

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
October 15, 2008

CALL TO ORDER

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 (late), George Devine, JoAnn Gray, Mike Fleck, Lindsey Haskell and Mike LaBorde

Absent: None

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: Amanda Miles, Cottage Grove Sentinel

ITEMS TO BE ADDED TO THE AGENDA

None.

MINUTES

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER HASKELL TO APPROVE THE MINUTES OF THE JULY 16, 2008 REGULAR PUBLIC HEARING AS PRESENTED.

Vote on the motion was as follows:

| VOTE | Commissioner Cowan | Commissioner Crawford | Commissioner Gray | Commissioner Fleck | Commissioner Haskell | Commissioner Laborde | Chair Devine |
|---------|--------------------|-----------------------|-------------------|--------------------|----------------------|----------------------|--------------|
| AYES | X | 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.

NEW BUSINESS

Tom Wirfs – Site Design Review Permit (SDR 1-08) for Apartment Buildings at Arthur Street

The applicant proposes to build a multi-family development on a currently vacant lot. The proposed development will consist of two buildings, one 6-plex and one 4-plex. The proposed development includes 16 parking spaces, bicycle parking, screened trash area, landscaping, open space and a basketball court that will double as a fire department turnaround. The 4-plex will have two lower units and two upstairs units. The 6-plex will have three lower units and three upstairs units. Each unit will have three bedrooms. The proposed development also includes fencing and vegetative screenings from surrounding uses.

The proposed site is a .59 acre vacant panhandle located on Arthur Avenue. The lot is zoned R-3 for multi-family development. Density requirements for R-3 districts per the Cottage Grove Development Code prescribe a minimum of 10 units per acre with no maximum in the R-3 district. The site is bordered by single family homes on all sides. The properties to the south and west are also zoned R-3 while the properties to the north and east are outside the City Limits. The property has an existing 6-foot wood fence around the perimeter that provides screening from neighboring properties.

A letter from Mark B and Judith J Larsen, 1910 Neva Court, was entered into the record in opposition to the proposed development (attached as Exhibit "A").

Planning Intern Taylor made reference to her memo dated October 8, 2008, which gave an overview of the major changes that would be required for the submitted plans to be in compliance with the Site Design Review Criteria. She noted that the proposed 16 parking spaces would not meet the minimum required by the Code and gave the applicant two options that would comply with Code requirements. She also noted that six additional changes would need to be made to meet the articulation and design standards and the requirement to provide a fire hydrant at the request of the Fire Marshal.

OPEN PUBLIC HEARING

Tom Wirfs, P O Box 237, Springfield, spoke in favor of the proposal. He thank staff for the time that had been spent in leading him through this process and stated that he would make whatever changes needed to be made to the plans. He asked that the proposal be approved with his agreement to make all required changes to the plans that would be submitted for building permit approval.

Darin Rhodes, 907 Arthur Avenue, spoke in opposition citing traffic congestion and parking problems. He also felt that property values in the neighborhood would be lowered with the placement of multi-family dwellings on this property, he would support the placement of duplexes.

Rocky Kumlin, 915 Arthur Avenue, spoke in opposition and he also cited traffic concerns, lowered property values and the placement of low income structures.

Tom Wirfs spoke in rebuttal and restated that he was more than willing to make the necessary changes to the plans prior to submittal for building permits and asked for approval of the his proposal.

CLOSE PUBLIC HEARING

There was a lengthy discussion among the Commission and staff about the insufficient plans provided by the applicant for this proposal and the extent of necessary changes that would have to be made. Consensus among the Commission was that they were uncomfortable in approving this project without having accurate plans to review.

Staff advised that the Commission had to make a decision this evening in order to stay within the 120 day time line which meant either approval or denial. However, the third option was for the applicant to sign a waiver of the 120 day time line and then the Commission could continue this item in order to allow the applicant the time to provide accurate drawings at the next meeting.

Staff asked Mr. Wirfs if he was willing to sign a waiver of the 120 day rule for the processing of his proposal. He voluntarily signed the waiver.

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER GRAY THAT THE PLANNING COMMISSION CONTINUE APPLICATION FILE NO. SDR 1-08 TO THE NOVEMBER 19, 2008 PUBLIC HEARING, WITH THE APPLICANT TO PROVIDE PLANS THAT ADDRESS THE ISSUES BROUGHT FORWARD IN THE STAFF REPORT.

Vote on the motion was as follows:

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

INFORMATION REPORT FROM STAFF

None.

AUDIENCE PARTICIPATION

Diane Conrad, 445 Kalapuya Way, that stated she wanted to clarify for the Planning Commission that it was her intent with her proposed ballot initiative for Type III applications to receive final approval from the City Council. Ms. Conrad stated that she had been contacted by a member of the public who asked that this change be made and that was the reason for her proposed initiative.

COMMISSION COMMENTS

Commissioner Fleck stated that he did not agree with Ms. Conrad's proposed initiative.

ADJOURNMENT

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER LABORDE THAT THE MEETING BE ADJOURNED.

Vote on the motion was as follows:

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

The meeting was adjourned at approximately 8:30 p.m.

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

George Devine, Chair