

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Special Public Hearing
January 31, 2007

CALL TO ORDER

Chair Parsons called the meeting to order at approximately 7:30 p.m. in the Council Chambers at City Hall.

ROLL CALL

Recording Secretary Cindy Blacksmith called the roll. The following were:

Present: Chair Matt Parsons, Commissioners Savannah Crawford, George Devine, Mike Fleck, David McClean, Rudy Severns, and Lloyd Williams

Absent: None

Staff Present: Community Development Director Howard Schesser, Assistant Planner Amanda Ferguson, Fire Marshal Andy McClean, City Engineer Ron Bradsby, Police Chief Mike Grover, Planning Intern Jessica Duggan and Recording Secretary Cindy Blacksmith

Staff Absent: None

News Media Present: Reporter Karen McCowan – Register Guard, Alice Christianson – Our Creswell.com and Joe Hansen – Cottage Grove Sentinel

OLD BUSINESS

Pacland/Walmart – Ordinance Amendment (OA 3-06) to Revise Site Conditions Attached to Wal-Mart by Ordinance No. 2741 and Chapter 18.28.020(U)

Chair Parsons: The proceedings tonight will go as follows: We are in a current public open meeting and we left off last time with those speaking against the item on the agenda tonight. So that's where we will continue. Do any members have ex parte contact?

Commissioner Devine: I don't have ex parte contact but for the record I'd like to indicate that I have reviewed 37 pages of testimony and 3 hours of tapes from your last meeting and I feel that I have brought myself up to speed with what has taken place so far.

Chair Parsons: Thank you. Everybody feel comfortable with that? Alright, before we get started a couple of things I'd like to address. First we want to set a time frame for tonight just like last time. At approximately 10:30 we will close. Not actually close the public hearing if it's still open, we'll continue. If not we'll make a motion for where we are at the time. As each person speaks, please state your name and address at the microphone clearly. Also be considerate of the time frame tonight. This is a public comment period and when people are speaking please be respectful of their opinions and opportunity to speak. Please refrain from outbursts or loud talking while others are speaking. If a point or issue has already been spoken to and you would like to speak, please be brief with your comments. The last meeting we had several disruptions during the meeting even after reading this. There are a lot of people here. Please be respectful of other people's opportunity to speak. If you feel like you cannot control your comments or your applause, we're going to ask you to please leave so other people can have the opportunity that you had. So at this time we'll open the public hearing. Before we do that I'd like to make an apology to Alice. I cut her off last time. If she would like to have the opportunity to speak first she can. I don't know . . . okay and also I think we have a point of order.

Jeff Evans: For the record Jeff Evans with the applicant Wal-mart. Just a couple of procedural issues. As you're aware there's been a lot of press coverage of the meeting last time and I would venture to guess that there are people that are here wanting to speak in opposition that weren't here last time. In an effort to be fair to everyone there's also people here that weren't here last time that would like to speak in favor of the application. And I would

Chair Parsons: Excuse me. Please refrain from any outbursts from the audience.

Jeff Evans: and I would request that in the spirit of fairness recognizing that there's people that weren't here last time that the proponents of the application get to speak that weren't here last time. I'm fine with letting the opposition go first and leaving the proponents until the end but if they would have a chance to speak as well. I think that would be fair.

Chair Parsons: I appreciate your thoughts there. Currently we're going to continue with our schedule with those speaking against the item and then you'll have an opportunity for rebuttal. If we feel like there's additional relevant information and where we feel like we need to go back through the process, we'll make that decision at that time.

Jeff Evans: Okay. So that you're not providing an opportunity for the proponents that weren't here last time to speak?

Chair Parsons: That's correct.

Jeff Evans: Although you're providing an opportunity for the opponents that weren't here last time?

Chair Parsons: Unless you can provide relevant information that pushes us to go back through the process to examine no information.

Jeff Evans: Okay. The second point of order is that at the beginning of last meeting you indicated that the staff report wouldn't be introduced or wouldn't be at least introduced by the Planning Commissioner because it had been introduced at a work session. And so we went back and asked for a transcript or some tapes of that work session. It turns out there are no transcripts, no tapes of the work session. As you're all aware we have the burden of proof in this matter and now such especially considering our disagreement with the staff report it's extremely important that we know what went on at that work session. And in reading through the public comments that were entered into the record last time there's a comment actually from Betty Garner who says I attended the Planning Commission meeting last evening. The email is dated January 11th referring to January 10th work session. Says I was encouraged to observe a less than enthusiastic response to the application that would open the door to a Wal-mart super store. In light of the fact that we skipped the introduction of the staff report and in light of that comment, I would request that Mr. Chairman either you or someone else on the Planning Commission at least for the record give a brief overview of exactly what happened at the work session, what was introduced, what might have been said with respect to the staff report just so that we have that on the record. In light of the fact that there are no transcripts or no minutes of that meeting and the facts that there's comments and the fact that we do have the burden of addressing what was said.

Chair Parsons: Okay, well I'll have to defer that to Howard because I was not at the work session and I believe that if you're referring to any comments that I made at the last meeting, I did say because they were publicized and on the website for two weeks that we would not for the sake of time go through the staff report. I was not at that meeting so if you'd like to address this question or concern.

Director Schesser: Sure. At the work session we handed out the staff report because the Commission didn't have it ahead of before that time at the meeting, gave it to you, we indicated that you might read appendix A which gave the history of the development of how Wal-mart was built to where it is today. We then said for you to go through the report, that's there's criteria listed, and our comments in that is noted there and that we weren't recommending approval. At that point there really wasn't any other discussion.

Jeff Evans: The last point of order is a minor one. We would request that after the opponents get done speaking before the rebuttal, that if possible we could have a 10, 5 or 10 minute recess between the opponents testimony and the time that we have for rebuttal.

Chair Parsons: That would be fine.

Jeff Evans: Thank you.

Commissioner Fleck: Mr. Chairman?

Chair Parsons: Yes.

Commissioner Fleck: I would also suggest that the possibility that we could leave the record open after this meeting and people who haven't had a chance to speak could also send something in writing to have it entered into the record.

Chair Parsons: Okay, so do we need a motion to leave the record open for 7 days?

Director Schesser: Well, you can do that when you close the hearing.

Chair Parsons: Okay, so if you'd remind me on that.

Commissioner Fleck: Thank you.

Director Schesser: If you get that far tonight.

Chair Parsons: Okay, so the public hearing is open and was there anyone that would like to speak in opposition to this item? Just please be cordial and approach the microphone. Please state your name and address.

Alan Jackson: My name is Alan Jackson. I live on Taylor Butte Road in Cottage Grove.

Chair Parsons: Could you lean forward a little bit?

Alan Jackson: Yes. My name is Alan Jackson and I live on Taylor Butte Road and I own a ranch. While living in New York I reviewed numerous locations for retirement before deciding to visit Cottage Grove. I used the Village Green as a base for touring the area and was convinced that this was an ideal place to settle. I was previously aware of the controversy over whether Wal-mart should be permitted to establish a store here. I observed that while Wal-mart was very busy, Main Street was with few notable exceptions devoid of interesting businesses and not surprisingly lacking people and the vitality they bring. While I have strong reservations about some of Wal-mart's business practices I believe the local store is an asset providing some basic employment and serving many on tight budgets. But I have a problem with the expansion plan. Mainly because it does not conform with the spirit of the city zoning which calls quite reasonably for tourist related business. The concept of massive, unattractive standard

issue Wal-mart box with extensive concrete parking consuming the frontage is totally incompatible with the idea with the idea of attracting and serving the special interests of tourists. Moreover the initial construction permit came with a firm restriction on expansion specifically to preserve the zoning. The city must stand firm on its zoning and take one of three possible courses. First, it can simply reject the proposal. Secondly, it could impose a review period of at least two years to allow more thorough consideration of how the land could be utilized to the benefit of the community in line with its zoning. Or thirdly, use such a strategic delay to find a practical way to use the undoubted power of Wal-mart to further the town's need to develop its essential tourist attraction without further degradation of the area. The present reality is the existing fast food, motel and gas area are immediately adjacent to the on/off ramps on I-5 may generate tax revenue and provide important services for travelers but is a garish scar on the landscape, by no means a tourist attraction. Neither will the existing Wal-mart store nor a super store do a thing for the image, vitality and character of Cottage Grove. It will simply attract a lot of shoppers to Wal-mart and benefit its shareholders. On the other hand, the neighboring Village Green is an outstanding example of an appropriate tourist business. It's owners huge investment in beautiful landscaping and building upgrades is a really welcome development. One is happy to see the increasing business it is attracting and great full for its proven community involvement. A related step I heard suggested is the adjacent land to be developed as a conference center. A way should be found to extend the Village Green ambiance along the Row River Road frontage and maybe somewhere down the next service road. I personally believe a viable strategy would be to design an aesthetically attractive covered market to accommodate small businesses which offer services which compliment or supplement Wal-mart products and promote Cottage Grove. This should attract local entrepreneurs who are accustomed to providing personal service which typically Wal-mart does not and who truly represent the community. I might envision vendors offering selected Wal-mart products along with such personal service in a sort of franchise enterprise. An added feature could be entertainment using the rich resource offered by the Eugene area traveling musicians. On the important question of finance additional construction costs could be the price that Wal-mart must pay to profit from the huge investments made by generations of local people in creating an attractive place to live and satisfy their needs. To facilitate local participation, the town should require appropriate rental charges. An interesting and probably better alternative would be for the city to negotiate a favorable purchase of enough land to protect local interest and further its tourism objective. The land owner is I believe a Woodard enterprise. The Woodard's are greatly admired for their community spirit and their substantial support of local institutions. Collaboration with the town to ensure an oasis of local culture would be a major long term contribution by them and deserves suitable recognition. Their need in my opinion be little financial risk to the community because a commercial attraction of a site adjacent to a major anchor store would probably make the acquisition quite profitable. I would like to see a win-win situation rather than angry standoff between unbridled free enterprise and concerns to preserve quality of life. I've listed here possible enterprises which are not in any priority order: tourist information with

performance restaurant booking services and discount coupon distribution for local businesses, a real estate office with a focus on relocation of travelers from residents from high cost areas to the south, bike repair rental, photo services, shoe leather goods or clothing repair, crafts including clothing, local fine art, local organic produce, interesting food stores including bread and pastries and non mass market snacks and drinks, internet café with assisted search and communication services and computer advice, RV/automobile sales and repair information with possible mechanical triage in collaboration with local garages, gifts and collectables, massage and other health related services, regional wine and beer store, first aid station manned by qualified volunteers and overseen by the fire service or local hospital, pet care referral to local veterinarians. Ideally the proposed activities will attract local participation. The covered market could be envisioned as a hybrid combining features of the café and sitting area outside Jerry's, the Fifth Street Market, the Saturday Markets, food area in a good mall, or an airport vendor area. It should have a flavor quite distinct from the standard Wal-mart experience and represent what Cottage Grove can provide. Thank you.

Chair Parsons: Thank you very much. Yes, sir.

Hal Sundt: My name is Hal Sundt. I live up on 6th Street and I turned in this one page statement to you folks so you can look at it later as you desire. My observation and the prospect of establishing a super size Wal-mart in Cottage Grove. Good evening folks. My name is Hal. I live up on 6th Street, just east of Taylor next to the sewing lady. I first passed through Cottage Grove on my way to Eugene to visit my mothers mother's family way back in the late 1950s. So all the green trees and rural aspects of life in Oregon were imprinted early on. My mother would tell me to look up and watch for mountain lions in the tree tops. All through the noisy turbulent 60s and 70s, I kept Oregon in the back of my mind and by the middle of the 1980s I was planning to sell out in California and moving north. Why? I loved California but the State of orange groves and rabbit fields all the way from San Diego to Ventura and from Pasadena to Long Beach had become one chocked blackberry warren of identical mini-mart, mega malls and freeways that stretched from one identical place to another. I drove north on the 5 freeway because California that I loved was eaten alive by the remorseless and sleepless avalanche of development and super sizing. Oregon remained Oregon because far sighted planning and controls of development prevented it. I started visiting Cottage Grove in the mid 1980s and moved here in 1992. I bought my very first house, the one that I live in right now, about six years ago. Now I love Cottage Grove because of the same reason people who love Oregon love Oregon. It still hasn't been turned over to out of state corporations to chew up and turn into California. We have pressing issues here in Cottage Grove that take our time, focus and community involvement and financial support. We need to make an environment that draws more downtown small town businesses and activities. We need to preserve our green surroundings and expand our community oriented infrastructure. Like the bikeways and surrounding lake and recreational facilities. We do not need to invite overwhelming changes that make Cottage Grove into just another mass produced bedroom

community and off ramp of the freeway. May I close by warning you to keep looking up and watching for mountain lions in the tree tops. And remember what Tom McCall once governor of Oregon said: Even the wild creatures of the forest know better than to go back to a trap from which they have escaped. Thank you.

Chair Parsons: Thank you.

Cathy Bellavita: Cathy Bellavita, 78529 Halderman Road. I want to start off by saying I'm speaking here tonight as an individual and not as a member of any group that I am affiliated with. I have several comments here to make and I may skip around and I have a copy to provide afterwards. The first I want to start off by saying that a new proposal requires a new application. Wal-mart made a significant alteration to their proposal at the last hearing by stating they would allow commercial development on the front parcels. Frankly I don't know why the hearings were not halted right then and there and why Wal-mart was not required to submit that proposal in a new application so staff would have time to comment and the Planning Commission could have time to review it. It took an entire year to properly review this present application. Why should we rush to consider this new one in only a few weeks? Requiring Wal-mart to submit a new application that reflects their actual proposal so we can properly consider it. Wal-mart can expand without this application. Wal-mart can already expand an additional 25,000 to 40,000 square feet under the current code. They already devote some of the portion of their retail space to groceries. Our Safeway store which is a full service grocery is somewhere between 40 and 50,000 square feet. Wal-mart should have plenty of room for groceries with the additional square footage allowed under the current code. In fact, they could have probably nearly as much as Safeway. Wal-mart tactics. Wal-mart is using the same tactics to convince us we need a super center that they use in every community they approach. Their claims are always the same three. Providing low cost groceries or goods, community giving, and job creation. Don't for a moment think that they're approaching Cottage Grove community specific. You could insert the name of any community Wal-mart wants to expand into the Ferrini and Associates report they submitted with their application, gather the requisite data to allow you to have a rationale for public need for Wal-mart in every town USA. The petition. It was stated in the Sentinel that last week that Wal-mart submitted a petition that had over 2,000 names in support of the expansion. But keep in mind these signatures were gathered at the Wal-mart store, which is a concentrated locality consists entirely of Wal-mart shoppers. This is no way an indicative sampling of our community. Had they circulated the petition in the community at-large as the opponents have to do it would have been far more difficult for them to gather as many signatures. Furthermore, opponents are hindered in petitioning precisely because they are everywhere in the community. They don't have a concentrated gathering place. They live and shop in our entire community not just Wal-mart. So I urge you to consider the source when you see these names and dismiss this petition as irrelevant. Low cost groceries. We've heard testimony from people who say they need a source of low cost groceries in town. And for many in our community this is the bottom line that matters. But it's not hard to understand that turning to Wal-mart for your low cost

groceries only perpetuates the problem. When you save a few pennies by shopping at Wal-mart you're supporting a world wide retail system that undermines American manufacturing jobs and sends them over seas to China. It might just be that we would not have so many in need of low cost groceries if Wal-mart had stuck to its original principle of buy American. By outsourcing virtually their entire inventory to China, Wal-mart has eliminated thousands of American manufacturing jobs that pay family wages. And where do those workers turn for employment – low paying jobs which force them into an economic situation that creates a need for low cost groceries. In essence Wal-mart is creating a problem and selling themselves and their business model as the solution to that problem. In our own community we already have a place for low cost – actual free groceries and its called Community Sharing. If you needed to supplement your food budget, you can go to Community Sharing. Don't allow Wal-mart to create an even bigger demand for their business approach by buying into the low cost grocery claim. Wal-mart's business practices increase the number of low income Americans and then makes money off them by selling Wal-mart products to them. Furthermore, and I've said this in previously submitted comments we need to have a good hard look at the receipts that constitute the Ferrini and Associates shopping list when they did their price comparison. Grocery prices are very dynamic. Did the shopping cart consist of healthy food? Were numerous shopping trips to buy the same items at all three stores made, not just one or two? And maybe that Wal-mart's claim that they provide low cost groceries, like their poverty figures is exaggerated. Give opponents a chance to conduct their own grocery shopping comparison. Let's not accept the low cost grocery claim without taking a close look at these receipts. Job creation. When Wal-mart wants to come to a community or expand to or expand an existing store they always rely on their job creation argument as a part of the public need portion of their application. But they never talk about the jobs that will be lost when they expand. Even Wal-mart admits that they have a detrimental affect on local businesses when they first come to town. Furthermore lost jobs lost by manufactures who close down because they cannot compete with Wal-mart or cannot sell their products to Wal-mart at the price Wal-mart is willing to pay are not counted. A much better number would be a net jobs created figure and that would give us a a better idea of the actual number of jobs that we'll see when Wal-mart comes to town or expands in this case. Erosion of wages and benefits. Here in Cottage Grove we know that Wal-mart the Wal-mart super center will impact our grocery stores. One of our grocery stores, Safeway, is a union store. I spoke with one of the union members there and he said that Wal-mart erodes their bargaining power when it comes time for them to negotiate their contract. The company points to Wal-mart for the competition they bring and forces union concessions on important benefits such as health care and coverage, health care coverage and retirement benefits. This is an example of how Wal-mart has made a wide reaching has a wide reaching and negative impact on the exact type of jobs we need and want to keep in our community. We've already lost high paying timber jobs. Let's not let Wal-mart bleed us of the last few family wage jobs we have left in town. Corporate giving. I've already submitted testimony regarding Wal-mart's corporate giving or lack thereof in Cottage Grove. In those comments I pointed out that an

annual giving rate of 18,500 as they claim in the mailer that they sent to everyone in our community pales in compare when you compare the fact that Wal-mart did \$244 billion dollars in sales last year. I've read that the average super center does about 60 million dollars in business a year. In any case Wal-mart's corporate giving levels leave much to be desired. Our local businesses are far more involved in charitable activities in our community. Has Wal-mart ever sponsored a large community event? Bi-mart sponsors our WOE fair every summer. Look at the list of sponsors and contributors to any of our community events and you'll rarely see Wal-mart. It's a hole in our retail community indicative of the fact that Wal-mart is not a local business. It seems as if their corporate giving policies are dictated from headquarters and apparently there's little flexibility. More of their giving come from most of their giving seems to come from in-store promotions or employee contributions often in the form of Wal-mart gift cards and Wal-mart products. An ideal scenario. Ideally there would be a way for Wal-mart to execute their business decision to expand in our community without doing harm to our community. They have the size and clout to become an asset to our existing community enterprises rather than a drain. If Wal-mart would customize their project so it truly meets community needs as expressed by the community – not by Wal-mart or Maslow's hierarchy of needs as stated in their application this project might actually be embraced. For example what if Wal-mart offered to underwrite the cost of our community pool or agreed to improve our parks systems, or help improve the cosmetic infrastructure of downtown, or built an entirely green building as they have done in some communities, or offered space to local craftspeople or agreed to purchase and promote a certain percentage of its products from local craftspeople, farmers or suppliers, or provided a free shuttle to downtown, or all of the above. Perhaps if they came to our community and said what do you need we will help, Wal-mart could deflate some of the fear and animosity associated with their expansion proposal. Unfortunately the current proposal does not require this accord or approach nor does the traditional business model in combination with land use regulations encourage it. Sometimes we reach a version of an agreement if the application reaches a level of legal entanglement that forces an agreement. Often that's the best we can hope for. So as it stands, do we want more Wal-mart in our community? More low wages? Fewer family wage jobs in our community? Less corporate giving from an expanded retail giant that is a giant on our local businesses? The answer is no. Please vote to approve the staff report. Thank you..

Chair Parsons: Cathy, can you get a copy to Amanda?

Cathy Bellevita: Yes.

Chair Parsons: I couldn't write that fast. (end of side 1/start of side 2 of tapes)

David Seidel: A big crowd here (unable to understand). My name is David Seidel, 1142 Ash Avenue, Cottage Grove. Most of what I had to say has already been said so I don't want to take up too much time repeating it. I have some – I'll try to think through this and get out a few comments and not take up too much time, so it will be a little more

extemporaneous than just reading. My first comment is just that I ask that you the Planning Commission to deny the text amendment requested by Wal-mart. It is my understanding that your decision will be based primarily, if not solely, on the application of the existing zoning codes and ordinance, etc. which is as it should be. If Wal-mart's request does meet the necessary requirements of those regulations, I can accept with regret their right to expand their operation. Not that I like it. I very strongly don't like it. But, I think this should be done primarily on the basis of what the codes call for, what the legal approaches to this are, and as much as I'd like to make a difference with the amount of emotion (unable to understand) one way or the other. I have a feeling that's not the (unable to understand) position or main emphasis on your decision. Having said this, I would like to add my voice to those who oppose the expansion of Wal-mart in Cottage Grove community as well as elsewhere internationally and globally. Personally, I will never shop at Wal-mart. As it is I can buy everything I need here in town at prices equal to or lower than that of Wal-mart. I think primarily of groceries and foods and such. This is what we do. We (unable to understand) by a few more expensive things from time to time, but basically we look for sales and special deals, whatever it is. Shop wisely and we know we can provide our needs (unable to understand) less fortunate position as cheaply if not more cheaply than we can get at Wal-mart so from that point of view Wal-mart is not necessary depending on what the needs are to if you have to have steak every day that's another problem. I'm gonna digress a little minute because I grew up in the Depression and a the idea of business and most (unable to understand) but that every one would say rather they meant it or not that if you're in a business you have a right to make a fair profit. I heard that said through most of my early life. But now a days where ever I go and I hear people talking about business, the statement is there openly expressed business has the right to make as big a profit as it can any way it can. I feel this is the way Wal-mart operates. Let me throw this out first. This is perhaps my strongest statement of my feelings. My reasons for opposing Wal-mart have to do with the nature of the beast. I see the Wal-mart corporation has an unethical, immoral, unscrupulous, socially irresponsible disgrace to the world of business. Its policies and practices truly are disrespectful and demeaning to the employees and disruptive to communities where ever they intrude. I've read a lot of material from people who have worked for Wal-mart in high positions and people who study these things have been to these places and I take most of them as being factual. (unable to understand) say a lot of things about Wal-mart, but the things that I've read lead me to this conclusion. I can give you an example, you've had plenty but just let me just let me stick with something with regard to employees. For example the average employee works for \$8.23 per hour. This is a poverty level wage and that yearly would come to about \$16,700. Many of the employees do not get that much since full time work is defined as 36 hours per week. Some people some of the workers are held under 24 hours per week. So unless you have someone else in your family earning money, you would have a hard time making it on these salaries. Wages of rank and file employees are capped. This is a developing new policy that is being presented by Wal-mart. The number of part time workers is doubled. Workers are required to be available for duty 24 hours a day,

seven days a week with no fixed schedules. They should be available around the clock. This is a policy that is there, I'm not making this up. This has just been done recently within the last few months. This is seen as an attempt to convince long time employees to quit so they can be replaced by even lower wage no benefit part timers. Again and again Wal-mart has been caught using child labor – you can deny it, but I'm pretty sure this stuff is factual – and using illegal workers, getting a lot of their products manufactured in sweat shops, both here and in other countries. Recently, there's a case of 85 violations of American Child Labor Laws. They were fined \$135,000 which was probably a lot less than it could have been. There are numerous violations of the American Disabilities Act. These are recorded, they're real. Health care benefits – less than half the employees get any benefit at all. Those who do get it pay 41% of the cost and there are large deductibles in their health care plan. Wal-mart has the most employees and dependents in state funded health care programs. Let's see Wal-mart no, Wal-mart is now facing the largest employment discrimination class action suit in American history. That's there I'm not making it up. 1.6 million women workers unfairly denied promotion and equal pay are the plaintiffs. There's more but a this is the kind of thing that could brings up my feelings negativity about Wal-mart. I don't think it's good for this town. I don't think it's good for our country. And I don't think it's good I say globally now because there are Wal-mart's everywhere. Let me refer to just one or two other things. Somewhere Sam Walton the founder of Sam's Club and Wal-mart. This is a statement that was quoted from him. Wal-mart, let me see, oh here's what I said, this was with regard to employees. You can't create a team spirit when the situation is so one sided, I can't read my own writing here, so one sided that management gets so much and workers gets so little of the pie. Now I'm kind of hoping he meant that, he wasn't just throwing something out. But, if that's that was the legacy that Sam Walton wanted for Wal-mart. I think we've come a long, long, long stray from that. Let's see.

Chair Parsons: Excuse me, David.

David Seidel: Too long?

Chair Parsons: Yeah.

David Seidel: Time to go? Okay.

Chair Parsons: Yeah, there's others that would like to speak as well.

David Seidel: That's alright.

Chair Parsons: If you have a closing comment, quickly?

David Seidel: Yeah, well, I suppose I can mention who wealthy the widow and four children of Wal-mart are. They're on the top 11 wealthy people in the country. I believe they have 15.5 or so billion in their estates each

Chair Parsons: Excuse me, no comments please (this was directed to female in the audience).

David Seidel: if they make that much money I guess they can do a little more for the communities that they work in and perhaps treat their employees a little bit better.

Chair Parsons: Thank you.

David Seidel: And, I thank you.

Chair Parsons: Thank you.

Adam Rubino: My name is Adam. I live 730 South 1st Street, here in Cottage Grove. I'm here tonight with my wife and two little boys. My wife asked me to read a letter that she wrote regarding this and I don't have my own prepared letter, but I did have a few things that I would like to say. To whom it may concern. I am writing this letter with deep concern regarding a proposed Wal-mart expansion. My husband and I are small business owners in the town of Cottage Grove, Oregon. With the high level of low income families in this area, I see how the low prices Wal-mart offers could be useful. But if you look at the long term effects of this economic choice you will see that super stores like Wal-mart only offer low wages to its employees and the majority of its profits are not even added to our community. Over 40 percent of Wal-mart employees as below poverty level. Many of it's employees cannot even afford to have health insurance for their families. Plus many of the employees wind up spending most of their check at Wal-mart so our city doesn't even benefit from their wages. If the people of Cottage Grove only understood that if they kept their money local it would only improve their bottom line. For example if we all shopped at local businesses, money would go to our local taxes which in turn would boost the local economy. Also the local businesses would grow and be able to offer more jobs for community at better wages than Wal-mart offers. I vote no to the expansion of Wal-mart. A Cottage Grove resident and local business owner. Laticia Rubino. That's my wife.

Chair Parsons: Excuse me, Adams if you could restate your name, your full name and your address.

Adam Rubino: My name is Adam Gabriel Comer. Just changed my last name to Rubino. So now it's Adam Gabriel Rubino. I live at 730 South 1st Street, here in Cottage Grove.

Chair Parsons: Great and did you have any more comments?

Adam Rubino: Yes.

Chair Parsons: I'm sorry, I didn't mean to interrupt you.

Adam Rubino: I guess first I want to say that anybody that can find the courage to get up here and talk, pro or for it or against it, gets my respect because it's not easy to stand here while you know people are snickering and disagreeing with you. So anybody I commend you for that. Like I said I don't have a speech or a letter that I wrote. I've lived in Cottage Grove for awhile and a couple of times I actually moved away and come back. I know that Cottage Grove prides itself in being an All American City. I guess I have a hard time seeing how we can justify letting a Wal-mart that has the majority of its product imported from China – not even made here in America – and still call ourselves an American City, an All American City. I just don't see the logic in that. I did some research on my own. I don't have a whole lot of facts but a study done by US Berkley showed basically that Wal-mart encouraged its employees to get on welfare and that they were basically using State Welfare systems as their health insurance. Over 86 million dollars a year to California taxpayers to support to Wal-mart employees. An additional 25 million more to County taxpayers. This is just to cover the cost of health care, income tax credits, housing subsidies, food stamps, etc. Wal-mart costs taxpayers nation-wide 1-1/2 billion dollars annually to support its employees. And, I believe somebody already brought up that Wal-mart's history with law suits. They have some of the largest and most frequent law suits – it's not just the company, it's a global corporation. I mean I could go on with the facts but it seems most people have already talked about them. Everybody understands. I would just my my opinion I strongly vote no for Wal-mart. If people love Cottage Grove for what it is. It's a beautiful small town. It's in a beautiful valley. And, that's what makes Cottage Grove an All American City. I mean there's the small town, the small businesses, the people that live here. If Wal-mart comes in I'm sure it would boost something. I'm sure we'd see a Home Depot come in next. We'd see a Best Buy. It's right on I-5. It's a great location for it. But the nature of Cottage Grove would change. It wouldn't be what people love about it today. That's what all I have to say.

Chair Parsons: Thank you very much.

Tony Willy: My name is Tony Willy. I live at 79296 Replsleger Road. That's Cottage Grove. I'll just read this. The corporation of Wal-mart is pathologically incapable of being concerned about our community. As a global corporation with extremely wealthy owners and executives and thousands of shareholders it has only one over riding concern and that is to make lots and lots of money. The money is then used to expand Wal-mart all over the planet to make even more money. The corporate image is one of a retail giant that goes out of its way to serve the poor. The reality is the corporation that thrives on slave labor and subsidies, outlaws unionizing, cannot compromise. Why can't Wal-mart build up to 105,000 square feet here? I heard that asked last time. Because the giant computer in Arkansas says maximum profit will be gained from a 24 hour, 160,000 square foot super center store where the employees perhaps will all be part time workers forced to be available around the clock. I understand that the city planners who have to be focused on traffic flows, zoning, parking, whatever but a community should be able to decide if a ruthless, soulless corporation gets to double its size here. I protest Wal-mart even being in business. But all I'm asking is that you

hold Wal-mart in check. Hold it to its original agreement, at least. Please, think about the big picture. It's not irrelevant in city planning. Wal-mart is a major force in corporate globalization which expands all supply lines thereby using much more energy than when products are made and transported locally. Wal-mart drives and benefits from a completely corporate industrialized system including agriculture. It doesn't allow any diversity or planning for the future. Communities that reject corporate control and support more local stores and manufacturing, food production, energy production, etc. are and will be much more stable and healthy. It is within our power to not allow an expansion of Wal-mart. I urge you to endorse the staff's report. Please don't let Wal-mart expand in this community. Thank you.

Chair Parsons: Thank you.

Walt Bernard: Hi, my name is Walt Bernard and I live up in Dorena, Oregon which is up about 15 miles up there. I don't really know why I'm here because I thought this was about the water meeting up in Dorena. I must of missed out. I'll talk about that later. I want to recognize the Wal-mart employees. I'm against Wal-mart's corporate mentality, but I'm not against hard working individuals. (Note: several unidentified voices from audience thanked him.) Okay. I'm 45 years old and I grew up in a small town in Missouri. When I was about 12 years old a Wal-mart came to town. When I was younger there I could go downtown and there were all kinds of shops and businesses. Now when I go back and visit, there's no downtown it's gone and the main reason is because of the competition through Wal-mart. Everybody wants to shop at Wal-mart. It's put all of the small businesses there on a shoestring existence or they're nonexistent. In fact lately it's been 20 years I've been going back there to visit my family. I don't really enjoy going back there, but I go visit and most people now even shop out of the community because there's even bigger stores farther away. So the Wal-mart's actually even suffering. Anyway, I kind of wanted to look at the corporate aspects of Wal-mart and what they supply, what they promise and do they actually promise things. You know they, and by the way when the Wal-mart first opened there, I absolutely it. I loved to go in there and buy you know you're 16 years old and you can go in the store and there's all this selection. So the problem is that you know you can go and have those low prices but what actually is in that low price? Wal-mart operates on small margins of low prices you know 3 cents, 6 cents difference. To me that's a direct cost that you see but there's a lot of hidden costs that go into that. The hidden costs of outsourcing, the hidden cost of, one of the hidden costs in that is the outsourcing of all our manufacturing jobs overseas as we've talked about before. These are domestic jobs and manufacturing that we are losing to our own citizens. The products that Wal-mart sometimes promotes are of lower quality. They have management teams that look through the suppliers. In other words they have a group of people that's a Proctor and Gamble for example group and they look they go to Proctor and Gamble and they look all the way back through their business line and supply line and they say you can do better at distribution here or you can do better with that there. Well if they see you know you want to get your price down, you can drop your quality of your stainless steel in this product and meet our expectations and our

volume. They'll push for things like that so you the results of that is a lower quality product that we as consumers buy. It pressures its own workers to work without pay or off the clock. This is well documented in law suits, one of which is in Oregon. There are greater than 40 law suits regarding to this issue. There have been instances of lock-in of its own personnel within stores at night and there have been law suits regarding that. They also use illegal aliens. There recent was a 11 million dollar fine for this and it was paid by Wal-mart. There's no union representation as we mentioned before for Wal-mart employees. The second this is that Wal-mart promises to bring jobs to the area. There as an MIT Massachusetts Institute of Technology study that looks at the jobs created and the Wal-mart effect of moving into a community. What they found is that in the first year Wal-mart adds employees, there's a 100 new net jobs created. In other words, if a Wal-mart employs 350 people and there's a net after two years of a 100 new employees. That means that there's a loss or a sapping of 250 jobs from the local community and that's where they come is a translocation of local small businesses and their employees because they go out of business. At 5 years this figure is only 50 individuals. So the net after 5 years according to this study is only 50. On average about 3 retailers close within 5 years or excuse me 3 retailers local retailers close within 2 years of a Wal-mart opening. And 5 would close in 5 years. So that's a big threat to our what I see as our downtown. It's just starting to come back from what I can see. There's small businesses opening. That's a big threat to their stability. There's also a county wide loss of whole sale jobs. This is because Wal-mart does its own distribution and networking and those jobs are lost on that level. There's a Greenfield, MA impact study of a Wal-mart super center. They showed that the Wal-mart super center that was going to open —let's see – more square footage of retail space would close than the actual net or the actual new Wal-mart super center opening. If you looked at the loss of local businesses in the area. Those lost jobs equal lost city and county tax revenue. There are broader job losses if you look at the as we talked as someone mentioned before about the movement and pressure by Wal-mart on its suppliers to lower costs by shifting manufacturing overseas. There's numerous examples of businesses that have had this happen to them. I don't know if you remember Huffly bikes or Master Lock, Winn Dixie Food, Sara Lee, Lovable Underwear – one of my favorite companies, Carolina Mills, Fruit of the Loom, Black and Decker, Levi Strauss have all had that kind of effect on their business. The third thing is philanthropy. Someone mentioned that Wal-mart has a low record of philanthropy and I respect anyone that's willing to donate to their community. But Wal-mart ranks last in philanthropy of all the major discounters. That's a documented number. There's some tax revenue issues that's a little more complicated and I wanted to address that but I'm going to leave that to someone else. I guess I'd like to sum up my comments by saying you know our local downtown is on the verge of a revival. As our councilors you need to ask yourself if the addition of a Wal-mart super center to our community worth the loss of community small business diversity and job security? I think a through analysis of the available data on the issues compels us to deny the Wal-mart super center expansion. Thank you very much.

Chair Parsons: Thank you. (end of side 2/start of side 3 of tapes)

Stacy Dehart: I'd like to introduce myself to Ms. Crawford, Mr. Williams, Mr. Devine, Mr. Parsons, Mr. McClean, Mr. Fleck and Mr. Severns. It's very nice to meet you and I hope to meet you outside under different circumstances sometime. My name is Stacy Dehart. I moved about three months ago to 704 Birch Ave. I'm very happy to live here in Cottage Grove. I move here because of the small town atmosphere and feel of the city. I suggest that if a super Wal-mart were to move to town or expand that your All America City ambiance would disappear. My family and I have been welcomed with open arms and open hearts by many, excuse me, many of the downtown businesses owners. Many of my friends are here who I've met downtown at a variety of businesses that are alive and thriving today. I don't think that they would continue to be alive and thriving if a super Wal-mart were to come to town. I'm here also to speak on behalf of my children, Cassie and Glenn. Cassie and Glenn have a way of keeping me honest and on a straight and narrow track and help me to do good. Cassie suggested to me 3 years ago, as a 13 year old, that shopping at Wal-mart was not a good thing to do and I asked her why. And she said mom it's just wrong and so not trusting as I probably should have I did some research. And the research that I did backs up what many other people have said already tonight. That Wal-mart has a very poor record on child labor, on pollution, gender discrimination, they have a non-union policy, they have sub-family wages, a poor policy on employee insurance. They purchase material and merchandise from companies that engage in unfair labor practices and treat their employees with cruelty and unjustness. And so if I can encourage you to vote against the expansion that's what I would do. Thank you.

Chair Parsons: Thank you.

NOTE: At this point there was time taken to move the microphone for persons giving testimony since those speaking were having trouble with being heard.

Gil Harrison: My name is Gil Harrison, is this working?

Chair Parsons: Yup.

Gil Harrison: I live at 34602 Perkins Creek Road, out Mosby Creek. I've been living here since 1970. I'm an artist, potter and small timber land owner. I have been making my living selling my work all throughout the western states. Taking my work out of state to bring money back here. This year for the first time I've decided to try and get my customers that are out of state who are vacationing and driving I-5 to get off this freeway exit and come out to my place and see what work I have there. Part of the reason why I thought this was the year to try doing this is the renewal that's happening in downtown Cottage Grove. The investment that the new owner's of the Village Green Motel have put into that motel and the access for new businesses in that strip that's zoned tourist commercial right now that's owned by Wal-mart. Because I see that as a – there's a lot of future there. In asking those customers of mine to pull

off the freeway it's a very difficult thing to do as anybody in business knows people who are on the freeway and they just want to keep driving. The having the chance of having the amenities of more tourist business on that strip is beneficial to me and any other small business that lives in Cottage Grove. To have just a bigger parking lot and a bigger Wal-mart store just doesn't quite swing it. Although I don't like Wal-mart's corporate practices and I refuse to shop there, like the gentlemen a few people ahead of me I'm totally in support of anybody who has to work for a living and that includes Wal-mart workers. I think I would encourage that the planning department and the city council stick to the original zoning. If Wal-mart can't make money, expanding by another 20,000 square feet they're in the wrong business. They don't need to expand another 100,000 square feet. Since because a lot of the research that I've done which is similar to what I've heard other people say and readings about Wal-mart, I really don't trust their corporation. They maximize, they try and maximize their income with no consideration to any community that they're next to. I personally, this is just a personal thing I haven't heard from anybody else but I'm wondering if they've been sitting on that land keeping the prices just a little bit too high to keep in the bank for them their own future plan of increasing parking and I don't know if anybody can answer to that or not but that's been going on in my mind for a while. Because that is an optimum property there next to Row River Road to put a new building and some businesses there. So I encourage the Planning Department and the City to stay with the long term vision of how wonderful Cottage Grove is and could be in the future and to keep them within the original zoning that happened in the 90's when the store just got first got built and it still allows them to expand 25 or 20 or 25 thousand square feet. So I would encourage you to do that and not just not get any larger and encourage the businesses that are moving into downtown Cottage Grove in any way possible also. Thank you.

Chair Parsons: Thank you.

Betsy Hartzell: Hello everybody. My name is Betsy Hartzell. I'm speaking as a

Chair Parsons: Give us your address.

Betsy Hartzell: Okay, 27 South 7th Street, Cottage Grove. I'm speaking as a downtown merchant. My husband and I own Kalapuya Books and have invested with partners in renovating the beautiful historic building on Main Street. Wal-mart is one of the largest corporations in the US. we all know and the world. I am concerned that this expansion, mega box store expansion being proposed will overwhelm certain aspects of quality that I would like to protect in our small community. Cottage Grove is small. I like it that way. Our size gives us the ability to know and help each other in ways that are more difficult in larger communities. Community building is a shared interest and goal of many of the downtown businesses. A thriving downtown center is one aspect of maintaining our viability as a small community. What is the real cost of these low prices at Wal-mart? In the long term, time after time this huge monopoly has been shown to overwhelm the viability of smaller community owned businesses. That's been

expressed a lot of times tonight. The business community of Cottage Grove has targeted tourism as a goal. I understand that statistically especially it seems in small towns the presence of huge box stores correlates to an inhibition of tourism. The intersection of the interstate of our town is an important aspect of who we are. The Village Green under current ownership in my view is extreme good fortune for us. An expansion of Wal-mart right next to the Village Green would be a detriment I think to the tremendous investment underway there. I think we should stick to the current zoning to allow development which augments the ambiance created by the Village Green. One of our greatest assets vital to tourism is our proximity to the natural forest, the rivers, mountains and lakes that we all cherish. I'm concerned that an expansion of Wal-mart will visually overwhelm Row River Road which is a gateway or point of departure. In the interests of long term planning I think the City would do well to garner this acreage carefully so as to augment the beauty of the natural world. The one other significant aspect of tourist attraction of course is our historic base. Main Street historic district according to the Cottage Grove Historical Society is the most intact collection of early 20th century commercial and government buildings that remain still in Lane County. It's a treasure and offers large potential. Yet, I believe Wal-mart's plan for enormous expansion makes vulnerable this resource. I urge the Commission to stay with its original zoning restrictions or possibly adopt another time frame maybe two years in which new or different opportunities might be pursued. Would the City be able to buy this property? The best idea I've heard is the development of a convention center adjacent to the Village Green. Thank you very much.

Chair Parsons: Thank you.

Patricia Cathey: My name is Patricia Cathey. I live at 77850 Highway 99 South in Cottage Grove and I provided the Planning Commission a couple of weeks ago with a newsletter regarding Wal-mart's business practices and a list of the businesses that have disappeared in the 13 years that we've lived here. Now it's gotten to the point that none of these have been replaced. People have said to me Elsie retired or this happened or that happened. But, none of them have been replaced and we're to the point now where there is no ladies dry goods store in town or except you know western wear. There's just nothing left. I don't drive to Eugene. I don't particularly want to drive to Eugene and if I hadn't stocked up at The Hub or Stage or Emporium before they left I'd kind of be up the creek. The thing is if the Bowling Alley hadn't had to move, would those store fronts still be empty? We have empty store fronts up next to Bi-mart now. We have empty store fronts next to Safeway and I can't think of any small business in their right mind who would want to move to our little town to open a new business if they had to compete with Wal-mart. The one store that we did replace was Shoestrings. We now have a nice shoe store in town and I've noticed since they came Wal-mart's shoe selection has gone down hill considerably. Because I used to try to shop for my granddaughter there, I can't even find anything for her there now. So I really, really would like to see us remain us the All American City and not embrace a Chinese supplied monopoly. Thank you.

Chair Parsons: Thank you.

Larry Nichols: My name is Larry Nichols. I live at 1045 South 8th Street. I think there's a song that goes I searched the world over and I found true love. Well, my wife and I moved to Cottage Grove on October 1st and we've been coming to Oregon for five years. Before we moved up here we were heading back up north to get a little (unable to understand) and my wife says no let's (unable to understand) to Cottage Grove and we did. We sold our house in Las Vegas and moved here to Cottage Grove for exactly the reasons these people have been talking about. (Unable to understand) you see ads on TV that say hey you can make \$5000 a month. This pill will cure you know – buy this pill for \$10.98 and you'll lose 50 pounds, results not typical. I think what you people have to think of, you don't know what you have here. Be careful what you wish for. In order for this thing (unable to understand) on groceries you may be throwing away the things that you value the most. I come from the town of Las Vegas where we spent the morning reading the paper about the murders, about the robberies, about the rapes. We spent the evening watching TV about the murders. My neighborhood behind me was murdered on the way home simply because two people decided they wanted to kill somebody. I was robbed at gunpoint. I'm a retired UPS driver. I had a kid that was 18 years old with a gun to my head in the back of my truck, face down saying I'm going to kill you because I only had \$14 on me and they'd gotten \$3000 in the other robberies. UPS has since stopped carrying cash. We can't go to Cottage Grove because it is the All American City and I would hate to see if the local businesses go under because that would (unable to understand) I like to be able to go into Farmhand Feed and be able to talk to Mary and say what kind of dog food do I need because my dogs itching under the arms. I'd like to go into Shoestrings and have the owner remember me the next time I came in or the Flower Basket or Cascade. I spent a lot of money at Cascade remodeling the house. I could have gone to Home Depot or Jerry's, but you know this place reminds of a little town I came from in Ohio. There are 2000 people left and it's those are the good memories of my life even though I left when I was 8 years old and it took me oh 48 years to reacquire that (unable to understand) that's here right now. So I've seen this happen. (unable to understand) up in Cedar City, Utah which is a town a little bit larger than this. We used to go into the downtown hardware store, which still has the original oak flooring. We used to go to this store or used to go that store. There was a Wal-mart there. They built a super Wal-mart and now there's a large, large building that nobody will ever occupy sitting empty because Wal-mart built a new large super center. The hardware store is gone. The other businesses are gone. Essentially the town has turned into a little tourism (unable to understand) downtown now. It was beautiful little town with a lot of integrity, but essentially it sold its soul and I just would hate to see that happen here. I'm not against Wal-mart workers, I'm a retired Teamster, I'm not a unionizer, you know I've always been for the working person. I just would hate to see that happen to this town. Thank you.

Chair Parsons: Thank you and welcome to Cottage Grove.

Jim Kness: My name is Jim Kness. I live at 232 North "J" Street. I have a written presentation and my friend and neighbor Lila Creager will hand each of you a copy and I've asked Lila to read it into the record. The comments that I have to make only take two pages, the last five pages are a synopsis of a book by James Kunstler, titled "The Long Emergency" and I think with regard to the Wal-mart application in particular and planning for the future of Cottage Grove in general its worthwhile for all the members of the Planning Commission as well as the City Council to familiarize themselves with the concept of The Long Emergency. And, with that – Lila have you handed everything out?

Chair Parsons: So Jim what you're saying is you want to read this whole document into the record?

Jim Kness: No, I'm only having Lila read the first two pages, the other five pages are for you to read by yourselves at your leisure.

Chair Parsons: Okay. Thank you very much.

Lila Creager: So reading for Jim Kness. Please consider the Wal-mart application that is presently before you and what it is really all about. What it is really all about is rewriting the text of the Cottage Grove comprehensive zoning plan. The corollary question is will Wal-mart baffle and bully members of the Planning Commission and City Council into changing the text of our Cottage Grove comprehensive zoning plan? Wal-mart's application is really not about whether the old, the poor and the desperate residents of Cottage Grove should have access to cheap groceries and merchandise. The application being presented by Wal-mart's out of town lawyers and engineers is totally self-serving without any genuine regard for Cottage Grove other than as a location for generating revenue for Wal-mart. The smoke and mirrors presentation by Wal-mart proponents raises all kinds of red-herrings that have absolutely nothing to do with the principle that is at issue – who gets to rewrite our city charter, municipal code and comprehensive zoning plan? Should it be people who actually live in Cottage Grove or should it be lawyers and engineers with a corporate agenda in their pocket? I urge each of you as members of the Cottage Grove Planning Commission to vote no on the applicant's redaction of our comprehensive zoning plan. But, as a consolation to the Wal-mart proponents I would like to have the Planning Commission, City Council, City Manager write a letter of recommendation to the Douglas County Board of Commissioners. This letter would propose to relocate Wal-mart from Cottage Grove to a North Douglas County enterprise zone. The best location for this enterprise zone would be near the Lane/Douglas County boundary line six miles south of Cottage Grove between I-5 ramps 168 and 170. Here is a mark-up draft of the letter to the Douglas County Commissioners. Wal-mart wants to expand its operations in Cottage Grove contrary to our Cottage Grove comprehensive zoning plan. As elected representatives of our community we would like to enable a win-win solution for both proponents and opponents of Wal-mart. We want to make the opponents of Wal-mart happy by providing a means for Wal-mart to leave town and at the same time we want to make

the Wal-mart proponents happy by giving them convenient local access to cheap groceries and merchandise. If the Douglas County Commissioners were to establish a North Douglas County enterprise zone, then everyone could have a chance to be relatively happy. This enterprise zone would benefit the folks in Curtin, Drain and Yoncalla as well as folks living in South Lane County. The idea behind this zone would be to give a big box super center like Wal-mart an opportunity to do its own thing in terms of architecture, signage and parking lots without having to make gentrifications concessions to the Cottage Grove comprehensive zoning plan. This North Douglas County enterprise zone would also be an ideal location for relocating the Cottage Grove dirt track motor sports speedway entertainment complex to complement the Roseburg asphalt surface speedway facility. Another win-win opportunity for Douglas County and Cottage Grove would be to have a truck stop/fueling station with fast food restaurant franchises relocating, KFC, McDonald's, etc. – as well. If the Vintage Inn, Burger King, McDonald's and KFC were to relocate to this new enterprise zone then Gateway Blvd. in Cottage Grove would be available for a landscape architectural replatting urban renewal project consistent with preparations for the long emergency.

Jim Kness: Thank you.

Chair Parsons: Thank you.

Brian Forge: I'm Brian Forge. Address is 32646 West Saginaw Road, Cottage Grove. I'm a small business owner. I'm not in competition with Wal-mart, but I do believe in market competition. I think it's good for the community. There's some benefits like better customer service. Often times better quality and sometimes lower prices. I also believe that competition for employees is good for a community too. It creates more employment opportunities for the people in the community, an opportunity for better wages, an opportunity for better benefits. And, I've noticed that the average wage of Wal-mart employees is \$10.11 per hour for the hourly employees or the store employees. The average wage of Costco employees is \$17 per hour. That's a 68 percent higher wage than what Wal-mart pays on an average. So when we're talking about competition and we're talking about enlarging the Wal-mart store to 160,000 square feet, we're pretty much eliminating any new competition that could come in – am I too loud?

Commissioner Severns: Just back off slightly from the microphone.

Brian Forge: Sorry. We're pretty much eliminating any other competition that might want to come into the community and there are some good companies. There's Winco which is an employee owned company. We have Bi-mart here that's an employee owned company. So there's beneficial advantages to leaving some space for other people to come in here. We have a limited retail presence and we can only support a certain amount of retail. Springfield, Eugene, bigger areas and they're able to support the super stores, but we're a small town and we have a pretty large Wal-mart as it is. So I think we'd be fine with a small mart in a small town. Cottage Grove's an All

American City. Tourism, recreation were a couple of the motives that the All American City embraced. We've got such wonderful natural attributes in this area. Two rivers, one goes around town and one comes through town. Two lakes, extensive bike trails, open park lands along the Row River, now a city-owned golf course plus a private golf course, almost unlimited federal and private lands just outside our back doors. This is what's going to attract people to Cottage Grove. This is going to make it grow. There's three cities in Oregon that have taken tourism and recreation to a really high level and that would be Ashland, Oregon; Bend, Oregon; and Hood River, Oregon. They do a really good job of this. All three of those cities have passed ordinances to limit big box stores to 40 to 45, 000 square foot. So maybe we need to take a look at what they're thinking is, what they're reasoning is and what's working for them and what might work for us. With these assets as well as a new community hospital, a theatre, a nationally recognized school system, the unique and historic downtown area that is being refurbished as we meet tonight, the safe village that is very attractive to new residents, a town small enough that you know most people, most people know your kids and help you raise them by keeping an eye on them. We're no longer the town that had to shut down its schools in the 70's because we couldn't pass the bond measure to keep the schools open. We've got a beautiful new high school and it is being met with administrators being nationally recognized for her efforts. So you . . . we're going well. Some of the environmental impacts of the planned 160,000 square foot store. That's about 3.6 acres, just the store itself. The parking lot is proposed to be another 4-1/2 acres. So we're about at 8 acres of pavement and building out there at this proposed site. Right now they look to be utilizing about 1/2 of it. So the front half, probably 4 acres is grass that allows good drainage. We get somewhere around 40 inches a year of rain here. Falling on an 8-acre space, 40 inches a year comes to about 10,500,000 gallons of water a year and none of this is going to be absorbed into building use or in pavement. I see no drainage swales at the store that they have there now. So we're putting normally 60 percent of what water will go into the ground if there's no parking lot or building on it. So we're putting 10,500,000 gallons of water into our storm sewer and directly into the Row River without any treatment. We're taking all the gas and the oil and whatever that's on a parking lot and washing it into the river as well so I think that's important. Mayor Williams stated at the State of the City speech we, we Cottage Grove are the first users of the Willamette River and anything that we put in it has an effect on every community between Cottage Grove and Astoria and even the coastal communities. The rivers are an important piece of our community, our County, our State. Let's stop polluting them with cheap groceries. Cottage Grove's a first rate community and we do not have to sell ourselves to the highest bidder. Please don't super size us.

Chair Parsons: Thank you very much.

Maura Dewey: My name is Maura Dewey. I live at 34478 Keizer Creek Road, Cottage Grove. I think the issue tonight really that we're supposed to be considering is the zoning, but because so many people at the last meeting spoke about groceries I'd like to talk about that a little bit. I thought about that a lot since there's I really perceive

that there's a need for cheaper groceries here. But I think we have to ask ourselves if a super size Wal-mart is the best answer for that. There are a lot of low income people that I've spoken with who are not willing to shop at Wal-mart. They're willing to do whatever it takes to find other ways to get cheap groceries. They might shop sales. They might have gardens. Whatever – or they might just have to pay a few pennies more because they object to Wal-mart on unethical grounds. I'm just wondering if we as a community can find some ways to promote a more supportive environment for cheaper groceries in this town other than Wal-mart. Somebody mentioned Community Sharing. Unfortunately that serves a very small percentage of the population here on an emergency basis pretty much. We're going to have to grow that program if we want to address it. What about a community garden? What about if the City and the community were willing to put up some support, a good amount of support and some money to really promote our Farmer's Market so that we could make fresh, local produce more available? There's been a very straggling Farmer's Market here for a long time now. It needs some help. There may be other ways that our community can support more economic groceries and it doesn't have to be Wal-mart. The other thing is that Wal-mart already has about at least 5,000 square feet of grocery space and what do they sell in that space? Mostly junk food, fast food, frozen prepared food and soda. Now maybe they say that that's because they only have 5,000 square feet. I don't know. If they add their other 20,000 square feet – and actually they probably have more like 7,000 or even more square feet if you count paper products, cleaning supplies, over the counter medications, things that are sold in regular grocery stores. So if they add their other 20,000 square feet they'd have a good sized grocery store and if people really have to buy their groceries there, they can get them in that space. So I urge you not to use this request for low cost groceries as a grounds to grant an expansion of Wal-mart. Thank you.

Chair Parsons: Thank you.

Claire Dross: I'm Claire Dross. I live at 79092 Blacks Drive. From the presentation made by Wal-mart representatives two weeks ago on your request on the requested expansion and from the reply to Commissioner Severns question regarding the use of the addition, I heard that an additional 50,000 square feet would be used for displaying food items. The zone conditions set in 1994 were for a maximum Wal-mart size of 105,000 square feet and the existing store is 81,000. If Wal-mart expanded to 105,000 it would provide an additional 24,000 square feet. That added to the approximate 4,500 square feet currently being used for display would provide in my view adequate space for food. To help visualize 21,000 square feet you can think of 70 feet by 300 feet and that equals 21,000, or about the size of a football field. In my opinion that would provide adequate space for food without super sizing. I would like to add that about 1/4 of the space currently used for food displays soda pop and other sweet drinks that are non-food items. I realize that is what consumers want, but if the expansion as we are told is needed to provide inexpensive food for people on a very limited income, then let's be sure we're talking about space to be used for food only. Is 50,000 square feet really necessary? Another concern and this one has already been

mentioned, Brian Forge stole my thunder, any way another concern that I want to address is the amount of paved parking lot space that will be developed. We all know that the runoff from parking lots is contaminated as it flows into storm drains which empty into our water ways. Our Mayor, Gary Williams, in his State of the City Address earlier this month stated and I quote: "We are serious about our commitment to clean air and water". He also stated and I again quote: "All can and should do their part to lessen harmful impact on our beautiful natural gifts". I am in full agreement with the Mayor's statements and strongly urge the Planning Commission to give serious consideration and study to this aspect of the expansion of parking space that Wal-mart would consider necessary for their super center. Any additional runoff is an additional negative impact on our waterways. A third concern of mine is about community. We all, proponents and opponents, have concerns about the proposed expansion of Wal-mart. Many of them are related to the impact on our local community – which I call the small picture. I'm very concerned about the small picture, but I would also like this community and the leaders of this city to consider the big picture. To me the big picture includes for example the huge consumption of fuel used by the ships to bring Wal-mart goods from China. I've seen pictures of these ships loaded with cargo containers carrying the inexpensive goods that Wal-mart sells. Consumers will most likely pay less for these goods initially, but what is the real cost? Is the use of all the fuel consumed by these ships not driving up the cost of our limited fuel supply as well as contributing to pollution of air and water? What we do, or more precisely the goods we buy impacts our environment as well as the workers on other shores. This is a vast subject that we could debate all night and my comments don't even scratch the surface; however I do feel that considering the impact a Wal-mart expansion will have on the greater community, the global community needs to be included in the decision making process. We are all a part of global warming. We are all aware that Wal-mart Corporation is near the top of the very wealthiest in this country and the small handouts made to schools and agencies in communities where they dominate is a smoke screen to make them look like they real care about the little guy. When in my view all they care about is the bottom line and that is the almighty dollar. They want as much as they can get and they are very clever in the methods they use. I request that you consider denying the expansion of Wal-mart. Thank you for listening and I respectfully urge the Planning Commission to consider my views as well as of those others presented tonight. Thank you.

Chair Parsons: Thank you.

Timothy Lowery: Hello everyone. My name is Timothy Lowery. I live at 1028 East Adams, Cottage Grove, Oregon 97424, if you need to know that. I'm here because I oppose Wal-mart. I strictly oppose their expansion. I put up a sign on a Highway 99 that has been knocked down many times by I guess people that support Wal-mart. I think that this meeting here is more about the zoning than it is about emotion, so I'll talk about that and then I'll talk about Wal-mart's idea about them being part of our community. First off in 1994 I wasn't here. I didn't have any participation in this. But it is my understanding that Wal-mart was originally granted access to have a store of

105,000 square feet. By their text amendment, by asking for a text amendment they're not asking for an amendment to the text of 2741. What they're asking for is a new ordinance. Okay. When they ask for a new ordinance that should negate their proposal because they're not asking for an amendment to the text, they're asking for a new ordinance. This gentleman, Mr. Evans, decided that they wanted to do that. As far as community, Wal-mart is not a part of our community. I don't know how many shareholders are from Cottage Grove, but I presume it's a very small number. If you know anything about basic corporate finance, managers are a – they're to maximize shareholders wealth. They're not there to help the community and that's what corporations do. This is a basic ploy to enlarge a store and create more space to sell with less workers per square foot. Okay. So what we have here is a 160,000 square foot proposal for a city of 9,000 people which is approximately 17 or 18 square foot of retail space per person in the city. Where in Eugene you have a town with 130,000 people with a 160,000 square foot Wal-mart super center and I believe an 80,000 Wal-mart square foot Wal-mart regular store. Okay. That is about 2 square feet of Wal-mart space for everyone in Eugene. Okay. So it doesn't make much sense to have 16 to 18 square feet of Wal-mart per person in Cottage Grove. If they say that we if they try and use our financial resources as a ploy to get Wal-mart in here, well if we don't have enough money to buy our groceries – how do we have enough money to support your 16 square feet per person? I mean can any of you guys answer that? No, you can't. Okay. It all baffles me how we have Wal-mart say that they want to use these two adjacent lots as part of their proposal, but those are pretty much not even part of the whole CT zone anymore. Those have been taken out of the CT zone and the current ordinance applied only to the CT zone, if I'm correct, right? No? Okay, and with that ordinance I would assume that it's meant to apply to Wal-mart for now until the future and not for Wal-mart to come in and decide when we should change things. We're the community. Wal-mart's an outsider in the community. I'm not talking about the employees. I'm talking about the company itself and I just think that we should look really far into this and see do we need to change our zoning ordinances for a company to expand beyond need? You don't need 16 square feet of zoning or property per person for retail space. I just think that a you guys should stick with the staff report and deny Wal-mart's application for a text amendment because it is not an application for a text amendment. It's an application for a new ordinance and that should negate it in practice. Thank you.

Chair Parsons: Thank you. Is there anyone else that would like to speak? Yes.

Somebody from the audience: Could I have another 25 seconds?

Chair Parsons: I'm sorry?

Somebody from the audience: Could I have another 25 seconds to go over (unable to understand)?

Assistant Planner Ferguson: There are other people.

Chair Parsons: Yeah, there's other people that are already up if you want to wait until everybody's done that would be great.

Somebody from the audience: That's fine.

Matt Carrigan: Hi, my name's Matt Carrigan, 844 6th Street. I think what this all comes down to is a land use issue, a building size cap, an ordinance that sets a limit on the maximum size of the building ground floor. The cap is usually permanent. Building size caps are a growth measure intended to prevent over intensely uses of land. This allows the City of Cottage Grove to limit high traffic uses while still allowing large boxes for less intense uses like bowling alleys, skating rinks or auto dealerships. Building size caps are put in place usually as a component of a large growth management strategy. A building size cap is primarily intended to reduce the intensity of the new development and prohibit conversions of vacant big boxes into objectionable uses. In other words building size caps allowed our city council flexibility to achieve legitimate public interest goals. Wal-mart developments have a devastating impact on our land, air and water. Many things factor into the added pollution in our streams and the exhaust in our air. With the oil, grease, gasoline and anti-freeze dripping onto the parking lots from thousands of cars swept into our creeks and rivers. These are questions and issues must be addressed when looking at the proposals for expansion. Wal-mart's are huge structures that consume large amounts of water and create huge amounts of waste. It is important to keep in mind that the impact these developments have on local water supply and sewage system capacity can be devastating to our community. Image Wal-mart conserving water during the draught season by cutting back on watering in their greenhouse or like the citizens of Cottage Grove already do. It's not going to happen. This Wal-mart expansion will hurt the historic preservation movement in this town. A movement that I am proud to be part of as owner of a restored 1900's farmhouse, a house that is 107 years old. The historic Main Street and businesses housed there are a vital part of our community. Let's focus our energy on promoting the future of Cottage Grove as a tourist destination, not a place to buy cheap groceries and imported stuff. Thanks.

Chair Parsons: Thank you.

Bob Koepfle: I'm Bob Koepfle. I live at 1010 Birch Avenue, Cottage Grove. I'm here tonight to say let's leave Wal-mart as is. We should maintain the tour zoning as originally intended for that area. The Village Green has been doing some extensive remodeling and to accommodate those tourists. We at Farmhand Feed and Home Company were amazed at the number of people during the Christmas holidays that said they were staying at the Village Green so they could see our town and the surrounding areas. The Cascades to the east, the covered bridges, rails to trails, Dorena and Cottage Grove lakes, the vineyards in the surrounding hills, and the All American City atmosphere with the historic downtown – this will keep the tourists coming. Let's keep available space open for those business that will cater to the tourists and I really ask you to refuse to change the ordinance as Wal-mart is asking you to. Thank you much.

Chair Parsons: Thank you.

Christopher Fouracre: My name is Christopher Fouracre. I live at 78206 Mosby Creek Road. I'm here to speak against of course. I wanted to start by saying thanks to others for acknowledging the Wal-mart employees and things because I hope they're not hearing out of all this (unable to understand) against themselves but more of a concern for the community itself. As others to address some of the concerns that I heard mostly at the last public hearing which were some people having trouble meeting their needs locally I'd like to take this opportunity as others have to maybe suggest some strategies for meeting those needs locally. One just briefly I'd like to hand the Planning Commission this Made in the Grove directory put out by a local nonprofit Another Way Enterprise that provides a directory for people, products and services honoring our community environment. I've brought a bunch of these copies tonight so if anybody's really having a hard time finding a products and services locally I'd be glad to share some of this information with you. That's what its here for. So I'll just keep it brief. You've heard a lot of testimony tonight. I appreciate your patience. I do oppose the Wal-mart, the amendment to the that's facing us today. I oppose it on three different levels and I just wanted to share those levels with you. The first as I you know the current zoning for the area of course is tourism, for tourism. There's a reason for this and that's because Cottage Grove is and will continue to be an attractive place for people to visit. I guess I'm with others in believing that we have more to offer visitors to our community than a generic super center and so I just voice my support for that sentiment. I'd like, in fact I think that the super center would inhibit our ability as a community to actively represent ourselves. I see Cottage Grove more comprised of not strip malls and generic super centers, but of local businesses that reflect the do-it-yourself independent spirit. So I'd like to keep that space open for that spirit to shine through. I also oppose the expansion as an employee of a downtown business. Someone who would be affected by the possibility of the proven detrimental affects that Wal-mart has on downtown business life in general whether you're related directly to their market or not you know you suck life out of a downtown you're going to affect businesses in that region. So as someone who would be directly affected by that I make that request once again that to keep Wal-mart at its current size and I also expose, excuse me I oppose the expansion on ethical grounds also. Consistent track record at home and abroad of not treating their employees well and seeking the cheapest production costs available and all of those resultant effects on labor. Others have more articulately spoken in this direction, but once again I have those similar concerns. So just as sort of a final thought is that you know a there is a price to the low cost and I hope that Cottage Grove isn't one of the communities that has to pay that. Thanks for your time.

Chair Parsons: Thank you.

Christopher Fouracre: And anyone who wants one of these directories, I'll be in the back.

Chuck Missar: My name is Chuck Missar, from Blue Mountain School Road and I will be followed by my wife, Dian. Pac-land's surprised change in their application caused me to make some comments at the January 17th meeting public hearing that need further clarification. The two out parcels are a total of six acres, but that includes roadways which I didn't know when

Chair Parsons: Excuse me, Chuck if you could lean closer to the microphone.

Chuck Missar: Oh sure, okay, thanks. The two out parcels total 6.0 acres, but that includes roadways which I didn't know before. The net usable area of one parcel is 2.6 acres and the other is 1.7 acres, for a total of 4.3 acres. The zoning code allows a building footprint to be 100 percent of the lot, minus room for parking. A restaurant might be required to use 80 percent of the lot area for parking leaving 20 percent for a building. While a bank might only be required to use 60 percent of the site for parking leaving 40 percent of the site for building. In summary, the area devoted to buildings might range from 20 to 40 percent of the gross area depending on usage. The 4.3 acres equals about a little of 180,000 square feet. Twenty percent of 180,000 square feet is 36,000 square feet. Forty percent is 72,000 square feet. Therefore depending upon the building's usage, the total building footprints for those two parcels could range from approximately 36 to 72, 000 square feet. A relevant example might be the new strip mall adjacent to the Safeway Store at 16th and Main. It sits on a 1.88 acre parcel, or a site of approximately 82,000 square feet. It has 17,760 square feet of retail shop space. That's almost a 22 percent site coverage. This is almost twice the building density that Pac-land is proposing to build on the out parcels of Row River Road. If the same site density used at Safeway were used on Row River Road out parcels, the 22 percent, then the community would have 39,000 square feet of ground floor building space on those two pads instead of the 9,000 square feet that Pac-land is proposing. Current zoning allows for over four times as much building square footage than what Pac-land is proposing depending on the site usage. It seems to fair to say that approximately 40,000 square feet of ground floor building space could be developed on the Row River parcels. As I stated before, I thought we had reached a workable compromise when Ordinance 2741 was adopted in the early 90's and after. I would encourage you to hold to these prior agreements in your current negotiations. Thank you.

Chair Parsons: Thank you.

Dian Missar: I brought a power point, pictures.

Chair Parsons: So are the pictures okay. Excuse me one second. Are you going to need a little bit of town to get set-up?

Dian Missar: Ready to go. A very short program.

Chair Parsons: Okay.

Dian Missar: I titled this Cottage Grove staff have already made the best choice.

Chair Parsons: Madam, could you speak your name and address?

Dian Missar: I thought Chuck gave it when

Chair Parsons: Oh, I'm sorry. If you could just do it one more time.

Dian Missar: Dian Missar, Blue Mountain School Road, Cottage Grove.

Chair Parsons: Thank you.

Dian Missar: This is a picture of land. Its value is life support, holding rain or growing trees to clean our air. This is also a picture of space, outdoor space for walking, bicycles, bio swales, cooling shade and plenty of room for a healthy variety of commercial use. Pac-land Corporation is asking Cottage Grove to reduce its commercial zone on Row River Road to ¼ of the available building space. This series shows you what that looks like. This is the whole strip mall by Safeway. It is twice the space as Pac-land is proposing. This is ½ of the Safeway strip mall. This ½ section represents the total of what Pac-land proposes, 9,000 square feet for the City's commercial and future resources. This is ¼ of the Safeway strip mall. It represents the building on just one Pac-land out pad. While Wal-mart may profit from reducing square feet of competition, Cottage Grove will lose it's valuable land resource (end of side 4/start of side 5 of tape) the actual possibility of the current commercial zoning that city staff proposes to keep. The hospital is 40,000 square feet. Essentially the City can put a total of hospital size equivalents on the two out pads as it is currently zoned. City staff want and need to secure this total space. It is interesting to me that local donors and local owners of the hospital made an equally sensible plan. They planned for the maximum benefit of the land available for the maximum benefit of all Cottage Grove residents and for the maximum longevity both for the present and the future. The newest businesses in the Row River neighborhood, Middlefield Oaks Assisted Living and Cottage Grove Hospital, have chosen to build two-story buildings for the best use of their valuable land. This is room for useful outdoor space too. For this bio swale and I'm sorry the bright lights in here don't let you see but that is not a necessarily only a garden that they've put in, it is the newest kind of water drainage from parking lot. It protects drainage into the nearby Row River fish ponds and for people needs like walking and recreation. Both new businesses speak to important growing needs of people in our area. Two story office and commercial space can be as welcoming as any Cottage Grove neighborhood. It can attract a variety of businesses to meet the increasing variety and specialized needs of our areas residents. By comparison we know that Pac-land proposes to bring us a false front. It is a false front in several ways. It looks like two story, but behind the painted scenery it is the same sprawling waste of space. It looks like a collection of small shop owners, but behind the false front is a single giant corporation. Cottage Grove is the real small town, economically and historically there's everything right about the small town, small business model.

Complex land use planning has been the tradition and attraction of Main Street Cottage Grove for a 100 years. Today the two story commercial area is in demand and local owners are restoring its buildings and vitality because they make sense, both land use sense and economic sense. This is a dark picture it's meant to show you all of the Main Street link for example. Look at this. Downtown Main Street and its adjacent businesses are built on about the same land area as the Row River Road commercial area. If the applicant had their way, Wal-mart would control 18 acres. This is the equivalent of downtown from Highway 99 to the Coast Fork Willamette River and from Washington Street on the south to Whiteaker Street on the north. A one-owner downtown would not be called an All American City or a healthy community. Our city government has a serious planning decision to understand. We support the city staff in making good land use choices that last as long as Main Street. We support the City staff in affirming the current zoning. The City's limited commercial land can provide more value than a vast parking lot. Pac-land Corporation has not made a strong case for a zone change. This week's news brings up more insight. This is I won't take the time to read it, this is a Wall Street Journal article indicating that more wage insecurity is coming for Wal-mart employees and others have commented on this. I have one last one. This is from January 23rd stock report showing that higher costs are coming for Wal-mart customers. So I am one that is wearing the smaller is better button and asking you to support continued staff to keep the choice they are made, their staff is the best choice. Thank you.

Chair Parsons: Thank you. Is there anyone else who would like to speak against this item?

Daniel Cathey: My name is Daniel Cathey. I live at 77850 Highway 99 South, Cottage Grove and, I want first of all to thank the chair for negating Mr. Evans request to allow another presentation from the people who are pro this move with this expansion I should say. If we did that we would go into a complete argument that could continue on and on and on. I have stood back here for approximately five hours now, 2-1/2 hours, three hours the last time and I would not appreciate somebody coming in to this meeting who had not done that. Who did not think that they were justified in standing here or presenting theirs last week and yet having to come in and rebut some of these people's statements this week. So I really appreciate that. I have a couple of statements here concerning previously brought up situations. Most of them have been addressed so I will not get into them, I want to commend Mr. Evans though on his arbitration and negotiation skills. It seems like he went to the same school that I did or learned out of the same book. I don't believe we had the same professor because there's 50 years in difference I think in our schools. But he really learned. He learned about dominate and control the meeting and he spent the first 25 minutes of last week actually patronizing this Commission, the Commissioners and then he castigated the staff for telling him that they could not expand under the existing controls that were stipulated in 1994. That's neither here or there. He accepted, he attempted to divide and conquer by actually telling you that you took precedence over the Commissioners and whatever you decided here he expected to be the final say so on this which you

know and I know it has go through the whole the all the steps to get done and approved. Now, that maybe be as it will but I would like to address about two or three things that were said. Last week many of the Wal-mart employees got up and from the impression I got they thought that somehow this Commission was going to take away their jobs or was going to change their job in some way. This is not true. It has nothing to do with the decision being made here. Your jobs are safe. It's dependent completely between you and your employing Wal-mart. Wal-mart was authorized to build a store, to hire people in 1994 and you have in no way be affected by this decision. And besides that we were I was happy to hear that some of these people are pleased with their jobs and are happy in their jobs. Most of us who have spent 35 to 50 years in the employment field know of how important a job is to people. So we're not talking about you or castigating you in any way, means or form. It's the expansion of the store that everyone is talking about and with that I'd like to talk about we had a person get up here who was a truck driver. He said he liked Wal-mart because it had a large parking spot that he could park his truck in, sleep over night, cook-in and so on and so forth. Okay, I don't know whether that meets our City ordinances or not but that had nothing to do with this expansion. What he didn't mention and couldn't mention is that he ever had a hauling job for Wal-mart. Wal-mart owns it's own trucking company. They have a one group that goes to the ports for a large percentage, and I don't know what the figure is – I've heard 93 percent of their products come in from overseas. I don't know if that's an accurate number or not. So they these truckers they haul from there to a distribution point and then they have another set of truckers that take from the distribution point directly to the store. Why I want to impress upon you this point is that if a an existing company, facility, market goes under because of Wal-mart expansion. Not only do we lose that facility, but the trucker who provided to that facility will also lose his haul. So it's a snow ball affect. It just isn't the business, it's all the providers to that business. Another thing I would like to address we had a woman stand up who was a new well relatively new resident of the Cottage Grove area who came from Sonoma California. And she said that in Sonoma she had to travel over the hills to get to a Wal-mart where she liked to shop, but she had still moved up here to Cottage Grove. Which was a wise move by the way. But Sonoma is a very nice little town built around a square was the old hacienda town of General (unable to understand) the last Spanish governor of California I believe. Alright, I happened to be living in the San Francisco area in the mid-60's when a facility similar to Wal-mart was forcing all the towns, not forcing they were going to all the towns and requesting permission to build these large stores and I do not recall the I've been trying to think of the name of the of the company at the time, it might have been K-mart, it might have been Sears. I doubt if it was Sears, but one of the others – they went into Sonoma and Sonoma Commissioners said no we have restrictions on it and the City Council set-up meetings with the Commissioners and they developed very stringent codes for Sonoma. Sonoma ended up having a it's a great tourist town it's known internationally, they adopted small conclaves of stores to be built around the main square. They would not allow any buildings over a certain size. They stipulated that nothing could be changed on the city square. So now Sonoma is known world-

wide because it has huge restaurants, tourist places, wines, local cheese, etc. and it is a very vibrant community. You can't even hardly park in the downtown area now. The thing is that the cities in the adjacent valleys, Napa on one side, Pentalton and Santa Rosa on the other got their Wal-marts, expanded them and now they're one big strip mall. Whereas, Sonoma is still a beautiful place to go and I believe that Cottage Grove could remain this type of thing. This lady that talked I was thinking here she gets the best of both worlds. This committee, commission I'm sorry, this commission in 1994 allowed Wal-mart to come in here and build a 125,000 square foot facility. They used 75,000 square foot. So they want to now under the existing rules they can expand that to 105 and let them do it. I mean it's all in the laws right now that they can do that. That would give them more additional area than our already existing Bi-mart store. It would give them more additional area than our existing Sears and Radio Shack Store. I cannot understand why we as a City, I mean the staff, the Commission and the Council would even think about letting them expand into the areas that we now have out on Row River Road. And a good indication of this is this last week or two weeks ago I'm sorry, we had a Angie Fanton (correct to Angelo Fanton) whose wife Patty makes wedding dresses and she sells dress uniform, dress clothes. My son even buys his tuxes there and he's a professional musician and works in the orchestras in town. They've been here for several years, they've made a success of it. Now he spoke in favor of this, but my point is this Angie and Pat are they have the type of store that should be there. They are the type that we want in the two lots adjacent to the Row River Road. If he came in, he was for this apparently for the expansion. I never did hear him say he was for the expansion, he said he was for Wal-mart. But because they work together, he provides or Patty provides a source of or a product that Wal-mart doesn't. There are many, many like products and if we had 50, or 20, or 30 of stores similar to Angie and Patty's store out front of Wal-mart it would provide us much more than allow this expansion into those two lots out there. Another thing

Chair Parsons: Mr. Cathey, if you could make some closing comments. We have other people, I'm not trying to be rude to you.

Daniel Cathey: Okay, I understand this. In closing the Valley River Center is upgraded tremendously. We now have a hospital as you come in on I-5. Soon we will have professional buildings right next to the hospital opposite from Valley River Center. The aeronautical historical society is building another building for its history center right at the end of the runway and it would be much better for this City to have a complex of small buildings in front of Wal-mart than to have them expand their facility out into the area. Thank you.

Chair Parsons: Thank you.

Commissioner Fleck: Mr. Chairman.

Chair Parsons: Yes.

Commissioner Fleck: I would request that maybe we try to limit comments from this point forward to ones that aren't repetitive in nature. We seems to be getting an awful lot of repetitive comments and while I definitely want to hear everybody's comments, I think to expedite things we are getting an awful lot of repetition at this point.

Chair Parsons: Okay. Thank you.

Annette Garner: My names Annette Garner. I live at 32646 Saginaw Road West, Cottage Grove. You're getting some of the comments behind the information I've put together related to Pac-land Wal-marts Ordinance Amendment AO 3-06 to revise site conditions attached to Wal-mart's Ordinance No. 2741 and Chapter 18.28.020(U). God Bless you for being willing to do all this work and for listening for all of us tonight. I must say when was here a couple of weeks ago, I happened to sit by a fellow who was quite – strong energy it was really difficult to sit there for a while and I moved and as I thought about what all that happened and went out and talked to people in the community about their opinions about this I really felt pretty good about what was happening. Because there is a huge conversation going on that wasn't going on before. Where's does Cottage Grove want to be? Where do people feel about things? People that I had talked to asking if they might sign a petition about not having the ordinance approved or supporting the intention of the ordinance as it was. Initially a number of people said no we I really need low price groceries and they really had bought in that whole perspective. As we talked and I shared information that I had, they began to rethink what was really important. And, so my bottom line message for you is let's keep the conversation going. Not let this be the end point in the conversation going. We've heard lots of ideas tonight and I really appreciate the people who said, this is about all of us. This isn't about minimizing anyone's opportunity here. What I found when I did my research and I really tried to be objective. I'm a nurse in another part of my life and we're supposed to go on the data rather than my personal hunch about what's up for a patient. So I went to our website and specifically looked at some of the language that was used around the All American City and it said that receiving the All American City award is a great honor for the citizens of the community. The members of the community have been recognized nationally for their ability to work together to solve problems and meet the needs of the community. So we already have in place this agreement that we're about solving problems together. That document also says that the citizens of Cottage Grove are proud of their community's heritage and actively involved in maintaining its identity. And so I would think you already have been working on all kinds of planning issues so you know what those heritage issues and identity issues are and you've been hearing from people over these last two weeks about those very things. That document also said which won us the prize that tourism and recreation related services have grown to have a major impact on our economy. So isn't that where we ought to be spending our focus as we're making decisions about planning? What I found interesting in the ordinance language that was not asked to be changed was this language that says an Interstate oriented major retail facility. No where does it say in that ordinance a community oriented major retail facility. I was surprised that there wasn't a request to change this language. Because this says to me

that most of the people that will be customer base are coming off the freeway. It really isn't about what's best for the citizens of Cottage Grove. It's really everyone who will be driving to Cottage Grove getting on and off the freeway. I'm sorry I'm nervous. I did appreciate that they hired Davis Wright Tremaine, because they support OPB Broadcasting and I thought this is great you know. Although . . . so thanks, thanks I really do I really appreciate that. What was this is part of what's being taken out in parentheses of sufficient size to allow the siting of other tourist commercial uses along the approach to the facility. So that's being requested to take out? We've heard lots of testimony tonight that people want to have that. I can imagine people wanting to get down to the bike trail coming from another location on their vacation and they need to rent a bike. They could stop right there, they could have lunch at the Village Green, rent a bike or get a tune-up or a new tire and head on down the street, or stop at the deli and get their picnic. There's so many great opportunities there. Why limit it so they want to take this out? No, leave it in. And then they wanted to delete this whole thing that says you need we need you to pay attention to the proportion and ratio so they're there. People have already talked about water runoff and all those issues and we've just redone the sewer plant. Do we want to put more wastewater into that and challenge it especially in high volume times? No. Eugene can dump theirs in – we don't want to. Another thing that they want to take out is so that customers have to pass by other tourist commercial uses as they arrive and depart. Well, we really are about being community oriented and we would love to have our customers drive by other places because that's part of being a business in the community. I mean you have the Bookmine and Kalapuya right across from each other and they're friends. It all works for the benefit. So let's keep going in that direction. Now this was interesting the new language that's been put forward on Tax Lots 204 and 05 located between the discount retail facility and Row River Road shall be used solely for parking in support of the discount retail facility. Now I guess that when we have the Gathering of the Gardeners, we won't be having overflow parking allowed there anymore. Because this says shall be used solely for the parking in support of the discount retail facility. I don't see that as a community minded statement. So actually I was quite surprised that groceries was the selling point. I did have a little problem when Price Chopper left because I really appreciated their low prices. I shopped there when they were that old warehouse thing and then Ray's came in and their prices went up. But, a person can make a difference in that situation. For example, their Western Family organic milk Price Chopper was \$2.49 for a 1/2 gallon. Ray's put it up to \$3.50. So Ray's has a website where you can email them and say whatever you want to share with them. So I emailed and said did you know your milk is \$3.50 generic Western Family organic whole milk and it's \$2.49 at Price Chopper? And it was still \$3.50 and so I emailed them the next week. I kept checking Price Chopper I thought maybe something happened in the organic milk market. I think it was about a month that I emailed them every week and then the price came down to \$2.99 a half gallon. Now I don't take credit for that, but gosh maybe one person by just saying could you work with me here. Maybe this engaged conversation really does work. So, let's keep the conversation going. Cottage Grove Wal-mart has grocery items already there. I did go in and

attempted to walk it off. I was hesitant to be real precise, you know take a tape measure out and do all of that because you know having sat beside that person who was pretty negative I really didn't want to be seen as somebody getting covert information. So I estimated about 10,000 square feet of what we would see as grocery items. Sorry, I'm getting dry. I went onto the Wal-mart website and they have something called a neighborhood market, 42,000 square feet. It's grocery store focused. So a little bit different than what we've seen here, but it is in there – I don't know if it's called a product line or business strategy – and they are a place that you can see around the country. So I thought gosh if we if the concern for Wal-mart for our community was really around low priced groceries and they can already build out to 105,000 square feet, so that means that'd have like 63,000 left over if they put in a neighborhood market into that space. They currently have 8100 and I estimated that 10,000 so they would have like they'd really lose like about 8,000 square feet if they did the build out to 105 with a 42,000 square foot neighborhood market on that space. 8,000 square, what is that 80 by 100, anyway I think it's doable with what they already have. What was interesting was one of the comments about poverty rates and there's this article that came out in June out of Social Science Quarterly says its been, says there's a document correlation between Wal-mart's presence and higher poverty rates. So by expanding what might happen to poverty rates? Now, I did go. It did talk about the changes, not the economic, the engine of local economic growth but everyone can decide that for themselves. But the comments about we have doubled the poverty rate that had been presented in two weeks' ago testimony really isn't accurate. But it is instructive that from the time that Wal-mart came into our community, the stats out of the government census bureau shows there has been an increase in the poverty rate in Lane County. Now the government census did not have a specific poverty rate for the Cottage Grove zip code so I can't give you that information. And, on their 1990 website they didn't have this level of specificity so I apologize that I can't give you the true pre/post but you can see that in the 1999 we've got a significant shift. So why would we risk lower or increasing our poverty rate if there is truly a correlation in this community between the presence of a Wal-mart store and these numbers? So, no I don't believe this is about cheap groceries, I believe this is about market share. This is about money that is going to Arkansas. This is about corporate earnings. This is about stockholder satisfaction. The fiscal year end of 2006 for Wal-mart rounded it, I probably rounded it down, it's 312 billion, 400 million dollars in revenue. The closest, next closest company kind of like it is Target, who was four times less. 312 billion dollars – I would think we'd see a little bit more community sharing with those kinds of profits. This also off of our All American City comments, the citizens have a renewed vigor that only comes from personal involvement and you have seen that tonight. You have seen that tonight and I would encourage you to tap into that because working together we can come up with all kinds of wonderful options. Let's keep the conversation going. Maybe (end of side 5/start of side 6 of tape) for your time.

Chair Parsons: Thank you.

Gayle Hemsoth: I'm Gayle Hemsoth. I'm soft spoken so if you can't hear me please let me know. I live at Green Acres Loop, Cottage Grove. I read in the Cottage Grove Sentinel that Wal-mart argued that some parcels in front of their store had not been developed in the short time that Wal-mart has been here, there must not be a need for the land in front to be saved for a variety of commercial or commercial tourist businesses. I would like to counter that because first of all there have been lots of gains made in infrastructure and publicity related to promoting Cottage Grove as a tourist destination in the last few years. But it does take time for a tourist destination to become known. Some of those infrastructure developments, one that hasn't been mentioned has been the signage off of I-5. I think that makes a huge difference when you see the sign for the wineries, the bike trails, the covered bridges and all of that. The biking, so the Village Green, the Kalapuya Book Store with the Axe and the Fiddle, the many additional restaurants downtown now, all of those things are relatively new I would say the last 5 years. So, as people more and more experience those things and tell their friends about them, we're going to become better known, there will become a demand for the commercial development there. Now whether or not the seller is interested in buying or selling, the owner is interested in selling that's a whole other matter that could influence the whole thing. Also, AAA September/October travel companion they featured Oregon's new scenic tour. Cottage Grove's the first stop with then Dorena Lake, the Trussell Creek Falls, Fairview Peak, Lookout Tower, Hill Creek Reservoir and then Oakridge. So see this goes to the northwest and I just think we're going to continue to see a lot of opportunity for businesses here to be very successful. We have two bike stores right now opening downtown and one very easily could move in front of Wal-mart if that land were to sale to such a business. Next, the Wal-mart has claimed that they contribute to their community and I would like to counter that they do not contribute at the level of our small business community. Business owners served bringing their expertise, their physical expertise, their presence at board meetings and so forth. It's not just about money. For example a school board LCC advisory committee, the planning committee, parent partnership, community sharing, relief nursery, rotary and kiwanis. Small business is the backbone of a small town and community leadership is coming from the ranks of our small businesses. I believe that Wal-mart will weaken that. A recent tv program featured a United States big screen tv producer with U S suppliers and Wal-mart carried their tv's along with two Chinese made big tv screens. Wal-mart business practices as we've heard tonight include pressure on companies to reduce the cost of their of the goods that Wal-mart's going to buy from them and then sell. So Wal-mart as predicted told the U S tv manufacturer you we'll only pay x amount of dollars for your tvs in order to continue giving your tv's shelf space next to our two Chinese made big screen tvs. Well, this rippled down to the suppliers and in the end it just wasn't sustainable you know for that business. Well, the owner of the business said he believed in competition was good and healthy but he did not believe in unfair competition and he suspected unfair competition. He suspected that the Chinese were dumping the tvs on the American market. For those of you like me who don't know economics, that term means on selling below the cost to manufacture it. That's what dumping means. So he filed suit and interestingly enough

Wal-mart in court supported the Chinese manufacturer against the American manufacturer. Meanwhile oh and by the way the Chinese were found guilty of dumping the televisions. But meanwhile businesses had gone out of business. American workers had been laid off, while the Chinese were cranking out their televisions selling them to Wal-mart at their reduced price. So I just figured it out tonight, I put it all together. Here's the big picture folks, it works like this: Impoverished communities by putting your manufacturer's out of business and by killing your downtown, while we create jobs in China that manufacture the goods that we sell to the communities that we've impoverished and then we'll use that to justify doing it all, selling insurance, real estate, providing legal advice, accounting. Pretty soon we'll have government, non-profit and a Wal-mart.

Chair Parsons: Thank you. Is there anyone else who'd like to speak?

Unidentified female: I apologize I forgot to give you the petitions.

Chair Parsons: Oh, if you could just give those to Amanda.

Unidentified female: Sure. There's over 22 pages of (unable to understand) that say I do not support the text change of the zoning land use requested by Pac-land on behalf of Wal-mart in Cottage Grove.

Chair Parsons: Okay. Thank you.

Alice Doyle: Good evening. My name is Alice Doyle. My address is 78185 Rat Creek Road. I would like to submit this pile, this scrapbook into the record and all these binders. They are all filled with legal work in the sequence of events as viewed in the newspapers during the original Wal-mart controversy in Cottage Grove. The main points we learned from that tumultuous time: No. 1 please don't let Wal-mart divide this community again. No. 2 please stick with the results of the compromises that were made then – do not change the rules now. It was a great disappointment to many that in 1990 Cottage Grove did not follow its long term plan to recruit something unique for the land next to the Village Green. This scrapbook illustrates the polarity this issue created in Cottage Grove. Not only was the issue tried in courts, but also in the courts of public opinion. It's all in here – over the two year period 56 news articles about the local Wal-mart controversy in our city, county and state newspapers and even the Wall Street Journal. There are 8 editorials in the Sentinel, The Register Guard – all in favor of the City following its own rules. The legal appeals asked the City to protect the commercial tourist zone for development that would actually attract tourists and fulfill the goal of our thoughtful comprehensive plan. Even the Oregon Department of Transportation, the Governor's Office, and the Department of Land Conservation and Development weighed in against various elements of city action to allow Wal-mart in the CT zone. We all remember that Wal-mart divided our community. The scrapbook includes news articles about the cover of the 1994 Cottage Grove phone book that portrayed the courageous petitioner listed on the first of various appeals before

planning, city and land use board of appeals. She was demeaned and skewered as a caricature. This scrapbook contains articles about physical threats to hometown business owners and downtown shopping boycotts if owners were not in support of the outlined development. There are news articles about the announcement of the runner-up award for Cottage Grove from the National Trust for Historic Preservation as one of the 1995 National 11 most endangered places in the United States. The National Trust recognized the potential damage by outlying sprawl to our historic district. As Betsy said the most intact collection of early 20th century commercial and government buildings that remain in Lane County is within our historic district. In this scrapbook you will find that after the first big city loss at the land use state level, as the city tried to tweak the zone to allow Wal-mart a neighbor of Wal-mart, a car lot owner, circulated a text amendment and petition to change the intent of the zone. There are stories of other local businesses folding with the threat of Wal-mart's arrival. There's stories of businesses that changed their plan to locate in Cottage Grove because of Wal-mart's arrival. During those three years many tried to work through the system to raise issues important to the community. There's a story about the pro growth options committee which submitted an alternative plan to build a factory outlet mall on the property being considered by Wal-mart. They have found three interested developers though their project received a cold reception at the City Council breakfast meeting. The stories go on. Many people do not realize that Wal-mart helped to generate needless controversy by the property it chose. Instead of choosing a property with proper zoning, it selected land that does not allow general retail stores. Wal-mart does nothing to capitalize on Cottage Grove's strengths and special qualities. This scrapbook is full. We do not want to start a new scrapbook. Please uphold the compromises that were demanded of the City by the State Land Conservation and Development. The specifics agreed to that allowed integration of a big box merchandiser into the CT zone. Compromises that dictate size and siting limits, landscaping entry streets. Please do not allow Wal-mart to spread into the separate screen parcels on Row River Road that the required partition and LUBA decision and there are three of those. There were 18 acres, they were told by LUBA to make a 12 acre and 3 twos and we haven't heard a word about the third or more about that. Thank you for your special attention to the traffic studies that will come. Row River Road is under ODOT's jurisdiction near the freeway. They weighed in before, they will require restrictions on new development of other properties if the Wal-mart expansion is allowed taking the giant share of the available vehicle trips. Please, don't give away all of the opportunities for developments in the Row River entrance to our town just for a Wal-mart expansion – enough. Thank you.

Chair Parsons: Thank you.

Sue Rosenthal: Sue Rosenthal, 1002 North 19th, Cottage Grove. I enter this. When Wal-mart came to town I was one of you, but I was on the City Council and I have to admit it was a trying time, it was a difficult time and to share a few things that I recall. No. 1 Wal-mart was offered North Regional Park by the City Manager if they would move there with open zoning and they refused. The second thing was that I was told by Jean Sinclair who was the Mayor of Cottage Grove, that the reason that the Wal-

mart property was not rezoned like I'd requested over and over again was because the State would refuse to rezone it knowing that we needed and had formulated a comprehensive plan for tourist commercial zoning in that area. So we started the process, we read and we read and we read and I remember going to a meeting after the Planning Commission passed with nothing. I went back to the Sentinel last week and I looked in the Sentinel's (unable to understand) and I came up with this. It says Steven Ward PE zoning ordinance request to clarify whether or not general or retail shopping centers, (unable to understand) shopping centers or an outright use in the CT Tourist Commercial zone. Okay, so that was in the Cottage Grove Sentinel for the first hearing by the Planning Commission. There was no refute, there were speakers that came, there were speakers that left, put that in your record and it all came down to whether or not Wal-mart was a shopping center. During that period I talked to Jeff Towery who was our City Manager at the time and I said to him what exactly is a shopping center and he said to me well Susan what do you think a shopping center is. I said it's a multitude of stores in a given area. And he said where did you get that definition from Susan and I said I got it from the dictionary. He said well I can't help you. So I said okay so I went to the City lawyer Gary Ackley and I said to Gary you know I've got a problem here Gary. I said I don't what the hell, what the hell is going on here? I don't know anymore what's what, what's going on and he said well what are we talking about. I said we're talking about Wal-mart. I said I can go into the meeting for the first vote and I can tell you how every person is going to vote. He said no you can't Susan and I said yeah I can. I said there will be a six and one vote and I will be the opposition because Wal-mart is not a shopping center is it? Our City Attorney Gary Ackley at that time would not tell me whether it was a shopping center or not, but the dictionary sure did. So I came back out. I sat right there where Savannah is. The first vote, okay, do you believe Wal-mart's a shopping center? I said no. I said is Safeway a shopping center – multi-department – no, it's not a shopping center. I does not belong in CT zone, let's rezone. Can't rezone, one, two, three, four, five, six every single other person said guess what Sue it's a shopping center now. It was appealed. LUBA came back and shook it's finger at everybody and says guess what you did it wrong people. You did it wrong. And during that time frame, the Council already had a habit that I wasn't really aware of, but I wanted to be one of the guys. They met up at the Hidden Valley for drinks after Council meeting. Well being naive Sue you know want a be (unable to understand) went out with them. So I was sitting next to Jean Sinclair, the Mayor of Cottage Grove, she says to one of the other Council members and I believe it was Darrell Williams who sat next. She said you know what the Planning Commission did it wrong. Did it wrong, but you know what I don't want them to look bad because, because its too hard to get volunteers. And I sat there and my mouth dropped open and I said oh my god they know what's going on and they don't care. So I got up and I left and I never joined them again. No. 1 because they're not supposed to be talking about city business in a meeting because they had a quorum there. No. 2 I didn't like the direction that any thing was going because I didn't agree with them and I became a virtual outsider. Now in the process of that as we know it passed, it came back from LUBA and in the process what happened was a text

amendment. But in the text amendment it was so specific, you've read it I'm sure. Quarter mile away from the freeway, blah, blah, blah. That's how it got in there was that text amendment that was run up by Mr. Johnson. Now Mr. Cohen brought to the City Council, but it was not him that drew it up. It was Al Johnson out of Eugene for Wal-mart. Now as we go through this whole mess and I read this (turned away from microphone and unable to hear) they wouldn't even tell us it was Wal-mart that was coming to town. Isn't that strange. You're going to a city meeting and you hear Wal-mart's coming to town. I said is Wal-mart coming to town? Same answer as before I don't know I haven't heard anything about it. Well, guess what he knew it was coming. He knew it was coming and he was trying to open up the back door the fastest way he could to expedite that development and he did it. But do you know how many people in this community knew it? I went to my dentist and he said what do you think about Wal-mart? I said you read the paper, I'm opposed to Wal-mart coming in a tourist commercial zone. He said you know what Jeff Towery told me, he said he told me they were going to slide in the back door and you know what they slid it in through the back door. Now I had great admiration for you gentlemen in the suits who came down to represent Wal-mart and I'm just a small fish in a little town who's trying to do my civic duty the best I can. I was one of those people that got hate calls. I had people picket my business. But when you read this, when you read this that the staff came up with this is the way it was and this is the way it should be because as a member of that Council this is what we wanted. When they came to Cottage Grove they wanted 150,000 square feet. They didn't get that. They didn't get the fact that we did not want them – we wanted to be a part of a shopping center then and we want it now and that was the agreement. They buy into it. They bought into it the minute they put that first brick there in my opinion and I will never vary from my opinion as a City Council member to a year fight through LUBA, through ODOT, through stacks of material that I read night and day that this is not the way it should be with that text amendment. This is the best for Cottage Grove and this is the best for our community and you as caretakers of our community I want to ask you one question. I own two buildings in downtown historic Cottage Grove. Let's say there was a fire down there, a big fire, a couple of blocks but there was still surrounding historic buildings down there that we treasure, what would you allow to go in there if somebody with money came to Cottage Grove and said you know what I want to develop that but I don't want it to be historic because I've got all this money. I can bring people off the freeway, oh yeah what are you going to do say no, because it's an historic district? We want to maintain a historic district in Cottage Grove, but that's what this is all about. We made a bargain with Wal-mart. The sitting City Council members two of them are dead, one is almost dead, one's in disgrace. I thought we moved on right, but you what this was what we came up with and agreed with as a Council. Twelve years later for me it's still relevant and it's still the way it needs to be and (unable to understand) if you want to go somewhere go up, don't go out, go two-story. Let's something else come in there because I've lived in Cottage Grove almost all my life and when the Village Green was up and running, you know what we had? We had airplanes coming in there, left and right. (unable to understand) it hasn't developed yet. Well look at Gateway. Gateway is

tourist commercial. It hasn't all developed either and it's been sitting tourist commercial a lot longer than that piece of property out there. So what I say is its tough. Its tough saying no because I lived it, but you know what it's still no to me and it's not because I'm afraid of Wal-mart. My business has thrived in spite of Wal-mart. I work with Wal-mart. I send clients to them, they send clients to me. Am I afraid of Wal-mart? No, but I do believe that when they signed on this was as good as it got and I hope that's what you decide tonight. Thank you very much.

Chair Parsons: Thank you. Amanda, do you want to move those.

Planner Ferguson: Oh, sure.

Chair Parsons: And, can you make copies of all that for us?

Director Schesser: We'll see.

Chair Parsons: I'm just kidding.

Jessica Campbell: Good evening. My name is Jessica Campbell. I live at 78186 Pitcher Lane. I first heard about the Wal-mart expansion when I was sitting on the City Council as Youth Representative. I really, I sat in your seat right there. I learned a lot about city government and I really learned how to appreciate Cottage Grove. I've lived here 16 of my 18 years. I'm continuing to live here while I'm going to college in Eugene. It's I love this city. I still go back to the high school. I still go back to the middle school. I still volunteer here. For those of you who are familiar with the high school and the procedure for senior students. They have to write a 10 page paper and do a presentation and for those who are in the College Now Program, you have to write a 15 page paper. I've heard about this Wal-mart expansion and I went hmm this would be a really good paper. So I started researching it. My family has gone to Wal-mart ever since it opened. We're a low income family. It's seemed like the great thing to do and I soon discovered a lot of these facts that I'm not going to repeat because there are so many and everyone has already done it. But I found out the largest class action law suit ever filed in the history of the United States was against Wal-mart for discriminating against women in promotions and in wages. I went how did I never hear about this before – this can't be true. So I started talking to some of my friends and at that time I had three close friends who worked at Wal-mart. I went you know they say that they discriminate against women, how are you guys doing in terms of wages? All three of them have worked there over 1 year and we're making a dime above minimum wage. I went whoa that kind of wow it kind of correlates. So I investigated further and I found a lot of new information that everyone has been repeating to you tonight. I thought about submitting my 15 page paper – I mean how many people can actually take there senior paper that they spent weeks and months on and submit it to something that was actually pertinent you know. No one else touches their senior paper and I totally could have submitted it, but then I listened to all the testimony tonight and seen that impressive stack. You don't need my 15 page paper, but I did

come away talking to a lot of students and in my capacity my role of Youth Representative on City Council, the youth that I spoke to were opposed to Wal-mart once they actually did the research and once they actually investigated. You know actually talked to their friends that worked at Wal-mart. Talked to their parents and I still know women who work at Wal-mart right now who told me that they felt they were passed over for promotions because they were women and they're still not making great wages for being parents. They're afraid to speak up because they're fearful for their job. So excuse me, I get choked up. But, I just want you guys to know as some kind of a token youth tonight I do want to stay in this community. I do want to raise my children here and if Wal-mart comes in and devastates the downtown I love, I don't know if I want to raise my children here. Thank you.

Chair Parsons: Thank you. Is there anyone else who'd like to speak against this item?

Ivan Del Sol: My name's Ivan Del Sol, 513 East Main. I just went about the downtown neighborhood where my business is. I petitioned the business owners, not petitioned them just surveyed them. Eleven put for against the Wal-mart expansion on the survey. I'll pass them out afterwards. You'll notice that nobody marked the for column here. There were actually two people that I met that did say they were for the expansion, but they said they didn't want to sign the survey because it would give them a bad name. This is Wal-mart is the opposite of small business. Nobody wants to be near it, nobody wants to be associated with it. It's not, it's not about Cottage Grove. These guys don't care about Cottage Grove, they don't live here. Wal-mart doesn't care about Cottage Grove. Wal-mart doesn't know about Cottage Grove. It's just that's about money and business is business and you know if it were up to me they wouldn't be here at all. But they are here, they have room to expand. They can do their thing already. I mean there's a compromise built in and in that they already have land to expand into. So it, I just did this because I wanted you to know that when you make this decision you know we're looking to you to defend small businesses against this kind of incorporated invasion that we can't compete with you know. They're they get their goods in ways that only people with huge amounts of money can get. You know, all these people all of us here we all care about Cottage Grove and you know we want to keep it safe. Small businesses are growing. Downtown is growing. It's doing a lot better. My wife and I spent months renovating a store front that's completely beat up there because we came to Cottage Grove and we love it. That's all. Thank you.

Chair Parsons: And, you want to submit that?

Ivan Del Sol: Ah, yeah.

Chair Parsons: Thank you very much. It's about 10:25. Can I get a show of hands of how many more people would like to speak this evening? Okay, so we've got quite a few, about 10 people. So do we want to try to get through this tonight? Or do you want to move this, leave the public hearing open and take more comments at another time?

Commissioner McClean: I think were obligated to hear everybody and then obligated to hear a rebuttal.

Chair Parsons: That's true.

Commissioner Severns: I don't think that can happen tonight. That's just not practical.

Chair Parsons: So let's take a couple more comments. We will stop at approximately 10:30 like we agreed already. So if there is anyone who would like to speak quickly, feel free to approach the microphone.

Michael Hatfield: My name is Michael Hatfield. I live at 78590 Echo Hollow Lane. Yeah, I heard lots of reasons, we've all heard lots of reasons tonight against the proposed changing zoning. Numerous and convincing from my part, ranging from moral disagreement to Wal-mart's cut throat and describable anti-American in my mind business practices to fundamental differences in aesthetic taste. But to me in the end the basic question is how do we vision the future of Cottage Grove and how does this expansion fit into what the people of Cottage Grove and the city planners of Cottage Grove vision for the future? I just spent the last few hours listening about in the foray out here and looking at all the different things that Cottage Grove that we're obviously proud of and it really lead me to that question. Is this what we want of our City? I believe, I believe you know it's not. I also want to underline the fact that we're not saying no to Wal-mart, we're saying no to an expansion. Wal-mart already receives by large the largest percentage of dollars of any retail store in Cottage Grove. While my vision of Cottage Grove, I would love to see no Wal-mart truthfully, honestly, and see all those dollars go to small businesses and stay in the community and employ all the people that are employed at Wal-mart now via small businesses. I understand that's just my viewpoint and I accept that there's compromises. So, I'd like to say that let's allow it sit there as it is now keeping the zoning as it was worked through the many pages at one point in the decision in the compromise that was to leave Wal-mart as the largest consumer of, largest seller or retail goods there already is and it doesn't need to get larger. So, thank you.

Chair Parsons: Thank you.

Frank Berger: My name is Frank Berger. I live at 34187 Row River Road and the co-owner of F & T Foto on Main Street. I have the

Chair Parsons: Yes, could you lean a little bit forward of pull the mike closer to you?

Frank Berger: I often have to give people directions on how to get to places in Cottage Grove on the telephone and one thing that stands out is, the people that I talk to especially from Eugene or even from Roseburg, are surprised that (end of side 6/start of side 7 of tape) of the world and by putting in such a monstrous store you're basically telling the world that that's Cottage Grove. Also, Wal-mart (unable to understand) as being a one stop shop (unable to understand) expansion. You've got to remember that

one stop, if it's a one stop shop there that's means there's no stops any place else. (unable to understand) needs a critical amount of traffic to survive and just by sucking all the traffic to that one side of town it's going to create a big redevelopment problem down the line. Already you see the local retail areas with high vacancy rates except for Main Street and since Wal-mart is planning to build really a basically separate Wal-mart in terms of retail floor space the effect would just be enormous. Thank you.

Chair Parsons: Thank you. One more comment.

Charlie Knox: I wasn't going to do this, but my name is Charlie Knox, I live at 30767 Kenady Lane. Fairly new in Cottage Grove, but I'm a small town person raised I should say conceived in Perkins, Oklahoma and raised in Riddle, Oregon (unable to understand) and connection to small town places. That's why I moved here and retired in Cottage Grove. One of the things I've heard over and over here, none of us in opposition should (unable to understand) this Wal-mart in Cottage Grove are opposed to the (unable to understand) I would encourage the employees to really consider helping Wal-mart democratize itself. (unable to understand) that's a huge start for you folks to get what you deserve

Chair Parsons: Mr. Knox, Mr. Knox, if I could if you could address the Commission.

Charlie Knox: I'd like to but I'd rather address the people, no offense. I'll do my best.

Chair Parsons: Yeah, the whole purpose of the Planning Commission is for you to address your comments and concerns to the Commissioners.

Charlie Knox: I appreciate that. I understand that. I'll do by best like I said it was to the workers there at Wal-mart. The reason I say that is simply because as a comment (unable to understand) I spent that amount of time from my life and sacrificed that amount of time in my life to bring democracy to the world, that has not happened. I dare say that we need to have more of it here in this city. (unable to understand) to make a tour of that. I think there are people who don't want democracy. (unable to understand) I'm tired of (unable to understand). That's it. I appreciate the time.

Chair Parsons: Thank you very much. Okay, so at this time

Jeff Evans (speaking from the audience and not at microphone): (unable to understand) the procedure. Particularly with respect to (unable to understand) Jeff Evans for the record, Wal-mart. With respect to Commissioner Fleck's request that we leave the record open and also Mr. Chairman Parsons you mentioned that the opponents testify as to relevant information it would be applicable for allowing proponents to again testify that you would allow that. What we've heard tonight is that Wal-mart is essentially a slave (unable to understand) that they've used their employees and I think it would be important to our employees that actually work at Wal-mart to speak to how they're treated and if you are going to allow more testimony next time, that we allow the proponents to speak as well. At the very least, at the very

least we need to identify those here in attendance that wish to speak that didn't get a chance to speak and limit it to those people alone. What we've had is very ironic but we've had over 4-1/2 hours of opponent testimony and their major criticism of the proponents is that that they are taking too much time and monopolizing the Commission hearing, but what we've seen is that they've done exactly that this evening so I'm hoping that there's only one more meeting and that we can get through all of this in an effort to help you identify who here's to speak and didn't get a chance to let's limit it to those people at the very least if you don't allow the proponents.

Chair Parsons: Okay, Mr. Evans I'll take that into consideration. What I think we should probably do and correct me if I'm wrong Howard, we won't take anymore comments tonight, but we will put a sign-up sheet for people that would like to speak in favor of the item but will not rule until the next meeting whether or not we'll allow that or not. Okay?

Director Schesser: That's fair enough.

Chair Parsons: Is that fair enough?

Director Schesser: Unhum.

Chair Parsons: So I won't make a decision on that tonight as to whether or not to allow it, but if people would like to make a list for those that would like to speak in favor of the item, we'll make sure

Director Schesser: Are you going to do that for both the opponents and proponents?

Chair Parsons: Well, the opponents are still going to be able to speak next time we meet, but if you want to make a list of both it doesn't matter to me as long as we gather the information (unable to understand) and available.

Director Schesser: Whatever you want.

Chair Parsons: So can you provide a list for the proponents and the opponents? Did I say that right?

Commissioner Fleck: And, once again non-repetitive comments that are new items for the Commission. Thank you.

Chair Parsons: Non-repetitive comments.

Commissioner Severns: Yeah, that's right. And, also the comment is that a lot of the testimony particularly for example whether they beat their slaves or not, that plays no part in the decisions that I'm making. I think it's irrelevant to these comment, to this Commission.

Chair Parsons: Do we need a motion to continue?

Director Schesser: Yes, you do.

Commissioner Fleck: Move to continue, to I'm assuming the date of our work session?

Director Schesser: Yeah, to February 14th.

Commissioner Fleck: At 7:30.

Chair Parsons: 7:30.

Commissioner Fleck: Council Chambers.

Unidentified female from audience: I'm sorry but for you to sit there and say that a company's practice of beating their slaves is irrelevant is inhuman and disgusting and you shouldn't be up there.

Chair Parsons: Okay, thank you. So we have a motion.

Director Schesser: Is there a second.

Commissioner Devine: I second it.

Chair Parsons: Any further discussion on the motion? All those in favor signify by saying aye.

ALL COMMISSIONERS SAID AYE.

Chair Parsons: Opposed nay? Okay, we're adjourned.

ADJOURNMENT

CHAIR PARSONS ADJOURNED THE MEETING AT APPROXIMATELY 10:38 P.M.

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

Matt Parsons, Chair