

**CITY OF COTTAGE GROVE  
PLANNING COMMISSION**  
Minutes of the Regular Public Hearing  
December 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, Mike Fleck David McClean, and Rudy Severns

Absent: Chair Matt Parsons (unexcused) and Commissioner Lloyd Williams (excused)

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

Staff Absent: None

News Media Present: Jon Stinnett, Cottage Grove Sentinel

**MINUTES**

IT WAS MOVED BY COMMISSIONER SEVERNS AND SECONDED BY COMMISSIONER FLECK TO APPROVE THE MINUTES THE NOVEMBER 28, 2007 REGULAR 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.

**NEW BUSINESS**

**Wal-Mart/Paclang – Design Review (DR 11-07)**

Staff advised that the applicant had submitted a letter on December 19, 2007 asking for the postponement of this item until the February 20, 2008 meeting in order to allow them additional time to work with ODOT on some transportation planning issues.

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER MCCLEAN AND SECONDED BY COMMISSIONER FLECK TO CONTINUE DR 11-07 TO THE FEBRUARY 20, 2008 REGULAR PUBLIC HEARING AT THE APPLICANT’S REQUEST.

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							

**Robinson – Variance Application (V 7-07)**

The applicant is requesting a variance to the maximum allowable fence height in the front yard setback to allow a 5 foot tall fence within the front yard setback along South 6<sup>th</sup> Street. The fence is needed to contain a dog. Based on the siting of the house on the lot, there is no back yard so the front and side yard must be used o contain the applicant’s pets. The style of the fence is a picket fence with 3-1/2” pickets and 3-1/2” spacing between pickets.

The property is on the corner of South 6<sup>th</sup> Street and Taylor Avenue. The house is sited on the north edge of the property; there is a driveway and a detached garage at the  
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rear of the property behind the house. The usable yard space for this property is in the front yard along South 6<sup>th</sup> Street and in the side yard along Taylor Avenue. The fence for which is this variance is requested has already been constructed and is set back approximately 9 feet from the front line and 15 feet from South 6<sup>th</sup> Street. On the south side of the property, along Taylor Avenue, the fence runs just inside the edge of the sidewalk.

Commissioner Severns asked why the fence was built before getting a variance. Staff advised it had been a staff error incorrectly determining that the street edge and not the property line for measurement of the setback.

Vice-Chair Devine stated he had drove by the location and he did not find the fence as obstructive as he had expected.

Commissioner Severns stated that this approval would not set a precedent for future fences since the new development code was in effective on January 1, 2008. Staff concurred with this statement.

Commissioner McClean stated he felt that this hardship had been self-inflicted and felt the fence was too high, but was willing to go along with the group.

Commissioner Fleck was in favor of the variance as the applicant was trying to make things right by applying for the variance.

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER CRAWFORD TO APPROVE APPLICATION FILE NO. V 7-07 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**

### **City of Cottage Grove – Comprehensive Plan Amendment (PA 7-07) to Adopt Transportation System Plan Update**

NOTE: COMMISSIONER CRAWFORD DID NOT PARTICIPATE IN THIS APPLICATION.

Staff gave a brief overview of the development of the proposed Transportation System Plan, covering the TGM grant through the Advisory Committee process.

Carl Springer, DKS, gave a brief overview of the sections of the Plan, focusing on the recommended actions for bicycle, pedestrian and motor vehicle improvements, and recommendations for potential funding sources. The Plan focuses on how to address the traffic issues that go along with a 40 percent increase in the number of households and how to pay for it.

Commissioner Severns asked if the City currently owned the rights-of-way in the areas that were identified for future connectivity. Director Schesser replied that the City did not own the rights-of-way. He further stated that this document will provide guidance on where to purchase or require rights-of-way dedications for future land divisions.

Commissioner Severns asked what this document does to encourage alternative modes of transportation. Mr. Springer replied that the Plan attempts to close the gaps in the current pedestrian/bicycle systems to provide better opportunities. He stated that commuter transit is more of a regional issue and had not been fully explored in this Plan.

Commissioner McClean asked if the second I-5 access south of town had been included. City Planner Ferguson replied that while it had been discussed, it was not included as it was outside of the City's urban growth boundary.

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER MCCLEAN TO THAT THE PLANNING COMMISSION RECOMMEND ADOPTION OF APPLICATION FILE NO. PA 7-07 TO CITY COUNCIL 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							

### **INFORMATION REPORT FROM STAFF**

#### Election of Officers

Commissioners Devine, Parsons, Fleck and Crawford were potential candidates. Commissioner Fleck moved to carry the current slate of officers (Chair Parsons and Vice-Chair Devine) forward. No other nominations were made. Matt Parsons was confirmed as Chair and George Devine was confirmed as Vice-Chair.

Staff advised that City Council had filled two of the four open commissioner positions with George Devine (returning) and Michael LaBorde. There are five applicants for the remaining two slots and they should be filled prior to the January meeting.

Staff advised that the Historic Landmarks Commission had been established with David McClean, Lloyd Williams, Alice Christiansen, Marie Longfellow and Marston Morgan. Their first meeting will be January 17, 2008.

Staff also advised that the new development code will be in effect on January 1, 2008. Planning fees will also increase on January 1<sup>st</sup> and that the new fees will make Cottage Grove essentially equivalent with Junction City and Venta.

Director Schesser thanked Commissioners Severns and McClean for their services with the other commissioners seconding his thanks. Both expressed their gratitude for the group's efforts with Commissioner McClean stating that it was nice to see how things had really clicked recently.

### **AUDIENCE PARTICIPATION**

David Siedell, 1142 Ash Avenue, stated that he felt the Commission had really grown in the past two years he had been watching and felt that they did a nice job.

### **COMMISSION COMMENTS**

None.

### **ADJOURNMENT**

The meeting was adjourned by Vice-Chair Devine at approximately 8:45 p.m.

ATTEST:

APPROVED

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Cindy Blacksmith, Secretary

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George Devine, Vice-Chair