

MEMORANDUM

TO: Mayor and City Council

FROM: Howard P. Schesser, Community Development Director

SUBJECT: FIRST VOTE FOR ORDINANCE REZONING THE COTTAGE GROVE STATE AIRPORT TO PR PARKS AND RECREATION DISTRICT (ZC-2-16). CITY OF COTTAGE GROVE

DATE: December 5, 2016

Background

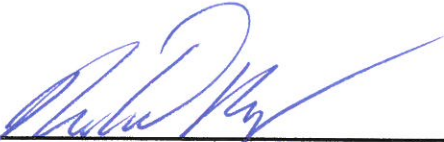
Council has held a public hearing on the rezoning of the Cottage Grove State Airport from Lane County zoning to City PR Parks & Recreation District. The Oregon Department of Aviation is in favor of the rezoning. The Planning Commission held a public hearing and recommended approval to Council. It is now appropriate that Council consider the ordinance. This ordinance has been available for more than one week prior to this meeting and staff is recommending adoption.

Recommendation


After Council deliberation it is recommended that City Council hold the first vote on the attached Ordinance. The Ordinance was prepared and has been available for at least one week prior to this meeting. This Ordinance could be adopted at one meeting.

Cost

None



Richard Meyers, City Manager



Howard P. Schesser, Community
Development Director

AN ORDINANCE AMENDING TITLE 14 OF THE
COTTAGE GROVE MUNICIPAL CODE,
THE CITY WIDE ZONING MAP.
COTTAGE GROVE AIRPORT (ZC-2-16)

THE CITY OF COTTAGE GROVE ORDAINS AS FOLLOWS:

Section 1. Purpose. The purpose of this ordinance is to amend the adopted citywide “zoning map” to rezoning the Cottage Grove State Airport from Lane County Zoning AO to City of Cottage Grove Zoning PR. The Cottage Grove State Airport is identified as Map 20-03-27-20 TL 3600, 20-03-27-40 TL 100, 20-03-27-40 TL 502 (part west of Row River), 20-03-27-10 TL 1200, 20-03-27-10 TL 1800 as shown on the map attached as Exhibit “A” attached to and forming part of this ordinance.

Section 2. Procedural Compliance. This amendment is in compliance with Title, 14, Chapter 4.7 of the Municipal Code of the City of Cottage Grove and is based upon the City Council determination, after a Planning Commission public hearing and recommendation, that the zone change (ZC 2-16) is a proper implementation of the City Comprehensive Land Use Plan.

Section 3. Findings: The City Council hereby adopts the above findings of fact and those set forth in Exhibit B, attached to and forming part of this ordinance.

Section 3. Amendment. The citywide “zoning map” which is a part of Title 14 is hereby amended as follows with respect to the properties described as Map 20-03-27-20 TL 3600, 20-03-27-40 TL 100, 20-03-27-40 TL 502 (part west of Row River), 20-03-27-10 TL 1200, 20-03-27-10 TL 1800:

Zoning Designation is changed from Lane County Code Chapter to the Cottage Grove PR Parks & Recreation District.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS _____ DAY
OF _____, 2016.

Richard Meyers, City Manager

Thomas C. Munroe, Mayor

Dated: _____

Dated: _____

EXHIBIT A:
Map 20-03-27-20 TL 3600, 20-03-27-40 TL 100, 20-03-27-40 TL 502 (part west of Row River),
20-03-27-10 TL 1200, 20-03-27-10 TL 1800

**Cottage Grove Airport
Zone Change to PR Parks & Recreation District**

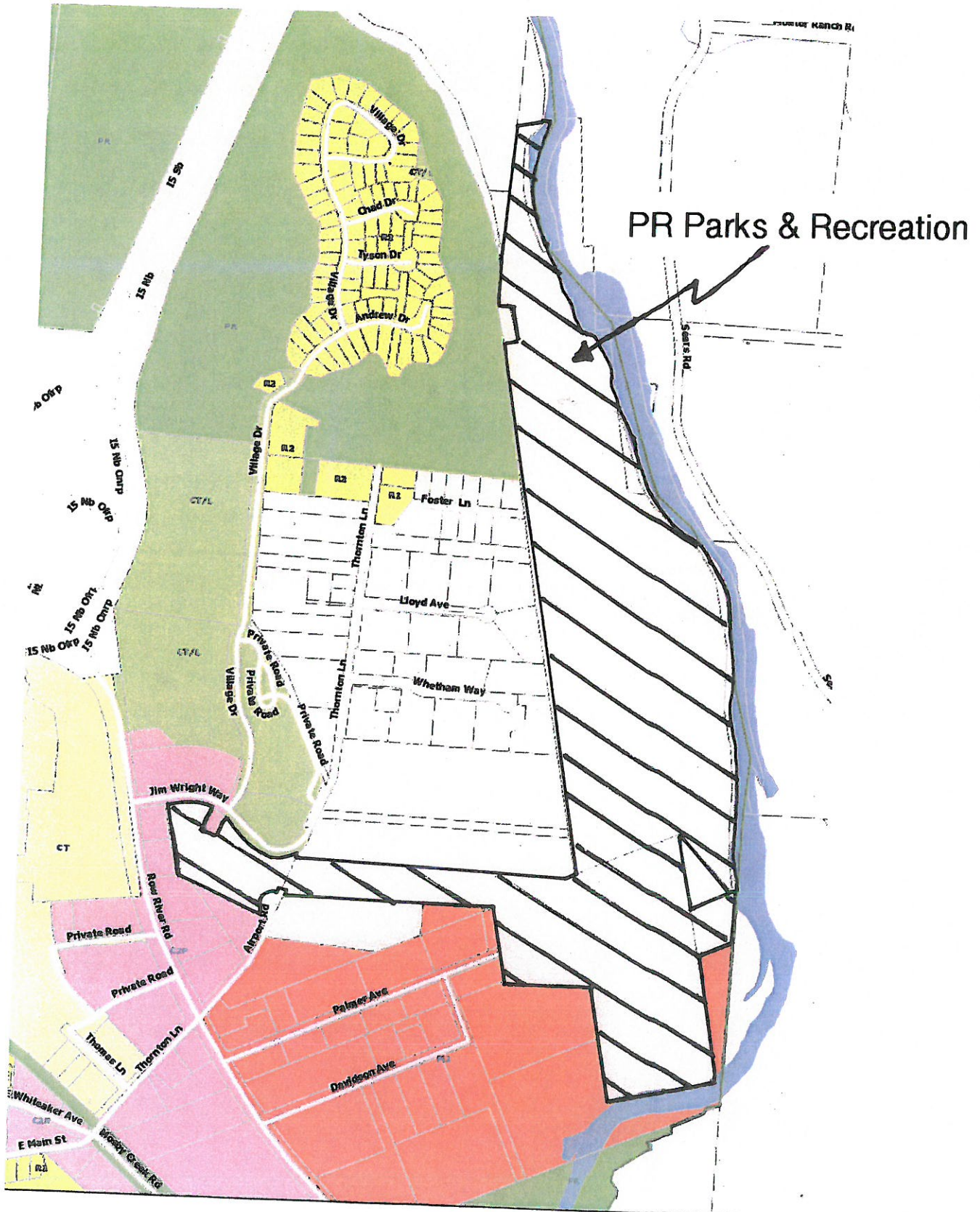


EXHIBIT B: FINDINGS
ORDINANCE NO. _____

1. City of Cottage Grove has made an application to rezone 74.44 acres of land described as Map 20-03-27-20 TL 3600, 20-03-27-40 TL 100, 20-03-27-40 TL 502 (part west of Row River), 20-03-27-10 TL 1200, 20-03-27-10 TL 1800 and comprising those lands owned by the State of Oregon State Board of Aeronautics/Department of Aviation and operated as the Cottage Grove Airport from Lane Code Chapter 10 AO Airport Operations to Cottage Grove PR Parks & Recreation District.
2. The land is within the Urban Growth Boundary of Cottage Grove, and has been annexed into the City of Cottage Grove. It is designated as Public/Quasi Public on the Cottage Grove Comprehensive Plan map. The Comprehensive Plan Land Use Diagram identifies PR Parks & Recreation as the implementing zone for this comprehensive plan map designation. Hence the appropriate land use district/zone for this property is PR under its current Comprehensive Plan map designation. Public Airports are allowed as a master plan in the PR District.
3. The City of Cottage Grove Comprehensive Plan, under “The Plan in General,” states that it contains broad generalized patterns of land use for those areas in which a given land use is best suited, where a land use is compatible to surrounding land uses and where the need for a given land use exists. The PR Parks & Recreation zone is compatible to surrounding land uses to the subject property. Surrounding properties within the Cottage Grove Urban Growth Boundary and/or City limits are designated either I Industrial, C Community Commercial or L Low Density Residential. The eastern boundary of the subject property is the Row River and its floodplain.
4. Adequate public facilities, including water, sewer, streets, etc. are available to be brought to the site.
5. The following Statewide Planning Goals are not applicable to the proposed rezoning: Goal 3 – Agricultural Lands; Goal 4 – Forest Lands; Goal 9 – Economic Development; Goal 10 – Housing; Goal 11 – Public Facilities and Services; Goal 15 – Willamette River Greenway; Goal 17 – Coastal Shorelands; Goal 18 – Beaches & Dunes; and Goal 19 – Ocean Resources.
6. The following Statewide Planning Goals are applicable and the amendment complies with them as noted below:
 - a. Goal 1 – Citizen Involvement. This request is consistent with Goal 1. Adequate public notice of the proposed changes has been provided through the Type IV public notice process as specified in Section 14.4.1.500 of the Development Code. The Department of Land Conservation and Development was notified of the intended modification on September 13, 2016, and did not express any concerns in writing about the changes. Public hearings have been held at the Planning Commission and City Council levels to consider this land use change. Our process involves various forms of notification of the public in the immediate area, notification in local media, and notification of impacted governmental agencies and recognized neighborhood groups.
 - b. Goal 2 – Land Use Planning. The City has established a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. The proposed change followed the process established in Title 14 of the City of Cottage Grove Municipal Code and has been found compatible with the City’s Comprehensive Plan.
 - c. Goal 5 – Open Spaces, Scenic & Historic Areas and Natural Resources. The subject property contains known wetland and riparian resources along the Row River, but no historic structures. These resources will be recognized and protected as part of the required Master Plan.
 - d. Goal 6 – Air, Water & Land Resources Quality. Development of this property will comply with city, state and federal standards to protect air and water quality. No identified natural

resources are being degraded by this rezoning, as the airport was developed to minimize impacts upon wetland and riparian resources along the eastern edge. The Master Plan will be required to identify and protect these resources.

- e. Goal 7 – Areas Subject to Natural Disasters and Hazards. The subject properties are within a Airport Overlay District (under Title 14 of the Development Code), and development will be restricted to ensure the safety of users and occupants. Much of the Airport is also within the floodplain of the Row River, and 50’ along the eastern boundary is within the Riparian zone of the Row River. Known wetlands are located within this Riparian zone within the property. Wetland preservation regulations will be in effect as identified by Cottage Grove’s local wetland inventory and ESEE analysis. Steps will be taken to protect life and property from natural disasters and hazards during any future development.
 - f. Goal 8 – Recreational Needs. The appropriate implementation of the Cottage Grove Comprehensive Plan for Q Public/Quasi-Public lands is PR Parks & Recreation. The PR district allows large recreational developments, including Public Airports, with approval of a Master Plan. The Oregon Department of Aviation plans to initiate a master planning effort in 2017. With this master plan, the development will be in compliance with the PR standards. The airport operates as a private recreational development, with private hangers for personal use airplanes, providing an outlet for this type of recreational need in the city and surrounding area. This need is recognized in the City’s 2003 Water to Woods: Master Parks Plan.
 - g. Goal 9 – Economic Development. The Airport has the potential to be both a tourist draw and an economic incubator for the City and surrounding areas. Its inclusion in the City allows for expansion of City services, including water and sewer, to the site, to expand the type of businesses that may locate within the property, greatly expanding potential economic development within this area. This zone change will support the City’s economic development goals.
 - h. Goal 13 – Energy Conservation. The parcels can be served by City streets and services. Preservation of existing development patterns maximizes energy conservation.
 - i. Goal 14 – Urbanization. The lots are already in Cottage Grove’s urban growth boundary. No changes will be made to the city’s boundary. Parcel 20-03-27-10 TL 1800 is partially in the City’s UGB and partially outside of it. This application only applies to that portion of the lot to the west of the Row River that is in the City’s UGB.
7. The proposed change is in the public’s interest; is in keeping with the development pattern in this area of the city; is in keeping with the intent of the City Comprehensive Plan; and serves the public’s health, safety and welfare.