

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
April 16, 2008

CALL TO ORDER

Vice Chair Devine 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: Commissioners Michael Cowan, George Devine, Mike Fleck, Lindsey Haskell and Mike LaBorde

Absent: Savannah Crawford (excused)

Staff Present: Community Development Director Howard Schesser, Public Works Director Jan Wellman, City Planner Amanda Ferguson, Planning Technician Jessica Duggan, and Recording Secretary Cindy Blacksmith

Staff Absent: None.

News Media Present: None.

INFORMATION REPORT FROM STAFF

Director Schesser informed the Commissioners that Matt Parsons had resigned effective immediately for personal reasons and that George Devine would now be Chair.

MINUTES

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER HASKELL TO APPROVE THE MINUTES OF THE MARCH 19, 2008, JULY 18, 2007 AND APRIL 17, 2007 REGULAR PUBLIC HEARING AS PRESENTED.

Vote on the motion was as follows:

VOTE	Commissioner Cowan	Commissioner Crawford	Commissioner	Commissioner Fleck	Commissioner Haskell	Commissioner Laborde	Chair Devine
AYES	X	X		X	X	X	X
NAYES							
ABSTAIN							

Staff advised that this hearing had been advertised and publicized and notices posted as required by law. It was asked that any correspondence received be noted as a part of the item on the agenda.

Ex Parte Contact

Chair Devine stated that he did business with the City, but did not feel that would influence any decision he would make.

ITEMS TO BE ADDED TO THE AGENDA

None.

OLD BUSINESS

None.

NEW BUSINESS

City of Cottage Grove – Conditional Use Permit (CUP 3-08) for Solar Array at Wastewater Treatment Facility

The property is located within the Willamette River Greenway and requires a Greenway Conditional Use Permit for all new development. The purpose of the conditional use modification is to allow the construction of two arrays of solar panels, which will provide alternate electric power for the operation of the WWTP, on a vacant, gravel area in the southwest corner of the compound enclosing the City of Cottage Grove Wastewater Treatment Facility, and in a vacant, grassy area in the southeast corner of the facility adjacent to the sludge storage area. The solar arrays are both within the existing boundaries of the site perimeter security fence. The proposed project will not expand beyond the boundaries of the existing Wastewater Treatment Plant. The southwest array is in the corner of the property immediately adjacent to North Douglas Avenue, south of the entrance to the facility, and is bounded by an existing perimeter security fence that will be slated for visual buffering. The southeast array is to the north of an existing earthen berm that blocks the view of the property from the vacant land owned by the city to the south.

OPEN PUBLIC HEARING

Jan Wellman, Public Works Director for the City of Cottage Grove, spoke in favor of the proposal and provided information on the costs, construction, and the purpose of the proposed project. He explained the benefits to the City and the use of the electricity from the solar array.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER HASKELL THAT THE PLANNING COMMISSION APPROVE APPLICATION FILE NO. CUP 3-08 AS PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS, CONDITIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Cowan	Commissioner Crawford	Commissioner	Commissioner Fleck	Commissioner Haskell	Commissioner Laborde	Chair Devine
AYES	X	X		X	X	X	X
NAYES							
ABSTAIN							

INFORMATION REPORT FROM STAFF

Staff advised that Jim Kness had presented copies of Matt Parker's Sentinel article from the April 16, 2008 edition to the Commission for their review. He had also supplied a copy of the Mt. David future development map that was in the April 9, 2008 edition. (Both items are attached).

Election of Vice-Chair

Nominations were opened for Vice Chair with Commissioner Haskell nominating Mike Fleck, nominations were closed as there were no other nominations and Mike Fleck was elected as Vice Chair.

AUDIENCE PARTICIPATION

None.

COMMISSION COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at approximately 8:05 p.m.

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

George Devine, Chair