

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
June 17, 2009

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, Savannah Crawford, George Devine, Lindsey Haskell, and Mike LaBorde

Absent: Chair Matt Parsons (unexcused) and JoAnn Gray (unexcused)

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 LABORDE AND SECONDED BY COMMISSIONER HASKELL TO APPROVE THE MINUTES OF THE MAY 20, 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	
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

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

OLD BUSINESS

None Scheduled.

NEW BUSINESS

Homes-R-Us – Subdivision (Tentative) (S 1-09) for Lion Estates Subdivision

The applicant is proposing to subdivide a vacant 1.91 acre site into 10 single family home lots. The proposed subdivision includes 10 lots ranging in size from 6001 square feet to 7295 square feet. The application includes a proposed design to construct a dead end street to access these lots off of South 6th Street. The local access street, Kennedy Court, is proposed as 28 feet with two way traffic and parking on one side of the street. The applicant proposes to include 4 foot wide planting strips on both sides of Kennedy Court in which street trees will be planted, and sidewalks on both sides of the street as well as around the back of the “dead-end”. The applicant proposes to construct a fire department turn-around between Lots 6 and 7 within a private easement of 25 feet. The applicant proposes to subdivide and develop the site to the R-1 Single Family Residential standards found within the Development Code.

The property currently consists of two tax lots. The first (Tax Lot 5400) is .47 acres (338 feet by 60 feet) and is situated on the northern portion of the site. Tax Lot 5400 is zoned R-2 Multi-Family Residential. The remainder of the site (Tax Lot 402) is a 1.44 acre parcel zoned R-1 Single-Family Residential. The site gains access on its west end from South 6th Street. To the north, the property is abutted by Shadowbrook Homes Subdivision. This subdivision has been developed with infrastructure and it has ready to build home sites. To the east of the proposed Lion Estate Subdivision is a developed neighborhood of single family homes and duplexes zoned R-2. To the south of the

proposed subdivision is the Jehovah's Witness Church. The Church is separated from the proposed development site by a 6 foot high concrete block wall. The site currently has an existing driveway access to South 6th Street. The asphalt driveways extends to the end of the property with a small concrete turnaround running south to the wall from the Drive. Other than these sections of pavement, the property is vacant grass.

Vice-Chair Devine commented on the number of conditions listed in the staff report.

Planning Technician Taylor responded that all of the Engineering Department comments had been included versus being referred to as an attachment.

Commissioner LaBorde expressed his concern about only having off-street parking on one side of the road.

Planning Technician Taylor responded that a 28 foot roadway with parking on one side was an acceptable design standard for residential streets under the current Development Code. Further that staff did not think that this would cause any problems as it was a small subdivision and not a through street. She further stated that each home is required to provide a minimum of two (2) off-street parking spaces.

OPEN PUBLIC HEARING

Ron Rice, Geomax, Inc, 806 North 9th Street, representing the property owner spoke in support of the application. Mr. Rice asked that modifications be made to some of the conditions. He requested that Condition 12 regarding the Fire turn-around be removed as it is exactly repeated as Condition 14. He requested that the Planning Commission allow the street to be called Kennedy Place as originally proposed because the applicant prefers Kennedy to Harding as was recommended by the Engineering comments. Mr. Rice requested that Condition 28 be modified to state that the "developer is responsible for the costs and the construction of the sewer service from the sanitary sewer main to the property line" as opposed as to the building that was conditioned by City Engineer Ron Bradsby.

Director Schesser explained to the Commissioners that they did not have the authority to change the street name; however they could remove the condition and let Mr. Rice work with the City Engineer on deciding the street name at a later time.

Commissioner Haskell restated Commissioner LaBorde's concern with parking only available on one side of the road.

Mr. Rice responded that the applicant felt it would be adequate as each home is required to have two off street parking spaces and a 20 foot setback from the garage entry to allow space for parking in the driveway.

CLOSE PUBLIC HEARING

Commissioner Cowan asked who was responsible for the maintenance of the required street trees and when are they required to be installed.

Staff recommended that a statement be added to the condition regarding street trees that "tree shall be installed prior to final occupancy and shall be maintained."

Commissioner LaBorde stated he had a concern regarding the long term impacts on traffic.

City Planner Ferguson replied that the adopted Transportation System Plan incorporated and accounted for this level of development.

IT WAS MOVED BY COMMISSIONER HASKELL AND SECONDED BY COMMISSIONER CRAWFORD THAT THE PLANNING COMMISSION APPROVES APPLICATION NO. S 1-09 AS PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS, RECOMMENDATIONS AND CONDITIONS STATED IN THE STAFF REPORT WITH MODIFIED CONDITIONS 12, 13, 15 AND 28.

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	
NAYES							
ABSTAIN							

City of Cottage Grove – Development Code Text Amendment (DCTA 1-09)

The Proposal is to amend Title 14 City of Cottage Grove Development Code, adopted January 1, 2008 through Ordinance No. 2959, as necessary to create a Business Park District as a type of Industrial land use district.

The City Council adopted the 2009 Economic Opportunities Analysis (EOA) and a revised Cottage Grove Comprehensive Plan Economic Development Element through Resolution (CPA 1-09). This application recommends the adoption of an ordinance which makes those changes to the Cottage Grove Development Code necessary to implement the EOA's recommendations. The EOA recommends the creation of a Business Park District as an implementing zone for the Industrial Lands Comprehensive Plan designation. The EOA also recommends modifications to the Commercial development code to implement the 2009 Economic Development element.

The Business Park District is intended for use upon properties brought into the Cottage Grove Urban Growth Boundary to meet lands needs identified in the 2009 Economic Opportunities Analysis. The Business Park District is intended to allow for mixed light industrial and service commercial uses, with limited supporting retail, in a master

planned campus-like setting. This application recommends adoption of amendments to Title 14 Cottage Grove Development Code that identify the purpose of the BP District, Land Uses allowed in the BP District, and development standards for the BP District.

A letter received from Cathy Bellavita was submitted for the record and is attached as Exhibit A.

There was a discussion among the Commissioners about the process for a potential UGB expansion.

City Planner Ferguson explained that the next step is a Goal 14 study and that is dependent upon getting funding from the State.

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER LABORDE AND SECONDED BY COMMISSIONER HASKELL THAT THE PLANNING COMMISSION FORWARDS TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION THE ADOPTION OF APPLICATION NO. DCTA 1-09 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 Parsons
AYES	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. The budget has been approved by the Budget Committee and will go to the City Council on June 22nd. The Community Development Department has cut the permit tracking computer program and temporary staff from its budget for the coming fiscal year.

Save-A-Lot Foods

Director Schesser gave an update on the development with Save-A-Lot Foods, a permit is ready to issue for location in the Gateway Shopping Complex.

AUDIENCE PARTICIPATION

None.

COMMISSION COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at approximately 8:45 p.m.

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

George Devine, Vice-Chair