

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
May 20, 2009

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: Commissioners Michael Cowan, Savannah Crawford, George Devine, Lindsey Haskell, Mike LaBorde and Matt Parsons

Absent: JoAnn Gray (excused)

Staff Present: Community Development Director Howard Schesser, City Planner Amanda Ferguson, Planning Technician Jessica Taylor and Recording Secretary Cindy Blacksmith

Staff Absent: None

News Media Present: None

ITEMS TO BE ADDED TO THE AGENDA

None.

MINUTES

IT WAS MOVED BY COMMISSIONER HASKELL AND SECONDED BY COMMISSIONER DEVINE TO APPROVE THE MINUTES OF THE APRIL 15, 2009 REGULAR PUBLIC HEARINGS AS PRESENTED.

Vote on the motion was as follows:

VOTE	Commissioner Cowan	Commissioner Crawford	Commissioner Devine	Commissioner Gray	Commissioner Haskell	Commissioner Laborde	Chair Parsons
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

None.

OLD BUSINESS

None Scheduled.

NEW BUSINESS

City of Cottage Grove – Comprehensive Plan Amendment (CPA 1-09) to Amend Comprehensive Plan Economic Development Element

The applicant is proposing to repeal the existing Comprehensive Plan Economic Development Element and replace it with a new Economic Development Element based on the 2009 Economic Opportunities Analysis (EOA), and adopt the 2009 EOA as background to this new element.

The Economic Development element of the *Cottage Grove Comprehensive Plan* addresses the factual basis for Cottage Grove’s economic development strategy and includes policies to direct the City’s economic development efforts. Our Economic Development element was last updated in 1991 and no longer accurately reflects the economic environment of Cottage Grove.

Statewide Planning Goal 9 Economic Development and the administrative rule that implements Goal 9 (OAR 660-009) require that cities base their economic development planning on Economic Opportunities Analyses. An Economic Opportunities Analysis (EOA) must include an analysis of lands needed within a city’s urban growth boundary for commercial and industrial uses through a 20 year planning horizon.

City staff underwent a nine month planning process to develop a new EOA following the requirements of OAR 660-009 from July 2008 through March 2009. Winterbrook Planning worked with EcoNorthwest and a Citizen’s Advisory Committee to draft the

2009 Cottage Grove Economic Analysis and a revised section on Economic Development for the Comprehensive Plan to implement this EOA.

The *2009 Cottage Grove Economic Analysis* (EOA) assesses the City's comparative economic advantages in a regional context; identifies commercial and industrial employment opportunities; describes site requirements for targeted types of employment; and determines whether the existing UGB has enough, and the right kinds of, employment sites to meet the City's economic development objectives. The Economic Development element translates the findings and recommendations of the EOA into policy language for inclusion in the Comprehensive Plan. It is designed to replace in whole the current, outdated Economic Development element.

The proposed changes will address requirements of Statewide Planning Goal 0 and OAR 660-009, and will provide much needed guidance for economic development initiatives in Cottage Grove over the next 20 years.

OPEN PUBLIC HEARING

Greg Winterowd, Winterbrook Planning, spoke in support of the application. He gave a brief overview of how the document was developed through a public involvement process that involved a Technical Advisory Committee and interviews with people in the community. Further those conclusions in the document call for an additional 100 acres of land to be provided by an industrial park, a business park and one large industrial site. The Plan also included policies that will guide future code amendments.

Commissioner LaBorde asked where the statistics and numbers in the EOA came from and asked why they should be believed.

Mr. Winterowd replied that the numbers and statistics were developed by EcoNorthwest and came from standard available resources such as the census, real estate data, and the Department of Revenue.

Chair Parsons commended Winterbrook for the good work that was completed throughout the process.

CLOSE PUBLIC HEARING

Planner Ferguson explained that the process was of adoption of the document as a refinement plan and that it was an update of a previous document. That this document will be reviewed and updated again as funding is available and the need for updates occurs.

Chair Parsons stated that future updates might be easier in the future as technology evolves.

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER LABORDE THAT THE PLANNING COMMISSION RECOMMENDS ADOPTION OF APPLICATION NO. CPA 1-09 TO THE CITY COUNCIL BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

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

INFORMATION REPORT FROM STAFF

Community Development Department Budget Process

Community Development Director Schesser gave an update on the budget process and on the census committee, which the Planning Commission may be asked to participate with.

Commissioner Crawford's Wedding

City Planner Ferguson congratulated Commissioner Crawford on her upcoming wedding. Commissioner Crawford will be getting married on Saturday, May 23rd.

AUDIENCE PARTICIPATION

None.

COMMISSION COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at approximately 8:00 p.m.

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

Matt Parsons, Chair