

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
September 19, 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 Savannah Crawford, David McClean, Rudy Severns, and Lloyd Williams

Absent: Chair Matt Parsons and Commissioner Mike Fleck (both excused)

Staff Present: City Planner Amanda Ferguson, Jessica Duggan, and Recording Secretary Cindy Blacksmith

Staff Absent: Community Development Director Howard Schesser

News Media Present: Joe Hansen, Cottage Grove Sentinel

MINUTES

IT WAS MOVED BY COMMISSIONER WILLIAMS AND SECONDED BY COMMISSIONER SEVERNS TO APPROVE THE MINUTES OF THE AUGUST 8, 2007 SPECIAL PUBLIC HEARING 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	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.

AGENDA ORDER CHANGE

Commissioner Severns asked that the New Business items be heard prior to the Old Business items.

IT WAS MOVED BY COMMISSIONER SEVERNS AND SECONDED BY COMMISSIONER MCCLEAN TO CHANGE THE ORDER OF THE AGENDA BY MOVING THE OLD BUSINESS ITEM (HAYDEN ENTERPRISES PUD 1-07) BEHIND THE NEW BUSINESS ITEMS.

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	X	
NAYES							
ABSTAIN							

NEW BUSINESS

Parsons – Conditional Use Permit (CUP 3-07)

The applicant has requested Greenway Conditional Use Permit approval for an addition to the existing single family residence and an addition and remodel to the existing accessory building. The proposed addition to the main residence is two stories with a footprint of approximately 481 square feet. The addition will create an additional 962 square feet of living space. The addition and remodel to the existing carport will create approximately 690 square feet of living space comprised of a living room, bedroom and bathroom. The proposed addition to the carport will not increase the footprint of the existing building, as the addition will be built as a second level to the existing structure.

This site is entirely within the Willamette River Greenway, which is a state-designated corridor along the Willamette River. The subject site currently consists of two separate tax lots to the east side of the South River Road. Tax Lot 5600 is 3920 square feet in area, and Tax Lot 5700 is 24,394 square feet. The main residence sits on Tax Lot 5600

while the carport sites on Tax Lot 5700. The property lines between these two sites is in the process of being vacated to create one single tax lot. The eastern property line of Tax Lot 5700 is the Coast Fork of the Willamette River, the western property line is the right-of-way of River Road, a city arterial and the southern property line is Silk Creek. The property to the immediate north of Tax Lot 5600 is zoned R-1 Low Density Single Family Residential.

The existing residence on Tax Lot 5600 is a 966 square foot home with 456 square feet of finished bedroom attic space was built in 1880. As part of the addition to the main residence, the current attic bedroom space will be remodeled to include a bathroom, part of a bedroom and game room. The existing carport has 400 square feet of garage/storage space as well as 500 square feet of covered carport. The gravel driveway and parking off of South River Road is adjacent to the carport, which also has a gravel floor. In the addition, the existing garage/storage space will be changed into a living room, while the addition will add living space as a second story above the existing carport. As part of the proposed addition, a one car garage will be enclosed from a part of the existing carport while a part will remain as an open carport/storage area.

Commissioner Severns stated that the reason this application was before the Planning Commission was due to the location being in the greenway which triggers the review.

Commissioner McClean asked if the large shrub which blocks expansion of the porch could be moved. Planning Technician Duggan replied that the arborist felt that moving the shrub would hurt it more than building a foundation next to it would.

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER SEVERNS AND SECONDED BY COMMISSIONER MCCLEAN TO APPROVE APPLICATION FILE NO. CUP 3-07 AS PRESENTED, BASED UPON 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	X	
NAYES							
ABSTAIN							

City of Cottage Grove – Comprehensive Plan Amendment (PA 6-07)

This application has been submitted to amend the Comprehensive Plan to add a new element on Riparian Resources. The goal of this element is to provide findings and recommendations designed to protect riparian habitat and conserve scenic and water quality resources within riparian corridors. This new language will help bring the City into compliance with Statewide Planning Goal No. 5.

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER WILLIAMS AND SECONDED BY COMMISSIONER SEVERNS THAT THE PLANNING COMMISSION RECOMMEND ADOPTION OF APPLICATION FILE NO. PA 6-07 TO THE CITY COUNCIL AS PRESENTED, BASED UPON 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	X	
NAYES							
ABSTAIN							

OLD BUSINESS

Hayden Enterprises – Planned Unit Development (PUD 1-07)

NOTE: See attached transcript.

IT WAS MOVED BY COMMISSIONER SEVERNS AND SECONDED BY COMMISSIONER MCCLEAN TO CONTINUE DELIBERATIONS ON APPLICATION FILE NO. PUD 1-07 TO WEDNESDAY, SEPTEMBER 26, 2006, AT 7:30 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL.

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	X	
NAYES							
ABSTAIN							

INFORMATION REPORT FROM STAFF

None.

AUDIENCE PARTICIPATION

None.

COMMISSION COMMENTS

None.

ADJOURNMENT

IT WAS MOVED BY COMMISSIONER SEVERNS AND SECONDED BY COMMISSIONER CRAWFORD TO ADJOURN THE MEETING AT APPROXIMATELY 9:00 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	X	
NAYES							
ABSTAIN							

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

Matt Parsons, Chair