION

***To strive to conserve all forms of energy through efficient use of our lands and promotion of sound energy conservation techniques.***

Finding:

The Plan contains projects that would improve the infrastructure including streets and sidewalks in the Area, allowing for increased development and redevelopment. This allows the Area to flourish, reducing pressure to develop elsewhere and encouraging development in a compact commercial center. All development will comply with city of Cottage Grove energy conservation requirements.

Figure 2. Comprehensive Plan Designations



Source: Margaret Raimann

**B. Development Code, Title 14 of City of Cottage Grove Municipal Code**

The following zoning categories are in the Area:

***The Residential Districts are intended to promote the livability, stability and improvement of the City's neighborhoods. The districts within the Area are:***

***The Single Family Residential (R-1) district is intended primarily for household living at low densities, with parks, schools, places of worship, and other supportive services that are at an appropriate neighborhood scale;***

***The Medium Density Multiple Family (R-2) district is intended to accommodate a wider variety of housing types and more intensive land use than the R-1 district;***

***The High Density Multiple Family Residential (R-3) district is intended to accommodate higher density residential development near commercial areas, with a mix of types of multifamily housing types adjacent to highways, major arterials and collector streets;***

***The Residential-Commercial (RC) district is intended to combine a variety of housing similar to the R-2 district with public and commercial services at an appropriate neighborhood scale to provide a transitional zone between residential and commercial zones.***

***Commercial districts are centers of business and civic life. This Chapter provides four commercial districts to accommodate the range of commercial land uses in the community.***

***The Central Business District (CB) is focused on the historic commercial and civic core (i.e., the central business area) of the community.***

***The Community Commercial District (CC) regulations apply to those commercial areas outside or adjacent to the central business area.***

***The Commercial Tourist District (CT) regulations apply to those commercial areas along Gateway Boulevard and Row River Road adjacent to the I-5 (Exit 174) Interchange. The Commercial Tourist Limited District provides standards for a small area in the northeast portion of the community, between I-5, Row River Road and the Row River, which was brought into the City through an exception process to provide room for a golf course and hospital.***

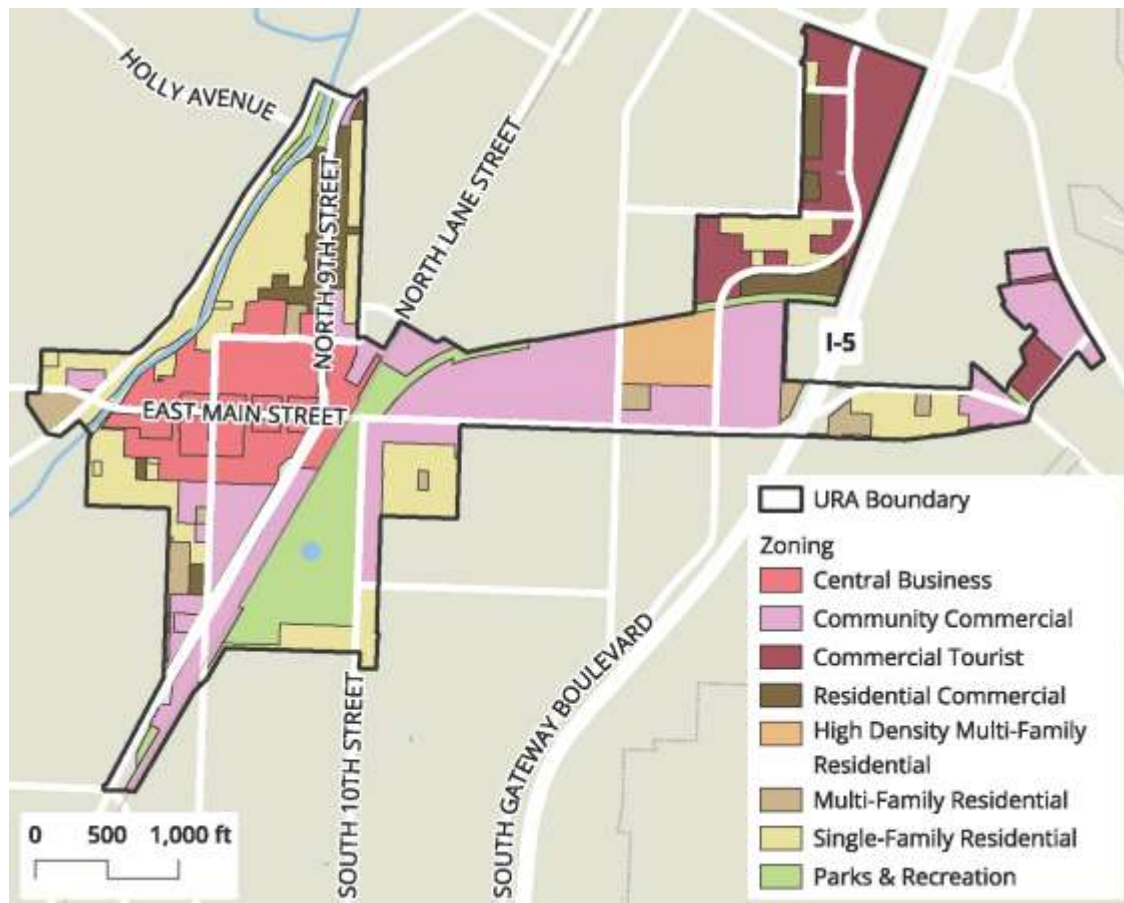
***Parks and Recreation (P)***

***Chapter 14.25 is intended to implement the Parks, Recreation and Open Space element of the Cottage Grove Comprehensive Plan and the adopted Cottage Grove Master Parks Plan. This district includes private and public recreation uses.***

Finding:

The adoption of an urban renewal plan will not change the zoning designation within the boundary of the urban renewal plan. All development will be in compliance with the zoning code. The zoning districts are shown in Figure 3.

Figure 3. Zoning in the Area



Source: Margaret Raimann

## PLANNING COMMISSION RECOMMENDATION AND VOTE

Staff recommends that the Planning Commission:

1. Review and discuss the proposed
2. Find that the Cottage Grove Urban Renewal Plan conforms to the Cottage Grove Comprehensive Plan.

Recommendation/Suggested Motion(s):

"I move that the Cottage Grove Planning Commission finds, based upon the information provided in the staff report and the provided attachments, that the Cottage Grove Urban Renewal Plan conforms with the Cottage Grove Comprehensive Plan

Attachments:

1. Cottage Grove Urban Renewal Plan
2. Report on the Cottage Grove Urban Renewal Plan