

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
June 21, 2007

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: Vice Chair George Devine, Commissioners Mike Fleck, Rudy Severns, and Lloyd Williams

Absent: Chair Matt Parsons, Commissioners Savannah Crawford and David McClean (all were excused)

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

Staff Absent: None

News Media Present: None.

MINUTES

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER SEVERNS TO APPROVE THE MINUTES OF MAY 16, 2007 AND MAY 30, 2007 AS PRESENTED.

Vote on the motion was as follows:

VOTE	Commissioner Crawford	Commissioner Devine	Commissioner Fleck	Commissioner McClean	Commissioner Severns	Commissioner Williams	Chair Parsons
AYES		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 one of the applicants but did not feel that would affect any decision that he made.

ITEMS TO BE ADDED TO THE AGENDA

None.

NEW BUSINESS

Shadowbrook/Cowan Living Trust – Major Partition (MS2-07) to Create a 10-Lot Subdivision in an R-2 District AND Variance Application (V 3-07) TO Lot Depth on One Lot

The applicant has applied to create the Shadowbrook Subdivision, a 9 lot subdivision to the south and east of an existing single family home at 78041 South 6th Street. The subdivision includes 9 new lots for single-family dwellings and a new public street. The new street will be an extension of Wilson Avenue, which currently ends at South 8th Street in the Sharon Lee Subdivision, to connect with South 6th Street, a Lane County Road.

All but Lot 8 meets minimum depth and width requirements for the R-2 District. Lot 8 does not meet minimum depth standards because Wilson Avenue is proposed to swing slightly to the south before connecting with 6th Street, to allow for the pre-existing house. Lot 8 will vary between 65 feet deep to 84 feet deep, with a median depth of approximately 70 feet. This lot depth requires variance approval from the Planning Commission.

OPEN PUBLIC HEARING

Ron Rice, Geomax Inc, representing Shadowbrook/Cowan Living Trust, 806 North 9th Street, spoke in favor of the application and asked for relief from the County requirement No. (c) requiring that storm water from the subdivision be handled on-site and he did not think it was physically possible for this to be done due to the grade change on-site.

City Planner Ferguson stated that City Engineer Ron Bradsby's comments actually specify that there is a 12-inch storm drain main in South 6th Street that can serve the development. So this development can actually take their storm drainage to South 6th Street, which is just outside of the County's purview.

Vice-Chair Devine asked Mr. Rice if that solution was acceptable.

Ron Rice replied that a condition of approval stated that all written comments from Lane County Transportation Planning shall be considered conditions of approval. He was requesting that the Commission delete item c from that memo and that would allow them to use the City Engineer's condition that the storm water go into South 6th Street.

Director Schesser stated that city staff did not have an objection to the request.

Vice-Chair Devine asked staff if that condition could be changed to reflect the deletion of item c.

City Planner Ferguson replied that she could.

CLOSE PUBLIC HEARING

V 3-07

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER SEVERNS THAT THE PLANNING COMMISSION APPROVE APPLICATION NO. V 3-07 AS PRESENTED, BASED ON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Crawford	Commissioner Devine	Commissioner Fleck	Commissioner McClean	Commissioner Severns	Commissioner Williams	Chair Parsons
AYES		X	X		X	X	
NAYES							
ABSTAIN							

MS 2-07

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER WILLIAMS THAT THE PLANNING COMMISSION APPROVE APPLICATION NO. MS 2-07 AS AMENDED BASED ON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Crawford	Commissioner Devine	Commissioner Fleck	Commissioner McClean	Commissioner Severns	Commissioner Williams	Chair Parsons
AYES		X	X		X	X	
NAYES							
ABSTAIN							

Ernest Olson Jr./Geomax – Major Partition (MS 3-07) to Create a 7-lot Subdivision in an R-2 District

The applicant has applied to create the First Addition of Sunset Park Subdivision. Phase 1 created 14 lots for single and multi-family dwellings, the extension of South 8th Street and a portion of Cleveland Street, both public streets, and two private streets that will lead to cul-de-sacs in Phase 2 of the development. Phase 2, or the First Addition, will create 7 lots (Lots 15-22) on Yoss Court (or Yoss Place), the southern most private cul-de-sac created during Phase 1. 2.4 acres remain in Tract "A" for Phase 3.

The proposed lots vary in size from 6,309 square feet to 7,135 square feet. All seven lots are proposed for single-family development. Access to the subdivision will be from the north along South 8th Street. Phase 1 included the start of two cul-de-sacs (Yoss and Olson Place) with 50 foot right-of-ways and 32 foot wide road surfaces. Phase 2 includes the completion of Yoss Court cul-de-sac.

OPEN PUBLIC HEARING

Ron Rice, Geomax Inc, representing the applicant spoke in favor of the application.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER SEVERNS THAT THE PLANNING COMMISSION APPROVE APPLICATION NO. MS 3-07 AS PRESENTED BASED ON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Crawford	Commissioner Devine	Commissioner Fleck	Commissioner McClean	Commissioner Severns	Commissioner Williams	Chair Parsons
AYES		X	X		X	X	
NAYES							
ABSTAIN							

Madonna Properties – Zone Change (ZC 7-07)/Comprehensive Plan Amendment (PA 5-07)/Zone Change (ZC 8-07)/Planned Unit Development (PUD 1-07)

Director Schesser stated that the applicant asked for these items to be continued to July 18, 2007 and asked for a motion to do so.

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER SEVERNS THAT THE PLANNING COMMISSION CONTINUE APPLICATION NOS. ZC 7-07, PA 5-07, ZC 8-07 AND PUD 1-07 TO THE JULY 18, 2007 PUBLIC HEARING.

Vote on the motion was as follows:

VOTE	Commissioner Crawford	Commissioner Devine	Commissioner Fleck	Commissioner McClean	Commissioner Severns	Commissioner Williams	Chair Parsons
AYES		X	X		X	X	
NAYES							
ABSTAIN							

OLD BUSINESS

City of Cottage Grove – Ordinance Amendment (OA 2-07)

NOTE: See attached transcript.

INFORMATION REPORT FROM STAFF

None.

AUDIENCE PARTICIPATION

None.

COMMISSION COMMENTS

None.

ADJOURNMENT

IT WAS MOVED BY COMMISSIONER SEVERNS AND SECONDED BY COMMISSIONER FLECK TO ADJOURN THE MEETING AT APPROXIMATELY 8:29 P.M.

Vote on the motion was as follows:

VOTE	Commissioner Crawford	Commissioner Devine	Commissioner Fleck	Commissioner McClean	Commissioner Severns	Commissioner Williams	Chair Parsons
AYES		X	X		X	X	
NAYES							
ABSTAIN							

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

George Devine, Vice-Chair