

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
October 17, 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 (late) David McClean, Rudy Severns, and Lloyd Williams

Absent: Chair Matt Parsons and Commissioner Savannah Crawford (both excused)

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

Staff Absent: None

News Media Present: Joe Hansen, Cottage Grove Sentinel

MINUTES

IT WAS MOVED BY COMMISSIONER SEVERNS AND SECONDED BY COMMISSIONER MCCLEAN TO APPROVE THE MINUTES THE AUGUST 15TH AND SEPTEMBER 19TH REGULAR PUBLIC HEARINGS AND THE SEPTEMBER 26TH 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 | |

| | | | | | | | |
|---------|--|--|--|--|--|--|--|
| 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

Eugene Sand and Gravel – Conditional Use Permit (CUP 4-07)/Design Review (DR 9-07)/Variance (V 3-07)

The applicant is proposing to develop the vacant lot at 2100 Highway 99 South to build a “ready-mix concrete plant”. The applicant is applying for a conditional use permit because the operation of this requires the storage of two hundred gallons or more of corrosive materials. The applicant is applying for design review of the office structure, the structure to be used for storing the additives, an enclosed area to store concrete aggregate and concrete sand, the prefabricated mixing plant, the parking lot and the landscaping. The applicant is applying for a variance to the building height limitation of 48 feet in order to build a ready-mix concrete plant with a 52 foot high concrete silo.

The development includes a 10 foot by 30 foot (300 s.f.) portable office structure, eight (8) parking spaces, a 20 foot by 400 foot (800 s.f.) structure to be used for storing additives, an enclosed area to store concrete aggregate and concrete and, the prefabricated mixing plant, and landscaping. The site is accessed by a driveway off of Highway 99 on the southeast corner of the property.

The storage area for aggregate and sand will be enclosed with a six foot wall, and is located along the rear property line to the west.

The prefabricated mixing plant includes a cement silo, a hopper for aggregate and sand, and a conveyor belt connected to a ramp. The plant is a dry batch design which weighs and combines the ingredients of concrete into mixer trucks. The concrete is then mixed and transported in the trucks. The sand and gravel will be loaded from the storage at the rear of the property onto the ramp of the plant and transported up the conveyor belt to a hopper. After going through the hopper, the sand and gravel will be

loaded into a mixer truck with cement and water. Depending on the type of concrete mix, chemical additive(s) might be added at the plant.

All but one of the above mentioned additives will be stored in a 20 foot by 40 foot structure in between the plant and the office structure. The additives and their details are available and on file in the Community Development office.

The property is located just northeast of the Cottage Grove Industrial Park with access from Highway 99. The property to the west is vacant and zoned industrial, the property to the south is currently used to store crematory supplies and also has a residence on it. This development site is 86,249 square feet and is currently vacant. Slopes are minimal. Vegetation is limited to grass. Public services (water, storm and sewer) are available at Highway 99 and a fire hydrant is located on Highway 99 at the entrance of the property.

A memo was provided which included an explanation of the concrete wash out area and an additional condition for the requirement of an access permit from ODOT for the driveway cut. ODOT has determined that this is a change of use for the access. Building permits will not be issued until ODOT is confident that this access permit will be issued.

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

Commissioner McClean asked if it would be better to locate the fence behind the proposed landscaping instead of in front of it.

NOTE: Public hearing was re-opened to allow the applicant to speak.

RE-OPEN PUBLIC HEARING

Mary Bridget Smith, 223 A Street, Springfield, a lawyer representing Eugene Sand and Gravel spoke and stated that the applicant could comply with the conditions that had been provided by staff.

Dale Fortiner, Eugene Sand and Gravel, also spoke on the behalf of the company and stated that they would be responsive to any complaints and would control dust with watering and sprinklers. Mr. Fortiner stated that in response to Commissioner McClean's question, he had already thought of moving the fence as he suggested.

RE-CLOSE PUBLIC HEARING

Commissioner Fleck asked whether there was still a zone of benefit in this area.

Community Development Director Schesser replied that he did not think so, but would check.

IT WAS MOVED BY COMMISSIONER SEVERNS AND SECONDED BY COMMISSIONER FLECK TO APPROVE APPLICATION FILE NOS. CUP 4-07, DR 9-07 AND V 5-07 AS PRESENTED, BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS, AMENDED CONDITIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT AND MEMO DATED 10-17-07.

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

Director Schesser and City Planner Ferguson asked if the Commissioners wanted to change the date of their November meeting since the regularly scheduled meeting falls on the evening before Thanksgiving.

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER MCCLEAN TO CHANGE THE NOVEMBER MEETING DATE TO NOVEMBER 28, 2007.

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 | | | | | | | |

AUDIENCE PARTICIPATION

None.

COMMISSION COMMENTS

Commissioner Severns offered "Happy Thanksgiving" to all. Commissioner Williams mentioned Buster Keaton Days on October 20th. Intern Duggan mentioned that there would be a tour of the East Regional Park on October 20th at 9:00 a.m.

ADJOURNMENT

The meeting was adjourned by Vice-Chair Devine at approximately 8:00 p.m.

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

George Devine Vice-Chair