

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
July 20, 2016

CALL TO ORDER

Vice Chair Devine called the meeting to order at approximately 7:00 p.m. in the Council Chambers at City Hall.

ROLL CALL

Recording Secretary Cindy Blacksmith called the roll. The following were:

Present: Commissioners Chloe Beckes, George Devine, Bob Ehler, Dan Nord

Absent: Chair Darby Valley, Jeremie Eckstine, and Alan Widener (all excused)

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

Staff Absent: None

News Media Present: None.

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.

Items to be Added

None

Ex Parte Contact

None.

MINUTES

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER ECKSTINE TO APPROVE THE MINUTES OF JUNE 15, 2016 AS PRESENTED.

Vote on the motion was as follows:

VOTE	Commissioner Beckes	Commissioner Devine	Commissioner Eckstine	Commissioner Ehler	Commissioner Nord	Commissioner Widener	Chair Valley
AYES	X	X		X	X		
NAYES							
ABSTAIN							

OLD BUSINESS

None scheduled.

NEW BUSINESS

Bergsund/Emerald View Cottages – Site Design Review (SDR 1-16) for Renewal of Approval for Emerald View Cottages

The applicant proposes to build 32 dwelling units on this 2.66 acre vacant Multiple-Family Residential lot. This will include: 3 – 1 bedroom flats (ADA accessible), 1 – 1 bedroom flat, 18 – 2 bedroom townhouses, 2 – 2 bedroom flats (ADA accessible), and 6 – 3 bedroom townhouses

Each building is two-story with varied roof lines and approximately 1,000 square foot footprints, for a total of 25,715 square feet of building footprint. The units are proposed along the periphery of the property, facing in toward common open spaces and play areas around a shared parking lot. The complex will also include a 2,600 square foot single story community center centered between two driveway entrances on North 16th Street; 23,488 square feet of driveways and parking centered in the middle of the development site; and 10,147 square feet of pedestrian walkways. Recreational areas include two green commons spaces, a playground, basketball court (in part of the fire department turnaround), community garden, and two paved circular plazas. The parking lot runs east/west along the spine of the site, with a "Y" shaped fire development turn around at one end (consisting of a basketball court on the north arm and a drive-able surface "grasscrete" area on the southeastern arm). The grasscrete turnaround has a rolled curb along the parking lot edge and a locked gate at the property line that is intended to provide emergency vehicle connection to the Catholic Church property to the east.

This project was approved with a Site Design Review (SDR 2-11) on September 11, 2011. The application was renewed with the original conditions of approval through SDR 6-13. This application has now expired, and the applicant seeks re-approval.

No changes have been made to the originally submitted plans for Emerald View Cottages. The applicant is seeking extension of the original approval with conditions as approved through SDR 2-11 and extended through SDR 6-13.

OPEN PUBLIC HEARING

Sara Bergsund, representing the applicant Emerald View Cottages LLC, stated she was present to answer any questions and asked for approval as a renewal of the past application.

Seth Dean, 1248 Ostrander Lane, spoke in opposition to the proposal citing his concerns regarding the type of renters the proposal would have; in particular super low income levels or be used as a stepping stone. He was also concerned with traffic and speeding vehicles on the street and with the poor condition of the road. He further stated that if the application is approved that he wanted something done to ease the traffic in the neighborhood the development would cause.

Director Schesser stated that speeding traffic was an enforcement issue for the Police Department and that Mr. Dean should contact them. Further that a traffic study had been completed as part of the original proposal (SDR 2-11) which indicated that the road was sufficient to handle the traffic that this development would generate. That the Public Works Department was aware of the condition of the road and have plans for repair.

Sara Bergsund speaking in rebuttal stated that the income levels for residency would be in the 50 to 60 percentile of median income and that the traffic impact analysis had shown that North 16th street would be adequate to handle the traffic.

Director Schesser stated that this development would be similar to the existing St. Vincent de Paul Corey Commons development.

CLOSE PUBLIC HEARING

Commissioner Nord asked if the applicant had had to pay the required fee for each renewal.

Director Schesser verified that the applicant had paid the required fee for each renewal of the application.

IT WAS MOVED BY COMMISSIONER NORD AND SECONDED BY COMMISSIONER BECKES THAT THE PLANNING COMMISSION APPROVE APPLICATION FILE SDR 1-16 AS

PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Beckes	Commissioner Devine	Commissioner Eckstine	Commissioner Ehler	Commissioner Nord	Commissioner Widener	Chair Valley
AYES	X	X		X	X		
NAYES							
ABSTAIN							

City of Cottage Grove – Conditional Use Permit (CUP 3-16) for Water Pump Station at 1285 Taylor Avenue

The applicant proposes to construct a 500 square foot building to house a water pump station on vacant land recently purchased from ODOT which were part of the I-5 right-of-way. The property is immediately to the east of the South Lane School District property on the south side of Taylor Avenue opposite Gateway Blvd.

The proposed pump station includes a 15 foot by 33 foot wood-framed building with a gabled roof, located in the northwest corner of the triangular shaped lot immediately adjacent to Taylor Avenue. There is a double door and a roll-up door on the east side of the building, facing a small paved parking area/turnaround. There are three parking spaces in the parking area. The entire property will be surrounded with a 6 foot chain-link perimeter security fence, with a 20 foot swing gate off Taylor into the parking area and a 20 foot swing gate at the southern end of the property. Landscaping will be installed around the north and west sides of the building and along the north side of the parking area to provide screening from the public right-of-way and school district property to the west, including tall shrubs and trees. The pump house and parking area are located on a relatively flat portion of the lot although the right side of the property slopes up towards I-5. The parking lot will be paved with permeable paving if possible to improve storm drainage, which runs to the northwest towards Taylor Avenue.

A corridor 60 feet wide running along the eastern edge of the triangular shaped lot will be retained for future use as public right-of-way, for the extension of Gateway Blvd as recommended by the Cottage Grove Transportation System Plan. Part of the parking area intrudes into the future right-of-way at this time, but can easily be modified when the road is required.

The current frontage of the property along Taylor Avenue is undeveloped. There is an open drainage ditch acting as storm water drainage that runs downhill to the west to the school district property. Taylor is substandard, and will be widened and have new sidewalks installed as part of the proposed new elementary school planned for

construction in 2017. The City proposes to defer construction of sidewalks along the pump station frontage until the school is constructed, so that we can align the new sidewalk and utilities with the widened Taylor Avenue. A crosswalk may also be required at that time from the south side of Taylor to the north side of Taylor at Gateway Blvd., to reroute east-bound pedestrian traffic along the north side of the underpass.

OPEN PUBLIC HEARING

Jan Wellman, Public Works Director for the City of Cottage Grove spoke in behalf of the project and explained the need for the pump station, and in particular its part within the larger water system improvement package that is designed to enhance water service to properties above 740 feet in elevation. This pump station will replace the existing Taylor Avenue pump station currently in use and the one on the other side of I-5 in the Cottage Heights area.

Commissioner Beckes questioned how vandalism at the new site would be handled.

Director Wellman advised that the combination of the chain-link fence, security system and visibility to the public right-of-way should provide adequate security at the location.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER EHLER AND SECONDED BY COMMISSIONER BECKES THAT THE PLANNING COMMISSION APPROVE APPLICATION FILE CUP 3-16 AS PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Beckes	Commissioner Devine	Commissioner Eckstine	Commissioner Ehler	Commissioner Nord	Commissioner Widener	Chair Valley
AYES	X	X		X	X		
NAYES							
ABSTAIN							

INFORMATION REPORT FROM STAFF

Staff reported on the City’s Emergency Preparedness Fair which is scheduled for August 13, 2016.

AUDIENCE PARTICIPATION

None.

COMMISSION COMMENTS

None.

ADJOURNMENT

THE MEETING WAS ADJOURNED AT APPROXIMATELY 7:26 p.m.

ATTEST:



Cindy Blacksmith, Recording Secretary

APPROVED:



Darby Valley, Chair