



**URBANIZATION STUDY
ADVISORY COMMITTEE MEETING**

June 15, 2010
3:30-5:00pm
City Council Chambers, City Hall

AGENDA

1. Committee Introductions
2. Population and Employment Projections
3. Targeted Employment
4. Site Requirements
5. Land Use Efficiency Measures
6. Unmet Employment Land Needs
7. Comprehensive Plan and Code Amendments
8. Next Meeting:
 - a. Open House: July 15th, 4-6pm, City Hall
 - b. Advisory Committee Meeting: August 24th, 3:30-5:00pm, City Hall



If you are interested in the **FUTURE** of Cottage Grove,
you are invited to attend an

OPEN HOUSE

On the
Cottage Grove Urbanization Study.

July 15th

5:00-7:00pm

City Council Chambers
City Hall
400 E. Main Street
Cottage Grove

Community Development Department staff will be on hand to discuss
how Cottage Grove may **GROW** to accommodate
a 20-year supply of *employment (commercial & industrial) land.*



URBANIZATION STUDY ADVISORY COMMITTEE

MEETING AGENDA

August 31, 2010

3:30-5:00pm

City Council Chambers

1. Introductions Matt Parsons, Chair
2. Power Point Presentation – *A Simple Path... Continued* Jesse Winterowd
3. Recommendation from Committee / Decision making Jesse/Amanda Ferguson
4. Upcoming meetings / Process Amanda
 - October 20 –Cottage Grove/Lane County Planning Commission Public Hearing
 - January/February, 2011 – Cottage Grove City Council Public Hearing, Lane County Commission Public Hearing

UGB EXPANSION AFFECTED PROPERTY OWNERS MEETING
Wednesday, September 29, 2010, at 6 p.m.
Cottage Grove City Council Chambers

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

City Planner Ferguson: I could give a Power Point presentation if you would like me to. I could also just answer questions specifically. I could give you a short of a background of what we're doing and then answer questions and (unable to understand). Would you like to see the Power Point? It's a little long, but I'm happy to do it if you would like.

A male from the audience asked for the summary and then they could ask questions.

Ferguson: A summary. All right. So first of all I'm just going to leave this map up because this is what everybody is really interested in. What . . . everyone in this room received a letter inviting them tonight because you are part of what we are proposing for as an urban growth expansion. So the City of Cottage Grove currently . . . our urban growth boundary comes down I-5, turns up Cleveland area, cuts across and goes down Emerson. Through about a year and a half of analysis and study at this point we have determined that we need to expand our urban growth boundary and this is the recommendation that we're currently making. It's just the beginning and I'm sure it will change as we go along, but this is what the recommendation we're making for that expansion.

This process all started about, almost two years ago when we did an employment opportunity analysis (EOA). Oregon requires cities to have a 20 year land supply for residential uses, and for employment lands and that's commercial and industrial. When you determine that you don't have enough of either of those categories, you have to do an urban growth expansion – that's State law.

So, about 2-1/2 years ago we did, we started the process to do an economic opportunities analysis. That is a really formal study that looks at all of your current businesses, your potential for growth within the city, the number of people who work in the city, the number of projected people who will work in the city in the future, what your target industries are for growth, all sorts of different things. It comes up with an analysis of whether you have enough commercial lands and enough industrial lands within your current urban growth boundary. Ours came up almost 200 acres short to meet projected needs for the next 20 years., which means that we've basically used all of the industrial land within the city limits for industrial right now and that if we want to meet our projections for employing a good percentage of people who live in Cottage Grove in Cottage Grove in the next 20 years, we need more commercial and industrial

land in the urban growth boundary. So, we changed some of our policies to try to encourage people to redevelop within the city limits first because there are obviously a lot of properties out here that probably could use some redevelopment. Some of them are vacant, some of them have a small building on a large lot. So we changed some of our policies to encourage more development and that took about 100 acres of that need away. So what we were left with after we made those changes to our code was a 100 acres of need for industrial and commercial. Almost all of that is industrial, 12 acres is commercial and all the rest of it was industrial.

So, once you finish the EOA state law then says okay now that you know how much you need you have to go and do a very formal policy to figure out where you're going to meet that need. We decided, we determined that we needed one single user industrial site of 24 acres, another industrial park similar to the one that we have on South Highway 99 of 33 acres, and then a commercial center of 12 acres, and a business park of 33 acres. Business parks are sort of light industrial/office that type of thing.

So where do we go from there? Well, you're required to look at everything around the city. We did, we spent a lot of money on a bunch of analysis and we're looking all properties within a full mile of City of Cottage Grove. So we had to a mile around and did some jaggging to actually get some of the properties that are farther out than a mile and we just went to the property lines. You have to analyze whether or not they have slopes, that's the grey in here (referring to map). You're welcome to come up and look at these. You have to analyze whether or not there's wetlands. Whether or not there are rivers, their access to the freeway. You have to analyze whether or not they are resource lands which would be these that are zoned for farm of course use. And those are protected under state law rather strongly. Or, if they are what is called exception land which is basically anything else. So your home on a rural residential lot, a rural commercial or a rural industrial lot is considered an exception.

So this map actually looks for future employment sites. The pink and blue, the blue is the sections the exceptions land and that's where we're supposed to look first. The pink is farm or forest and that's where we have to look after we have met all the needs that we can with the exception lands. So we first started looking at our exception lands, these purple areas. First we're looking for industrial sites. We had to specifically look at lots that are less than 5 percent slope and we we're looking for areas that didn't have any floodplains, and very little wetlands if they had wetlands at all. So we were trying to find areas that weren't constrained by any of those things. It got really quickly obvious that there aren't a lot in Cottage Grove or around us that meet those requirements. So we started looking specifically south. Weyerhaeuser was the first group we contacted. I don't know if you know that Weyerhaeuser sits down here of course and most of their plant operations are down at the bottom corner. They actually have quite a large chunk of acreage that used to be part of their operations but is no longer part of their operations and when we asked them whether or not they would consider being part of our urban growth boundary to specifically address some of our industrial needs, they said yes. So we went great, that's where we can put our big industrial user and

industrial park. So 25 to 26 acres of that need, the 24 acres of single user and then also the 33 acre industrial park – we can meet them all right here which is great.

So all that left is the business park and a small community commercial center. Well, there wasn't any other lots in the exception, in the purple, that wasn't high elevation or on the floodplain that was large enough to be 33 acres and there wasn't anything that was large enough to meet the community commercial, which was 12 acres. So then we had to start looking at other things. The community commercial . . . we actually did identify a few properties that would work (maps were changed) on South 6th Street. So part of our proposal is actually 12 acres here along South 6th to I-5. This area is where we're proposing to meet that community commercial need. Community commercial would be something like in the future, very far in the future, a Safeway, a strip mall. An area that's designed to meet residential needs around it. So it's not to be something huge like Wal-mart. This is not anywhere near big enough for that kind of big commercial use. It's actually designed to be neighborhood residential. But because it is right next to the freeway and has access along South 6th Street which is a major road and there aren't any . . . has really great access we thought this was the best location that we could find to meet the community commercial need.

Since we are going here for our big industrial uses, we we're looking, the other industrial piece that we have left and need was for that business park. And so what we're recommending is actually this right here. This lot is . . . doesn't show up really well . . . so here it's got some wetlands in it, it's actually just this lower corner is wetlands. All the rest of these wetlands, which is the big green blob is wetlands, this up here is actually zoned forest under the current Lane County Plan, comprehensive plan. So this is the only area that we're looking at that isn't an exception land. This is already industrial. This is already residential land, this already commercial. But, this is the only lot that we could find from within the parameters of our study that could meet that need for 33 acres.

So what we're looking at right now is locating a potential future business park here, an industrial park here and a single user big industrial site here on Weyerhaeuser's land where it already has access to Highway 99, it already has access to the railroad, it already has water because the city already provides water to both Weyerhaeuser and Kimwood. All of those uses are together, there aren't any trees there, it's not in the floodway/floodplain. It's actually a pretty good site to locate all those big heavy industrial uses.

We're proposing that we meet some of our commercial need over here. Now, you notice that there's some pieces in between those sites that we're showing that we'd like to include in the urban growth boundary. That's mostly because the City's going to be taking services down here and we would like to be able to potentially serve people we pass with those services. So, rather than just annexing along Highway 99, jumping down to Weyerhaeuser and grabbing Weyerhaeuser, we're recommending that we also incorporate the pieces that are adjacent to it that could then have access to city services in the future.

Similar over here, this piece of low density residential is basically it's just in-between what we're looking at for our future community commercial and our current urban growth boundary so we're recommending that we include it within the urban growth boundary. What does that mean? When you include something within an urban growth boundary . . . city limits won't change. These properties will be within the City of Cottage Grove's urban growth boundary, but they will still retain their Lane County zoning. Lane County still has regulations over those properties and will still be . . . so if you wanted to build a house out here, you'd still go to Lane County if your property is low density residential to Lane County. Doesn't change your taxes, doesn't do anything of those things actually. What it does is that if in the future, very far out or possibly next year or the next 20 years, it's hard to say, if the urban growth boundary sits here, city limits are actually right here now too, these property owners could annex into the City of Cottage Grove. There are three criteria within the City for annexation. The first is that the city limits are right adjacent to your property. So right now these people would be the people who could annex, these folks couldn't even annex right now. So say we moved our line down to here, but then the city limits line is here so you could start annexing this way and you have to have city limits next to you. We have to be able to serve you with water and sewer, so we'll be running water and sewer down South 5th Street and as it comes farther south those properties that are adjacent to it can annex into the City. The third criteria is that it has to be owner initiated, which means that the property owner has to actually initiate the annexation. The City of Cottage Grove does not force annexation.

So that basically shows that eventually the city limits could move farther south, but it does take the owner's willingness to do so and their desire to do so and the City's ability to give them water and sewer in order to make that happen.

Now it's kind of interesting over here because we already serve water here and sewer already comes to like right here, so utility provision is actually really good for these sites already. The key will be Weyerhaeuser can't annex until the adjacent properties that are connected to the City annex as well.

Question: (couldn't understand female voice.)

Ferguson: (unable to understand) annex as well.

Question: We got a letter after they build those houses back there and we could join the sewer and water for \$1,000. (unable to understand)

Ferguson: No, it won't. You're absolutely right. We won't be giving water and sewer to anybody but if the services are available you can access them. I'll say again the reason why that determines value is because if you sit up here even if water and sewer come right by you, you can't gain access to it because we're not allowed to extend our water and sewer outside of our urban growth boundary. So, if the urban growth boundary is running along South 6th Street here these properties

Question: We're over by Weyerhaeuser.

Ferguson: Weyerhaeuser is grand-fathered in from the 50's.

Question: (Unable to understand).

Ferguson: When it was a mill. They actually paid to get water here in the 50's way before all these state laws came into effect. So they're pretty much colored in. When we put the new line in to run down Highway 99 to replace the one that they had built themselves way back when that was falling apart, we did an extra-territorial extension based on the fact they were already basically grand-fathered into our system to put a new line down 99. But we don't do extra-territorial expansion for very few reasons you can get away with it. So basically if the urban growth boundary stops here, these people over here can't gain access to city services until we go through another process sometime in the future to extend the urban growth boundary again.

Question: What is the gray south of the urban growth? I don't quite understand.

Ferguson: All this?

Question: Yes.

Ferguson: It's actually a feature of the map that this was built on. It has something to do with how the taxation, so it really doesn't mean anything. We're not – this area is outside of the study area and isn't an area that we're looking at incorporating at all. This is just . . . it was built on top of Lane County's tax maps and they have some of these sections laid out for some reason that I can't actually tell you why. It's a good question, I'll have to get her to remove it.

Question: It just seemed strange that it was gray (unable to understand).

Ferguson: Yeah. I don't think it actually has anything to do with our city limits, it just happens to be there.

Question: When they redid 6th Street, didn't they put sewer in?

Ferguson: Sewer stops right here and I think water is a litter farther and water goes down to McKinley. So water goes down to about here.

Question: It continues on.

Ferguson: It continues on?

Question: Yes.

Ferguson: It doesn't go to the Church does it?

Question: I don't know. I know that it goes past Roosevelt.

Ferguson: So the water goes down a little ways, but the sewer stops and eventually we'll of course extend those services down if we do this project. We'll eventually extend services all the way down. Eventually, long term, the next urban growth expansion may look at this area over here for residential purposes for future development. And, eventually that might mean that this interchange actually comes into the city and at that point will become a full urban interchange, but until that point we can't change the interchange. ODOT's jurisdiction calls this a rural interchange until the city urban growth boundary actually prorates it.

Question: What do you mean interchange?

Ferguson: Interchange - I-5.

Question: (Unable to understand).

Ferguson: Right now you can only get on in one direction, but yeah . . . it won't be a full service interchange with all four directions until it's part of the urban growth boundary.

Question: (unable to understand) extend that out the first part of the year?

Ferguson: Well, we don't have a need for that right now. We don't have a need for that much land. That doesn't mean that in 10 years we won't turn around and decide that we need more residential land within the urban growth boundary and extend down for that purpose at that point. But right now, we don't have a need. This is only intended to actually address a specific need. The reason why these are pulled in-between is because it doesn't seem to make a whole lot of sense to just go down 99 and only do Weyerhaeuser when we might be able to actually help out some properties up here.

You'll notice that the rodeo is included. We asked the rodeo what their preference would be and they actually . . . preferred coming into the urban growth boundary if they could as parks so their use won't change any. But that does mean that in the future they would be able to access city services and expand their facilities on their site.

Any specific questions about your properties?

Question: What is the capacity of the water and sewer availability? I mean how many more people can you take without expanding that?

Ferguson: Actually, because we just expanded, that's our water treatment facility and our sewer treatment facility, we actually have enough capacity to actually serve these areas, other than the lines themselves which have to be brought down.

Question: Thank you.

Ferguson: That was part of the analysis that we did, it was very specific that you have to for the State prove that you have the capacity to serve these or you can't actually expand to it.

Question: What would be the timeline (unable to understand) water and sewer along 6th Street?

Ferguson: It's going to be based upon annexation requests. So, the City . . . it is unlikely that we'll run water and sewer any farther until somebody down here needs it. So if, say Trudy (Sletager) because you're sitting here, suddenly decided that you wanted to build on your property and these properties had annexed in, then we might extend, we would then extend the sewer system to that. It's a little odder up here as water is already going there, so you don't have to worry about it. But, this property here which currently doesn't have city services, Kimwood does but this property does not, we can get city services to them very easily by just going over and across Highway 99, a 125 foot extension I think specifically. So it's actually a pretty easy extension.

Question: Didn't you say on South 6th that it would require annexation, but would not require annexation on there?

Ferguson: I was just speaking specifically about how we would get services to them.

Question: You still have to be annexed?

Ferguson: You still have to meet all three of the criteria. You still have to be adjacent to city limits and that's really the kicker there.

Question: To get the services?

Ferguson: To be a part of the city limits, yes.

Question: No, but without being in the city limits then you don't get the services?

Ferguson: Correct. We won't provide services to these properties until the city limits extend down.

Question: (unable to understand)

Ferguson: It doesn't change taxation or potentially even value until such time as you decide to annex. I have not seen a study that shows that being within the urban growth boundary necessarily impacts the value of your property until you actually are annexed into the city and that obviously would change it. Now, if the closer city limits comes to you that may change that equation somewhat. But particularly if say if you have a property over here that has . . . that is designated for future community commercial and is within the urban growth boundary, it may be considered more valuable than a property that is just residential. I can't promise that nor are we actually even analyzing

that. Property values are not one of the criteria specifically, so I can't answer that question intelligently. I'm sorry.

Question: I can't hear all that, can you explain that community commercial?

Ferguson: Yes, community commercial is a classification in our comprehensive plan to cover sort of general commercial. So Safeway is community commercial in Cottage Grove as is much of Main Street, not downtown, but much of the other portions of Main Street. It is a classification that sort of captures those types of general commercial uses, retail, sales and services, hotels, those types of general commercial. It's not tourist commercial which is where Wal-mart is, so it's smaller commercial. It's designed to be a neighborhood commercial (unable to understand) so that it provides services to the surrounding residential neighborhood.

Question: So they have to be part of the city limits to do that?

Ferguson: Yes, because these properties are currently zoned R-1 low density residential under Lane County so they couldn't develop commercial on the property right now. They would have to annex into the City in order to be able to develop commercial.

Question: What if people above you do not do that and then how would you have a business there?

Ferguson: Right, you wouldn't be able to. This piece of community commercial is going to be contingent upon the properties in the residential area eventually annexing. So this is a long range plan. This is not going to be something that shows up next year, or even 10 or 15. It's really going to be based upon external pressures that the City can't really control, but we are trying to look long range and make sure that we do our own facility development so that when we look at our water and sewer and transportation plans that we really consider where we want to go and how we're going to get services there. We plan for this long range. We can't control the market of course.

Question: What does the yellow represent?

Ferguson: The yellow is low density residential. These houses are currently already low density residential and we're actually recommending that they just continue to be low density residential. So it won't change between the County and the City.

Question: I just want to clarify, we're right on that corner there. If we don't annex, does that mean nobody else can annex?

Ferguson: Well, say if you're on this corner here.

Question: No, I'm on the corner . . . yeah right next to there.

Ferguson: Well, the properties behind you could.

Question: Okay.

Ferguson: And, we create islands all over the place. There are islands . . . say if this little commercial store up there didn't want to come in, they wouldn't have to.

Question: (Unable to understand).

Ferguson: They would just stay with their Lane County zoning and stay outside in the urban growth boundary with . . . until such time as they chose to annex. We've got a scattering of a lot of little properties around town that every boundary around them are in the city but they are not, particularly behind the old high school there's all sorts of houses back in that area.

Question: That small block in yellow, is that the Hillcrest Market?

Ferguson: Correct.

Question: How does Weyerhaeuser fit in to (unable to understand).

Ferguson: Well, it doesn't change what they're doing at all because they're already industrial. They're classified as rural industrial versus urban industrial, but it doesn't change what they do. It won't change what they do until the city growth pressures move south, gets closer to them and then it give them an option of on what they might want to do with their property in the future.

Question: So if somebody came in and said we want this industrial property (unable to understand) then what would happen?

Ferguson: They might have to encourage everybody else to come in. It would be up to the people (unable to understand) and I don't see it happening anytime soon.

I can provide you with a copy of the Power Point presentation if anyone is interested.

So what I really wanted to make sure that you all understood that by expanding our urban growth boundary does not change the zoning on your property nor will it . . . does it relieve your authority over the future of your property. You can retain your current zoning and stay as a rural residential or commercial or park, whatever it is for as long as you want. It's up to you whether or not you ever implement these changes. We're just trying to provide the long range vision for the city that would allow us to meet some growth needs that we see in an area that seems reasonable to do so.

Question: You're talking about building store possibilities on there. Those are all houses that are along there so you're talking about removing homes and . . .

Ferguson: If someone comes in and says I think this property is more valuable without a church and without these little houses, I'm going to take them down and then put in a commercial redevelopment . That happens all over the place. It's a long term vision and the redevelopment pressures would have to be there.

Question: So they are just (unable to understand) whatever may seem fit.

Ferguson: Or, both. Whatever you will take from them.

Question: So they can't force us?

Ferguson: No, there's no foreclosure going here. There's no eminent domain. We're not going to force anybody to sell to a commercial developer in order to implement this vision.

Question: Why would we want (unable to understand) when we have property that (unable to understand).

Ferguson: This is 20 years out. Right now we don't. I agree.

Question: (unable to understand)

Ferguson: Well hopefully in 20 years this may be a very different need. This maybe in 20 years maybe REI wants to come in and put a building there because it's close to a freeway interchange and they can see that as a great use. Or, Harry & David I know a lot of these types of businesses that locate (unable to understand). Actually, an example in Medford: Harry and David just built a new store for selling their products in a location like this.

Question: So are they going to maintain our property, like the surrounding area, all the blackberries, leaves and all of that?

Ferguson: Well, that's the thing. I can't tell you who might be interested in your property in 20 years. (unable to understand)

Question: I'm referring to the city limits (unable to understand).

Ferguson: We're not moving the city limits and we're not annexing -- we're just extending a line on a map to show where our . . . our future development might go so that we can do facility planning and just meet that state law that requires that we have a 20 year land supply. So it's literally just a line on a map. It doesn't change your zoning, it doesn't change who actually regulates your property and who maintains your property. So, no we won't . . . if you have a blackberry complaint we won't be coming out for it, which happens a lot now.

Question: So what are the long range cons?

Ferguson: Long range cons, if you are on a piece of property and that is comprehensive plan designation for industrial and say that your house, which we're not doing any of that – we're not changing anybody from industrial, but say we were going to take this yellow spot as industrial. And, they have a house on it and they want to change their comprehensive plan designation with Lane County to try to get a different use right now, Lane County would say sorry you're no longer in our jurisdiction you have to go to the City because you're in their comprehensive plan. So, if you want to develop a commercial property on that property but not annex, you would have to deal with both us for our comprehensive plan designation and then do a zone change through Lane County, which would be a little awkward. But, that's presuming that you want to dramatically change your current use on your property, but don't want to annex. That's all presuming that you can do that in Lane Code, it's really rather difficult to convince Lane County to change comprehensive plan designations. But, if you ever had to do that kind of thing you would have to work with both jurisdictions. That's actually the only one that I can think of. I am not trying to whitewash this, that's really the only one that I can think of (unable to understand).

Question: I was really glad you said annexation (unable to understand) it would be access to utilities, but they're not.

Ferguson: Not until such time as the city limits are closer, yes. It does mean that in the future they will very likely be there and be accessible to you.

Question: So, (unable to understand) if we're not annexed.

Ferguson: Correct. Correct, absolutely you have to annex.

Question: (unable to understand)

Ferguson: Yeah, you have to annex or whoever builds the property has to annex. It used to be that you had to go through Lane County for annexation, but that has changed at a State level so it's now through the City and our annexation policies are just that specific. There are only those three, there are no other criteria. You just have to meet those three.

Question: Can we have city water and still keep our well?

Ferguson: Yes. Once you're annexed you mean? Yes.

Blacksmith: With a backflow device

Ferguson: With a backflow device, thank you. There is a requirement that you put in a backflow device so that your well doesn't backflow into the City system, but it's not . . . a couple hundred dollars.

Schesser: Depends on the size.

Question: (unable to understand).

Schesser: You can do it yourself as long as it's not commercial.

Ferguson: There's a plumbing permit, but it doesn't have to be a contractor to do it. It's similar to what we require in the City if people put in irrigation systems, or hot tubs, so that the water source doesn't get contaminated. Any other questions? You guys want to come up and look at the maps closer? You're welcome to. I didn't mean this to necessarily be a class room session.

Question: We got another piece of paper in the mail today about . . .

Ferguson: Public hearing.

Question: Yeah, it is. So this will actually come into being when?

Ferguson: The next meeting that we're going to hold is a public hearing before the city of Cottage Grove Planning Commission and Lane County Planning Commission will be meeting here jointly at 7:30 on October 20th. That's a public hearing so anybody can come and give testimony. Both the Planning Commission's will be deliberating and hopefully making recommendations. Those recommendations get forwarded onto their governing bodies. So the City Council of Cottage Grove will have to look at this again in another public hearing and then there will be yet a third public hearing before Lane County Board of County Commissioners. Those will be in January and February, respectively. So at the very, very earliest this could happen would be next March, after the appeal process, but that presuming that we don't run into any roadblocks in the way. This could take another year for the (unable to understand). It's happened before. There again we just make a new line on the map.

If you guys go home and you think that this didn't make any sense and I need to go over it all over again, please let me know. I am more than happy to talk to you at any point. I can give you copies of all the documents that I've talked about and all the studies that we've done as well. So you can read everything. There will be staff report that will be available a week before the meeting on October 20th and you can read that as well and then of course there are three more public hearings. You have lots of opportunity to discuss. I would be very surprised if this map doesn't get changed somewhat over the next 4 months. So we want to make sure that particularly the pieces in-between are happy with what's happening because they're not meeting a specific need that we have. We just feel that it makes more sense for us to geographically to grow together rather than just going down a little tiny road and then going out. But some people may disagree with us and we may trim off some of those areas.

Question: (unable to understand) what's it zoned?

Ferguson: Industrial, so is this piece of here it's already zoned industrial. Both of them wouldn't change. This is rodeo and the trailer park and a couple of old houses. That wouldn't

change their zoning either, so it doesn't really limit or doesn't really change anything at all with what's going on for them at all. The church is over here. To let you know the churches in Cottage Grove City Code can be allowed in either residential or commercial. So even if they were to annex to get city services they wouldn't have to change their use. It would be up to them what do with that property, but they could still leave the church forever if they wanted to. Even with this zone.

Question: It's not changing 6th Street as far as the sewer is not going out that way unless they move the city limits.

Ferguson: Right, the only change as far as we're concerned is our long range master plans will show how we're going to get there and we'll start making sure that we have all of concept laid out for how we're going to do it. It does impact us a little that way, but it's all internal for the most part. Unless you read our wastewater management plan, you would probably never see it. But, this allows us to make sure that we're planning for that full capacity.

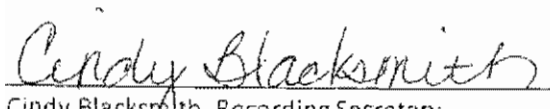
Question: So suppose you annex all the way from that side of 6th Street to the freeway (unable to understand) residential (unable to understand) how would you get sewer in?

Ferguson: We'd still probably bring it down 6th or 8th. Say if we actually extend 8th Street south, it's possible. There are already some services in 6th, 6th Street is Lane County jurisdiction – the street itself, but we typically bring the street into city jurisdiction as we annex. So the street I think is our jurisdiction up to here right now, fascinating complicated planning concepts. Are there any other questions?

Thank you very much. Like I said please get in touch with me if you have any questions. My name is on all the letters, somebody had to own up to it.

The meeting closed at approximately 6:45 p.m.

Respectfully submitted,



Cindy Blacksmith, Recording Secretary
Cottage Grove Planning Commission

APPENDIX 2:

Employment Land Needs Memorandum

Winterbrook June 4, 2010



MEMORANDUM

To: Cottage Grove Citizen and Agency Advisory Committee
From: Jesse Winterowd
Date: June 4, 2010
Re: Employment Land Needs Memorandum

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INTRODUCTION

On April 21st, we reviewed the urban growth boundary amendment process at Harris Hall in Eugene. Two major elements of an employment-based UGB amendment process are:

- **Employment Land Need:** Employment site needs must be determined by an economic opportunities analysis (EOA) consistent with Goal 9. Then, identified employment site need must be compared with the supply of suitable sites within the Cottage Grove UGB after considering efficiency measures.

(This analysis is found in the Cottage Grove EOA, which has been reviewed favorably by DLCD and is the subject of this memorandum.)

- **UGB Alternatives Analysis:** Alternative sites outside the existing UGB must be examined against statutory and Goal 14 criteria to determine which sites should be included within the Cottage Grove UGB.

This memorandum is intended to explain and clarify identified employment land need and supply dynamics described by the 2009 *Cottage Grove Economic Opportunities Analysis* (EOA) by:

- Describing the relationship between Lane County’s coordinated population projection and the City adopted employment projection;
- Summarizing 2029 commercial and industrial needs and development types;
- Describing site requirements for targeted industrial and commercial land needs;
- Describing how land use efficiency measures reduce the need for employment land within the existing urban growth boundary (UGB);
- Summarizing the supply of developable employment land after accounting for efficiency measures within the UGB; and
- Summarizing unmet commercial and industrial land needs within the existing Cottage Grove UGB and related site requirements.
- Describing master planning requirements to ensure that land added to the UGB is efficiently developed for intended uses prescribed in the EOA.

POPULATION PROJECTION AND EMPLOYMENT PROJECTION

As indicated in OAR 660-024-0040(1), “The UGB must be based on the adopted 20-year population forecast for the urban area”. However, according to OAR 660-024-0040(5), “Goal 14 does not require that job growth estimates necessarily be proportional to population growth.” The Land Use Board of Appeals has interpreted these Rule elements to mean that there must be some relationship between the coordinated population forecast and projected job growth, though it is not required to be proportional (*Friends of French Prairie v. City of Donald*, LUBA No. 2008-186). This section describes the relationship between projected population and job growth in the EOA.

In 2009, Lane County adopted a coordinated population projection for its cities and unincorporated areas (Ordinance No. PA 1255). Cottage Grove is forecast to grow to a population of 12,856 by 2030, which can be extrapolated to a forecast population of 12,704 by 2029. This represents an average annual growth rate (AAGR) of 1.2% for Cottage Grove’s population.

As indicated in the Identified 2029 Employment Land Needs section above, Cottage Grove’s employment base is forecast to grow to 6,075 employees in 2029. The EOA notes that Cottage

Grove currently has a jobs-to-population ratio of slightly over 1:2.1, or 1 job for every 2.1 people. This is low compared with Springfield (1:1.7) and the state as a whole (1:1.6). From a policy perspective, the City should allocate sufficient employment sites to redress this imbalance, and thereby reduce vehicle miles travelled as a result of commuting.

However, the EOA conservatively forecasts a job growth rate only slightly higher than forecast population growth (1.4% employment growth versus 1.2% population growth). This resulted in a forecast 2029 jobs-to-population ratio of slightly less than 1:2.1.¹

IDENTIFIED 2029 EMPLOYMENT NEEDS AND DEVELOPMENT TYPES

The EOA projects that employment in Cottage Grove will increase at an average of 1.4% per year – from 4,423 employees in 2006 to 6,075 employees in 2029. This means 1,652 new jobs -- a 37% increase during the 20-year planning period.

Most of Cottage Grove's future jobs will be in the retail and service sectors (85%), with a relatively small proportion of jobs in the industrial sector (15%). A key focus in EOA was to identify the types of basic or "traded sector" employment the City can reasonably expect to attract, and provide suitable sites for such potential employment.

The Lane Council of Governments, ECONorthwest and economic development experts on the Citizens Advisory Committee (CAC) identified targeted industries and other employment opportunities for the EOA. These targets represent two general development types: (1) Basic Industries and (2) Commercial Retail, Service and Other Employment. Targeted employment opportunities identified in the EOA are summarized below.

Targeted Basic Industries:

- outdoor recreational products,
- alternative/renewable energy production,
- medical supplies manufacturing,
- specialty food production,
- secondary wood products,
- nursery and greenhouse products, high technology manufacturing and services,
- warehouse and distribution centers,
- call/technical support centers, and
- plastics.

Targeted Commercial Retail, Service and Other Employment:

- health care and social assistance,
- government, professional and business services,
- leisure and hospitality,
- general and specialty retail trade.

¹ The jobs-to-population ratio is forecast to change from 1:2.13 in 2009 to 1:2.09 in 2029.

SITE REQUIREMENTS FOR TARGET INDUSTRIES

Generally, the targeted industries identified in the EOA require sites with characteristics similar to those found in the existing Cottage Grove Industrial Park:

- Relatively flat, serviced (or serviceable) sites, without environmental constraints (floodplain, wetlands and steep slopes);
- Direct access to Highway 99 and Interstate 5;
- Clustered near existing employment centers, so that truck and automobile traffic will not be directed through established residential neighborhoods.

Targeted commercial and other employment firms typically require sites with characteristics that are similar to those of targeted basic industrial employment.

Tourist commercial (leisure and hospitality) uses typically require direct access to I-5, but may also locate in the Downtown Historic District. Targeted health care, social assistance uses, government, professional and business service uses can locate in the Downtown Historic District, in redevelopable commercial areas along Highway 99, in new commercial centers, or in Business Parks.

To accommodate this wide range of targeted employment, the EOA determined that Cottage Grove needs a wide range of suitable employment sites over the next 20 years. An estimated 111 to 176 suitable and serviceable sites will be required, ranging in size from less than an acre to more than 20 acres. Overall the EOA estimates that approximately 170 net suitable and serviceable employment acres (after accounting for streets and topographically constrained areas) will be needed within the Cottage Grove UGB over the 20-year planning period.

Table N-1: Sites Needed by Type and Size

Size of firm	Est Gross Acres Needed	Avg Site Size	Total Sites Needed	Industrial	Other Emp.
100 +	20	20+	1	1	-
50-99	60	5-20 ac	5-7	2-3	3-4
25-49	30	2-5 ac	5-10	3-6	2-4
10-24	30	1-2 ac	25-35	10-15	15-20
1-9	30	<1 ac	75-125	25-50	50-75
Total	170		111-176	42-74	69-102

Source: 2009 EOA, Table 5-2

LAND USE EFFICIENCY MEASURES AND EMPLOYMENT LAND SUPPLY

The EOA reflects two general approaches to land use efficiency:

1. Redevelopment/intensification policy and assumptions; and

2. Plan / Zone modifications that require master planning for development of largely vacant sites.

Redevelopment Policy and Assumptions

The EOA sorted the updated inventory of suitable vacant and potentially redevelopable land by the site size categories identified in Chapter 5 of the EOA.² A substantial majority (over 75%) of Cottage Grove's suitable and available employment land supply is found in sites 5 acres or smaller in size. This inefficient land use pattern makes it difficult to assemble and redevelop underutilized parcels.

As described in Chapters 6 and 7 of the EOA, the Cottage Grove CAC and planning staff supported a policy of Downtown and Highway 99 investment and intensification. To reflect this, the EOA projects that:

1. All commercial/industrial parcels with an existing single family home will redevelop.
2. Half of developed commercial and industrial parcels – with assessed improvement values equal to or less than assessed land values – will redevelop.
3. Large format commercial (“big box” retail) site needs will be met inside the UGB through redevelopment of existing commercial lands – rather than looking for large sites outside the UGB.³

These policy choices effectively increased the vacant and redevelopable supply of employment land inside the UGB by over 80%, from 57 to 104 acres. As a result of these projections, the need to expand the UGB was reduced correspondingly – from 151 to 104 acres. **Thus, the EOA supports the City's policy choice to rely extensively on redevelopment and intensification of land use within the existing UGB to meet identified employment needs– thus minimizing the need to expand the UGB to meet such needs.**

UNMET COMMERCIAL AND INDUSTRIAL LAND NEED

Table N-2 shows unmet site needs, based on a comparison of the identified employment land supply with identified employment site needs. As shown on Table N-4, Cottage Grove has an

² Much of the employment land supply in Cottage Grove is comprised of small lots served by the existing street system. The 2002 Satre BLA assumed that 20% of future industrial and commercial land would be reserved for dedication of public rights-of-way. Because further street dedication necessary to serve existing employment sites within the Cottage Grove UGB will be limited, the EOA assumed only a 10% reduction to account for public rights-of-way for employment land within the existing UGB.

³ For example, the City could have identified a special need for a 10-12 acre large format retail site. By adopting the EOA, the City made the policy choice to require “big box” retail to acquire and consolidate a number of smaller retail sites rather than allocate a large, greenfield site outside the existing UGB

unmet need for one large 20+ acre industrial site, one midsize 5-20 acre industrial site, three midsize sites for other employment, and 39 small industrial sites.

Table N-2: Unmet Consolidated Average Site Needs

Site Size	Industrial Sites	Site Acres Needed	Other Emp. Sites	Site Acres Needed
20+	1	20	0	0
5 to 20	1	10	3	30
<5	39	27	0	0
Totals	41	57	3	30

Source: 2009 EOA, Table 7-2

Table N-3 converts unmet site needs to gross acres, to account for land lost to rights-of-way in development.⁴ There is an unmet need for 67 gross acres of industrial land, and 35 gross acres of land for other commercial and other employment types. These include one 20+ acre site, and four sites (one industrial, 3 other) of 5 acres or larger in size.

Table N-3: Unmet Consolidated Average Site Needs (Gross Acres)

Site Size	Industrial Sites	Gross Site Acres Needed	Other Emp. Sites	Gross Site Acres Needed
20+	1	24	0	0
5 to 20	1	12	3	35
<5	39	32	0	0
Totals	41	67	3	35

Source: 2009 EOA, Table 7-3

How Unmet Need for Employment Sites will be Accommodated

Cottage Grove will need to add just over 100 gross suitable acres to the existing UGB to meet 20-year employment needs. The EOA prescribes four development types to meet this need *efficiently* while retaining identified sites for their intended use as prescribed by the EOA:

- *Large Site Industrial*
- *Master Planned Industrial Park*
- *Community Commercial Center*
- *Business Park*

The following text regarding development types is taken from the adopted Cottage Grove Comprehensive Plan Economic Development Element:

⁴ The EOA assumes that 15% of large parcels required for master planned employment uses will be consumed by rights-of-way.

Industrial (Traded Sector) Employment Needs

As recommended in the EOA, gross Industrial land needs (67 acres assuming 15% for street rights-of-way) be met in two ways:

- 1. Large Single-User Industrial Site (24 acres): Designate a site with at least 24 gross suitable acres that is reserved specifically to meet the needs of a single large firm with at least 100 employees. Plan policies and amended development code standards would ensure that the site is reserved exclusively for a large firm.*
- 2. Master Planned Industrial Park (33 acres): Designate an Industrial Park site (similar to the existing Cottage Grove Industrial Park) with at least 33 gross suitable acres to meet the need for small- to medium-sized sites in a master-planned setting. It is assumed that some light industrial need (approximately 10 acres) will be met in the new Business Park district described in the Commercial and Other Employment Needs section below. Plan policies and amended development code standards would ensure that land designated Industrial outside the existing UGB would require an approved master development plan prior to annexation and development.*

Commercial and Other Employment Needs

As recommended in the EOA, unmet commercial retail and service needs (35 gross suitable acres) be met by the following:

- 1. Community Commercial Center (12 acres). As documented in Chapter 6 of the EOA, Cottage Grove has 62 acres of vacant, underdeveloped, and redevelopable Commercial land. The demand for retail commercial uses typically increases with population growth. Most of this retail demand can be met in vacant or underdeveloped Commercial areas within the UGB. However, there is an unmet need for a community shopping center of approximately 12 gross (10 net after accounting for streets) suitable acres.*

The community center site would be designated Community Commercial – subject to master planning requirements and building square footage limitations.

- 2. New Business Park (33 acres). The bulk of new employment that Cottage Grove wants to attract is service commercial employment, including health care and social assistance, government, professional and business services. Limited light industrial and supporting retail uses (e.g., restaurants or health clubs, or sales of products produced on site) are also appropriate in a business park setting. The site needs of the business park are: a site of about 33 acres in size; relatively flat site, and direct automotive access to an arterial street or state highway. Business parks typically have a campus like setting and require that activities be conducted indoors; therefore business parks are more compatible with adjacent residential uses than industrial uses or large retail centers.*

3. Large format and general retail (0 acres). *As Cottage Grove's population grows, the City is likely to attract new retail development, including large format retail (such as a Home Depot, Lowe's or Target). Typically, retail uses require relatively flat sites with automotive access to a state highway and high visibility to potential shoppers. Large format or "big box" retail requires a site of approximately 10 acres. As noted in the EOA, there are no vacant 10-acre Commercial sites within the existing UGB.*

The Citizen Advisory Committee considered the possibility of limiting large format (big box) retail store size. Rather than adopting additional new zoning standards to limit this type of retail use, large format retail be permitted on commercial land within the existing UGB – but only through the redevelopment process. In other words, if a large format retail firm can assemble underdeveloped properties within the existing UGB, then the City would support such redevelopment efforts, regardless of the size of the retail store. However, no new "greenfield" sites would be designated outside the existing UGB.

Comprehensive Plan and Development Code Requirements

In addition to policy choices emphasizing redevelopment and intensification of existing employment lands, the EOA supports Comprehensive Plan and Development Code amendments focused on ensuring efficient use of land for new development on largely vacant sites that are added to the UGB.⁵ These include master planning requirements for development of all new large employment sites, and a new business park zone that allows for a mixture of low-impact industrial and commercial uses in a master planned setting.

Comprehensive Plan Economic Development Policies

(2) Adopt master planning standards for large commercial and industrial sites, in order to ensure that industrial and commercial land supply will be suitable and available for targeted industries and retained specifically to meet identified employment land needs.

(3) Provide adequate public services (i.e., roads, transportation, water, and sewer) and take action to assure adequate private utilities (i.e., electricity and communications) are provided to existing businesses and development sites.

(8) Adopt a new Business Park zone to be applied to a relatively flat site of 30-35 acres in size, with direct automotive access to an arterial street or state highway. Business parks shall be master planned to provide and maintain site a range of site sizes suitable for targeted light industrial and service commercial employment.

Comprehensive Plan Industrial Policies

(2) Protect industrial areas from encroachment by incompatible land uses and ensure sites in a variety of sizes to assure opportunities for both small and large industrial activities.

⁵ Development Code updates included in the EOA defined retail and service business park use categories (Chapter 1.4 updates), use preservation and master planning requirements in Commercial and Industrial zones (Chapter 2 updates), and master planned development updates (Chapter 4.5 updates).

(4) Retain industrial sites for their intended industrial or business park purposes, while allowing accessory and limited support commercial activities.

Comprehensive Plan Commercial Policies

(1) Ensure that the Central Business District (CBD) remains the heart of the community as a place to work, shop and conduct public affairs.

- a. Encourage revitalization and upgrading of the existing downtown core area with improvements to be financed by assessments and city-matching finances when available.*
- b. Plans should be developed jointly by the central business district merchants with the help of the City and the general public.*
- c. Take advantage of tax abatement and marketing opportunities resulting from the Downtown Historic District.*
- d. Adopt the Central Business District Plan as a guideline and starting point for downtown revitalization until more specific recommendations are developed.*

(2) Provide for a new Master Planned Community Commercial center of 10-12 acres as called for in the 2009 EOA, to keep pace with population increases and to improve commercial services to an area or the community.

(3) Provide for a new Master Planned Business Park to accommodate a mixture of light industrial, service commercial and limited retail commercial in a master planned setting.

Development Code Efficiency Measures

As part of the 2009 EOA process, the City adopted amendments to the Development Code to require master planning for all four of the four development types (special needs) listed above. The master planning process ensures that land designated for each of the four types of development is used efficiently and cannot be developed in a piecemeal fashion.

Each employment area added to the UGB in the future will have a Master Planned Development Overlay Zone and therefore will be subject to Development Code Chapter 4.5, Master Planned Developments. Thus, planning for efficient placement of streets, parking and circulation, lots and utilities must occur prior to (or concurrent with) an application to apply a City of Cottage Grove Land Use District following annexation to the City, and prior to allowing building construction on any property covered by the overlay. The master plan overlay also ensures that large parcels are retained for their intended employment uses as prescribed by Cottage Grove EOA.⁶

Development Code Chapter 2 (Land Use Districts) was also amended in 2009 to include master planning requirements for Commercial, Business Park and Industrial Districts as indicated below. The following text is quoted directly from these amended districts:

⁶ New "use categories" were added for Business Park Commercial Retail (Section 1.4.3700 and Business Park Commercial Service (Section 1.4.380). A new "Business Park" zone was also adopted to allow for commercial service and retail uses in a master planned setting."

2.3.190 Commercial Districts – Large Site Master Planning Requirements

Commercial land added to the Cottage Grove Urban Growth Boundary (UGB) to meet commercial land needs identified in the Cottage Grove Economic Opportunities Analysis (2009) shall be assigned a Master Planned Development (PD) overlay zone under Chapter 4.5 – Master Planned Developments following annexation.

A. The minimum development area covered by this master plan shall be 10 acres.

2.4.140 Industrial Districts – Site Layout and Design

C. Special Use Standards – BP District Only. All development within the BP District must comply with the following standards.

1. Master Plan. All development must be preceded by an approved master plan as provided in Chapter 4.5, Master Planned Developments.

2.4.160 Industrial Districts – Large Site Master Planning Requirements

Industrial land added to the Cottage Grove Urban Growth Boundary (UGB) to meet industrial land needs identified in the Cottage Grove Economic Opportunities Analysis (2009) shall be assigned a Master Planned Development (PD) overlay zone under Chapter 4.5 – Master Planned Developments following annexations.

A. The minimum development area covered by this master plan shall be 20 acres.

SUMMARY AND NEXT STEPS

Summary of Employment Site Needs

This memorandum summarizes employment sites based on the adopted Cottage Grove EOA and concludes that Cottage Grove has an *unmet* need (after accounting for efficiency measures) for approximately 102 gross suitable acres. Statewide Planning Goal 14 recognizes that:

In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need.

This is exactly what Cottage Grove has done in its adopted EOA. The EOA identifies four distinct development types for meeting identified industrial and commercial employment needs that are not met within the existing UGB. All four require relatively flat, serviceable and undeveloped sites with direct access to Highway 99 or I-5:

- A large industrial site of approximately 24 acres that will be reserved for a single user;

- A **master planned industrial park** of approximately *33 acres* (similar to Cottage Grove's existing park) that will allow for a variety of industrial users provided that a master development plan is approved prior to annexation to the City;
- A **community commercial center** of approximately *12 acres* that will provide for primarily retail commercial uses provided that a master plan is approved prior to annexation; and
- A **business park** of approximately *33 acres* that will provide for a variety of employment uses provided that a master plan is approved prior to annexation.

Next Steps

The next step in the process is to examine potential sites outside the existing UGB to determine where identified employment site needs can be met consistent with two sets of criteria:

- (a) statutory priorities for urban growth boundary expansion in ORS 197.298, and
- (b) the location factors of Goal 14.

The next CAC meeting will consider options for UGB expansion and is scheduled for August 24, 2009 at Cottage Grove City Hall.

APPENDIX 3:

Cottage Grove and Lane County Planning Commission Agendas and Minutes



Community Development

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JOINT MEETING
COTTAGE GROVE PLANNING COMMISSION
AND
LANE COUNTY PLANNING COMMISSION

October 20, 2010 – PUBLIC HEARING
7:30 p.m. City Council Chambers

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS
 - A. CITY OF COTTAGE GROVE – COMPREHENSIVE PLAN MAP AMENDMENT (MCPA 3-10) TO AMEND COMPREHENSIVE PLAN LAND USE MAP TO EXPAND URBAN GROWTH BOUNDARY. Applicant is seeking to amend Comprehensive Plan Land Use Map to expand the Cottage Grove UGB to the south along Highway 99 and to the southeast along South 6th Street to meet industrial/commercial land needs (Map 21-03-05, Tax Lots No. 103, 105, 106, 107, 201, 203, 400, 1301, 1500, 1502, 1503, 1504, 1505, 1600 and 1701; Map No. 21-03-05-10, Tax Lots No. 200, 502, 500, 700, 800, 901, 902, and 903; Map No. 21-03-04-21, Tax Lots No. 700, 800, 900, 1000, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2300, 2400, 2500, and 2600; Map No. 21-03-04-24, Tax Lots No. 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200 and 1300).
4. COMMISSION COMMENTS
5. ADJOURNMENT

NOTE: Cottage Grove complies with state and federal laws and regulations relating to discrimination, including the Americans with Disabilities Act of 1990 (ADA). Individuals with disabilities requiring accommodations should contact Cindy Blacksmith at (541) 942-3349 at least 48 hours prior to the hearing.

**JOINT MEETING
COTTAGE GROVE PLANNING COMMISSION
AND
LANE COUNTY PLANNING COMMISSION**

Minutes of the Regular Public Hearing
October 20, 2010

CALL TO ORDER

Cottage Grove Planning Commission 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:

Cottage Grove Planning Commission

Present: Chair George Devine, Commissioners Michael Cowan, Jeremie Eckstine, Lindsey Haskell, Michael LaBorde, Larry Nichols and Mindy Roberts

Absent: None

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

Staff Absent: None.

News Media Present: Jon Stinnett, Cottage Grove Sentinel

Lane County Planning Commission

Present: Chair Robert Noble, Commissioners Jozef Siekiel-Zdzienicki, Ryan Sisson, and John Sullivan

Absent: Commissioners Anna Arkin, George Goldstein, Rony McCown, Nancy Nichols and Dennis Sandrow

Staff Present: Planning Director Kent Howe, Planner Stephanie Schultz, and Engineering Analyst Shashi Bajracharya

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

NOTE: A quorum of Lane County Planning Commission members was not present.

NEW BUSINESS

City of Cottage Grove – Comprehensive Plan Map Amendment (MCPA 3-10) to Amend Comprehensive Plan Land Use Map to Expand Urban Growth Boundary (Lane County File No. PA 10-5348)

City staff gave a brief synopsis of the proposal, which is to include 56 parcels into the City's UGB (270 acres) to meet the needs of the adopted Economic Opportunities Analysis, outlined the public involvement process to-date and explained the City's annexation policy. Two small changes (changing proposed designations on two parcels) that had been made to the proposed UGB expansion to address requests made by property owners at a public meeting held on September 29, 2010 with affected property owners.

Greg Winterowd and Jessie Winterowd, Winterbrook Planning, gave a PowerPoint presentation entitled "The Simple Path". The presentation explained the legal process that the City had used to develop the UGB expansion recommendation in conformance with Goal 14 and the applicable OARs. That two of the four identified land needs, specifically for an industrial park and a large single industrial user, can be accommodated on the vacant portion of Weyerhaeuser's property that is zoned Rural Industrial. The Community Commercial need can be located on Rural Residential properties along South 6th Street and the remaining 33 acres needed for a Business Park cannot be located on exception lands and so it is recommended for location on an Impacted Forest parcel to the north of Kimwood. Further, that although only 100 acres are needed to meet EOA needs, 270 acres are being recommended for inclusion, as the remainder of Weyerhaeuser, all of Kimwood, the Cottage Grove Rodeo, and the Rural Residential and Rural Industrial properties between these properties and the current city limits are recommended for inclusion. These properties are either already served by city services or are in the path of potential city services and are necessary for inclusion in order to properly serve the proposed industrial properties.

Lane County Commissioner Siekiel-Zdzienicki asked that additional maps that show tax lots and streets and an aerial map be provided.

City Commissioner LaBorde asked about the future of other resource lands in the area and staff responded that they will stay under their current Agricultural designation.

City Commissioner Haskell asked how many buildable/developable acres are being brought in and staff replied that it was approximately 100 acres of vacant industrial land.

Lane County Chair Noble stated that he needed to stop the meeting and obtain the permission of the present Lane County Commissioners to continue past 9:00 p.m. Consensus was given to do so.

OPEN PUBLIC HEARING

Jim Welsh: I'm Jim Welsh and I'm representing the Cottage Grove Board of Realtors. I reside at 950 Killen Lane, Elmira. I was not able tonight to get a board member to come and talk and take a look at this plan. I was able to attend a meeting or two and talk to some others about what the City was and the task force was working on. Right now I'll say that and have the authority to give you some thumbs up here on a plan that makes some sense establishing along an established corridor that has some industrial sites on it closer to Cottage Grove. Has some public facilities, water and sewer, and so it does make some sense. The one large industrial site provided by Weyerhaeuser meets I think some of our concerns that Cottage Grove be able to provide a large site, if someone needed something of 30 acres or more. I think we're a little disappointed there wasn't something at the 50 acre site. That this was . . . this does meet it at 65 acres, but I think there's two possible uses of that, so it is split up at 22 and 33 or something along that lines as it sounded like it was being explained. I think being close to I-5 and having this along the 99 corridor we do have a problem with some of the resource land being used especially over on Highway 99. We didn't have a problem with that closer to I-5 either, but I think it makes better sense to have it developed along Highway 99. We believe that for other cities up from the north of Lane County to the south of Lane County that the Highway 99 corridor being a historic industrial location along the cities it just makes sense for Cottage Grove. So we will at this point in time say go forward and we hope that Lane County agrees with this and we hope that the Cottage Grove Planning Commission passes it on to Lane County so they can provide their approval. Thank you very much.

Daniel Cathey: Not really against this George. I'm sort of ambivalent about the whole thing.

Chair Devine: I need to have you state your name and address for the record.

Cathey: Yes, I will. Daniel Cathey, 77850 Highway 99 South, Cottage Grove. This address is designated as Lot 3 on this plot plan you gave us, actually lot 300. It's 43.85 acres and (unable to understand) this is my property right here. It's designated that piece right in here and I have several concerns about this plan. One is the drainage on

my property. The a . . . all of this property to the south of me here, all north of Dugan Lane itself has a creek on the south side of it. All of this property in here clear and including Yearous's property up on the hill, part of La Monte Estates drains down to I have 3 holding ponds on my property that extends into the Newman property which is inside their boundary. They all come together and drain up and pick a lot of the runoff from the Rodeo Grounds, come back between my barn and cows and head south through two small culverts which are Lane County approved that went under the recycling center and trailer park. It goes on down crosses under the highway and then proceeds on down to the river. If . . . my concern is, is that any pavement that goes in here in the industrial site will increase the runoff in this area to such an extent that this ditch barely can contain what's there now. You say that this is a wetlands, but in fact I hay this every year and get up to 25 to 30 tons of hay off this area right in here and it is not wet but about 3 months of the year. But during that three months, it's critical because my barn has actually had water in it because of these culverts and drains here. And, if at one time when the . . . Dugan Road . . . creek was stopped up on this side of the highway it ran down and we were practically under water here. There's two houses here. One septic system was null and void because of the runoff and therefore I would like you to consider this in part of your planning that a ditch of some sort be run under the highway at Dugan Lane here all the way over to the canal and the industrial park, that's the way the creek coming out of Dugan Lane does now. It runs under the highway, under the railroad and into this canal here that feeds directly into the river. Without that I'm going to be under water anytime you have more rain than is normal. Even on a normal day in the winter this area right in here . . . this pasture here because of small culverts that were allowed that were put in without any control backs up the water into this pasture here and all back up in around my house and around my barns.

The second thing is the noise and light pollution. At one time all this in here was (unable to understand) of the Weyerhaeuser Company, when we first moved in here and we didn't even know the plant was there most of the time. In the late 90's they torn down all the buildings in here, increased lighting all the way up here and started using area up in here for loading and unloading and as a result we get 24 hour noise now from the plant. Just from the plant here and that's a mile away from us. I have planted two rows of trees along Highway 99 here to (unable to understand) trying to alleviate that noise and I've also planted trees along here to alleviate the noise from (unable to understand) which that doesn't bother me at all because it's always during the day time and very rarely does it bother me. But this noise here can get very irritating when you're trying to sit out on a nice summer afternoon on the back porch and enjoy the evening because this thing just goes and goes and goes. If you put big industry in here people live here, here, and here plus the trailer park. It is really detrimental to (unable to understand) to have this going on all the time so you're going to have to try with . . . hope that you would as a concern of mine consider some kind of a barrier be put up here to protect us who continue to live here from the noise that's generated from that place.

Also along with the noise is the lighting. At various times they put in lighting all the way up here and Weyerhaeuser right now (unable to understand) we have to close our blinds at night to sleep because right across from us they put in, I think they're about 35 foot poles to protect the storage area they've had. We've discussed it with them, they've put in shields and so on and so forth, but if you increase the number of people in here I don't know how we're going to do that except that we'll need one of these huge walls and that effects the railroad (unable to understand).

Also another thing I'm concerned about besides the water drainage is the environmental waste that will come in. If any of this is paved you know how that goes. It gets washed down and goes down stream (unable to understand) and I don't appreciate thinking about that coming in over my hay crop.

The third thing I'd like to bring up for one of my concerns is the traffic situation. Since I-5 raised the bridges and everything, we . . . the overloads, the big loads have decreased to a tremendous amount but we still have a considerable amount of traffic on 99. It is well used from the south coming into Cottage Grove and from the north out. During the changes in shift (unable to understand) it becomes quite substantial. I would like to see a recommendation from all of you, I know that this is a State highway, but the speed limit now is 55 miles an hour from the road going up to Lamonti Estates to Dugan Road, right in here and then it stops and goes back down to 45 again. I would like to recommend and you know that 55 means 65 to a lot of the people and especially the bulk truck drivers from Weyerhaeuser they any way. I'd like to see a recommendation made by both of these assemblages to that this be limited to 45 at least through here. The other thing is I'm concerned that in the future they determine that another lane is needed on 99 to support the traffic coming into these industrial sites you'll have to increase the width of the road. My house is almost 100 years old. It was built in the time when people like to build right on the road. I cannot afford because of the County taxes to move the footprint of my house back and if right now if I put in a big hedge in front of my house to stop the noise and we have an easement for power on this side right in front of the house. It's only 30 foot away from my front porch which I have enclosed to stop the noise and so on and so forth, but if you ever have to widen the road here like you did for the industrial park entrance or something all the way down that would make my house almost unlivable and really lower the value of the whole farm. And, it is a farm even though you have it on your maps as major wetland. Right now we have a dry stream through here, next week it will be running probably but this is a deep pond here that goes all the way over into the Dugan property here.

Those four considerations I would like to provide papers here I've addressed this to Stephanie Schulz, but I'd like to leave one here with the Cottage Grove people also. (Attached as Exhibit A) Thank you.

Mia Nelson: I think I first just want to hand out some copies.

Chair Devine: I need to have you state your name and address please.

Mia Nelson: I will. I want to do these copies first. Stephanie are you able to take some back to the Planning Commissioners that aren't here?

Schulz: Of course.

Mia Nelson: Good evening. I am Mia Nelson. I am the Willamette Valley Advocate for 1000 Friends of Oregon. My office is 220 East 11th Street, Suite 5, Eugene. I think I just want to start with a couple of preliminary procedural questions for staff. Are you . . . this is a legislative procedure, is that correct, not a quasi-judicial?

Ferguson: Correct.

Mia Nelson: I'd appreciate it if you could let the decision makers know that the procedures that were read by the Chair earlier regarding the right of rebuttal for proponents and the raising of whoever had ex parte contact they don't apply to legislative hearings and I think especially that last one is really important. You do have the right (unable to understand) to talk with your constituents and the public about this. It isn't the same as a property specific action and I think that it puts unnecessary fear in the minds of both the public and the decision makers to be told that you're not supposed to do that. That is true when it is an individual property owner, but that's not the case here. I also wanted to just start out with a point of clarification on what Mr. (unable to understand) was telling you about properties that have more than one acre or one half acre of buildings on them being considered not vacant. He's correct about that but it's in some ways not relevant because those properties are just considered potentially re-developable. So it doesn't in any way take property off the table simply because it is a half an acre of buildings on it. So I just wanted to put that out there. I don't agree at all with his . . . what he was implying there. I'm 90 percent okay with this proposal. It's a 270 acre proposal and I only have a concern about the 33 acres that is the resource land that was discussed. That is productive forest land and it is supposed to be the very last resort in a UGB expansion. In this case I think that it's not warranted and I'm just going to explain why. If you look on the second page of my letter (attached as Exhibit B), there's a little colored map of that area of the Weyerhaeuser property that I did (unable to understand). What I'm showing there outlined in red is a 90 acre approximately portion of the Weyerhaeuser facility. It is I think 166 acres in size. I just outlined the northern 90 acres of that and the number 90 is significant because that is how much total industrial land is actually needed. That is enough to site the business park, the large lot industrial and the industrial park. And, so I really think that the first inquiry is why isn't that 90 acre area – why isn't that re-developable? When I look at the . . . what is on the property right there it looks like some logs and maybe some vehicles and some very small buildings. I think that one important thing to realize is that exception lands which are the first priority to come into the UGB usually do have uses on them already. That's why they're exception lands. So it is thoroughly common for land that we look at first to be expanded into the UGB to

CITY/COUNTY PLANNING COMMISSION –Public Hearing October 20, 2010, Page 6 of 10

not just be vacant lands sitting there with nothing on it. So this is a normal situation that you have – some development. The proper inquiry isn't really what is Weyerhaeuser doing with it today, but what potentially could happen in the next 20 years because this is a 20 year land supply (unable to understand) for tomorrow. One of the interesting things about Cottage Grove that the report that Winterrowd has prepared is that you have already a 10 year ready to go land supply already in the City. According to them you have a short term, what we call a short term land, already a 10 year supply and that's good. What that means is that you've already got yourself covered for the short term and so this is sort of a not going to be needed for a while. That's why it's extra important to think about what could happen on this site in 20 years. If there's a reasonable likelihood that this could be re-developed, then this should be where we're expanding here the urban growth boundary – not onto resource land which is the base for very significant industries in Oregon which are forestry and agriculture. If though you decide that you think that only 65 acres of that is actually usable, which I'm guessing is probably just the grassy area, it would be about 2/3 of this area, just the thing that there is absolutely nothing on it at all, then I think the correct place to look next is still not at the exception land which is the land that is identified there as F-2 property in pink. It would be the blue area which is approximately 24 acres plus the 16 acres just south. That is all exception land. The 24 acres is proposed to be brought into the city already. But it isn't clear why. Because it's not, it's not supposed to meet any identified land need that you have because your industrial need is going to be fully met supposedly by the Weyerhaeuser property and the exception land. So, I really don't understand why that property is included in the urban growth boundary proposal in the first place. But it is exception land and zoned industrial now and it is several parcels. That is true also with the property to the south; however, there's not a great deal of improvement on either one of those which you can see from the aerial maps. So that is actually a good candidate to be conglomerated into one parcel if you really did need a business park that started out all as one parcel. Which is another point that I dispute, I don't think it's rational, reasonable, to think that that an industrial park or a business park, which are by definition made up many different businesses, that that would need to necessarily start out as one parcel. It's very common for people aggravate parcels, the PeaceHealth example in Springfield is a good example of that, where someone puts together adjacent properties, but I don't think that's even necessary for you to have a 33 acre business park. So that's really the nut of my concern right there is first off is that the Weyerhaeuser property is much more re-developable than 65 acres and should be the site for the industrial needs, but barring that it should be sited on the other exception lands that I show on my map. And, I just want to stress you know that I would really like to write a letter in support of this UGB expansion. It is, it wouldn't be correct to characterize 1000 Friends as opposing Cottage Grove's efforts to expand or your desire to have jobs. We support that. We think it's great and I'd have to say when I first read this proposal I was very pleased to see that it was almost entirely exception lands. Because of that I don't have a lot of heartburn that's is 270 acres when you only need about 100 acres because to me once land is zoned rural industrial or rural residential it's essentially committing to

CITY/COUNTY PLANNING COMMISSION –Public Hearing October 20, 2010, Page 7 of 10

being developed anyway. It's just our focus is very narrowly on that 33 acres of resource land and I will say that many cities wind up in years of appeals for reasons like this. They had a proposal that was 90 percent good, no one had any problems with it but there was just this little piece you know that wasn't substantiated and I just urge you to not allow something small like this to be a burr under the saddle for this. Because one thing that to keep in mind is since this is a 20 year plan, you don't have to have all of what you want right now. If you really believe that you need have to have more land you can do another expansion in 5 years, in 10 years, anytime you want. If it turns out that things grow a lot faster than you expected in Cottage Grove. You're not locked into this plan. Often I see that cities would be better off doing a very reasonable UGB expansion that had no objection, getting that in, waiting a few years and then doing another one. Rather than trying to pile it all onto one giant proposal that has controversial parts and then just trying to push and push and push that through. It actually can take a long time. It can take years. The City of Woodburn has been at it since the 90's on theirs and they're still at the Court of Appeals and I think that isn't what Cottage Grove wants is controversy or delay. There's no need for that in this case. So I just want to commend you on a 90 percent good job and I appreciate the chance to comment. Thanks.

CLOSE PUBLIC HEARING

Clarification, after questions to staff, was made that Kimwood was a developed manufacturing site with little potential for redevelopment to meet the city's needs. City staff did agree to speak to Weyerhaeuser in more detail.

Shashi Bajracharya, Engineering Assistant, with Lane County Transportation Planning responded to a question from Lane County Commissioner Sullivan about whether they agree with ODOT's recommendation to do a TIA at a later time. He replied they would like to see a recommendation for Rachel Road to be included so that the City could apply urban standards to that road. City Planner Ferguson clarified the Rachel Road issues for the Lane County Planning Commission.

Savannah Crawford, speaking on behalf of ODOT, stated that they are neutral at this time and are neutral on the application. She further stated that a Transportation System Plan Update or a Traffic Impact Analysis would be the next step.

County Commissioner Sullivan asked for clarification regarding Ed Moore's (DLCD Regional Representative) letter that had been submitted for the record. The letter stated that DLCD did not have enough information to respond at this time and would provide a response later in the process. City staff stated that they were confident that DLCD's concerns could be addressed and comments received prior to either City Council or Board of County Commissioners hearings.

City Commissioner Haskell stated that since City Council would not hear this application until after the first of the year, that the Cottage Grove Planning Commission could deliberate in November.

Lane County Commissioner Sullivan spoke on Mr. Cathey's concerns and encouraged him to speak with city staff since all of his stated concerns would be part of the required master planning process at the time of annexation/development.

Lane County Chair Noble asked if there was a need to keep the record open. City staff replied that there was as they might submit additional information after conversations with Weyerhaeuser and/or Kimwood.

IT WAS MOVED BY COMMISSIONER HASKELL AND SECONDED BY COMMISSIONER NICHOLS THAT THE PLANNING COMMISSION KEEP THE RECORD OPEN ON APPLICATION NO. MCPC 3-10 UNTIL 5:00 P.M. ON WEDNESDAY, NOVEMBER 10, 2010.

Vote on the motion was as follows:

VOTE	Commissioner Cowan	Commissioner Eckstine	Commissioner Haskell	Commissioner LaBorde	Commissioner Nichols	Commissioner Roberts	Chair Devine
AYES	X	X	X	X	X	X	X
NAYES							
ABSTAIN							

NOTE: It was announced that deliberation for the Cottage Grove Planning Commission was scheduled for November 17, 2010, at the regularly scheduled meeting and that the Lane County Planning Commission will deliberate on December 21, 2010.

ADJOURNMENT

IT WAS MOVED BY COMMISSIONER HASKELL AND SECONDED BY COMMISSIONER COWAN THAT THE MEETING BE ADJOURNED.

Vote on the motion was as follows:

VOTE	Commissioner Cowan	Commissioner Eckstine	Commissioner Haskell	Commissioner LaBorde	Commissioner Nichols	Commissioner Roberts	Chair Devine
AYES	X	X	X	X	X	X	X
NAYES							
ABSTAIN							

The meeting was adjourned at approximately 9:40 p.m.

ATTEST:

APPROVED

Cindy Blacksmith
Cindy Blacksmith, Recording Secretary

George Devine, Chair

10/20/10
 Daniel & Patricia Cathey
 77850 HWY 99S
 Cottage Grove 97424

Ref: Department file: PA 10-5438

Staff: Stephanie Schulz

The above address (our property) is designated as lot 3 - 43.85 acres on referenced file currently designated as F2

Concerns:

NEAROUS
 Drainage: All property designated for change in referenced file north of Dugan Lane and West of Hwy 99 - including the West end of the Rodeo Grounds - drains through a ditch running through our property. In addition, all of the downslope of the Uris property as well as that of Le Montai Estates drain into this same ditch.

This ditch is barely adequate during a normal rainy season and due to the undersized (and non-county approved) culverts under the recycle center and trailer park causes flooding on my property during any above average rainy season.

My concern is that industrial areas will pave over areas to the South increasing runoff that will have to go through my property unless adequate ditching is provided that diverts the water under HWY99 and the RR to the canal on the Weyerhauser property. This due to the ditch in front of my house along the highway being blocked on the west side at the recycle center and being diverted via a small culvert to the east side where it backs up at Rachel Rd every year. Also any industrial waste washed away by rains will also end up going through my property if adequate ditching is not provided.

Noise & Light Pollution: Since Weyerhauser removed the buildings

north of their plant, we have had to live with constant (24hr/day) noise as well as the many lights they have installed to support workers throughout the whole area. I have planted two rows of trees along the Eastern fence line of my property as well as one row along the North fence line in an (unsuccessful) attempt to alleviate the noise and light pollution from Weyerhauser and the Rodeo Grounds. If other industrial plants are installed in the area, other actions will be needed to provide our living area protection from these constant nuisances. Remember there are three homes here where people have to live.

Traffic: Since the bridges on I-5 were redone ~~the decrease in~~ oversize loads using 99 have decreased. However there is still substantial through traffic at all times of the day and especially during commute hours for shift changes at the various industrial facilities to the south. At present, I recommend all vehicles leaving my property do so by turning around and going out forwards to prevent

- over -



534 SW Third Avenue, Suite 300 • Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 • www.friends.org
 Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528 • (541) 474-1155 • fax (541) 474-9389
 Willamette Valley Office • 220 East 11th Avenue, Suite 5 • Eugene, OR 97401 • (541) 653-8703 • fax (503) 575-2416
 Central Oregon Office • 115 NW Oregon Ave #21 • Bend, OR 97701 • (541) 719-8221 • fax (866) 394-3089

October 20, 2010

Cottage Grove Planning Commission
 City of Cottage Grove
 400 East Main Street
 Cottage Grove, OR 97424

Lane County Planning Commission
 Lane County
 125 East 8th Avenue
 Eugene, OR 97401

Re: Cottage Grove UGB expansion proposal

Dear Planning Commissioners, City and County Staff:

Please place these comments in the record of the Cottage Grove UGB expansion proposal. 1000 Friends of Oregon is a nonprofit, charitable organization dedicated to working with Oregonians to enhance our quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural and scenic areas. We support efforts to plan for Cottage Grove's future and would be willing to concur with this proposed UGB expansion if it were modified to exclude the 33 acres of resource land.

As background, the city staff report dated October 20, 2010 states that there is a need for the following land to be added to the UGB:

- 12 acres for a community commercial center
- 33 acres for a business park
- 24 acres for large-lot industrial
- 33 acres for an industrial park

The proposal goes on to recommend that the 12 acres of community commercial be sited on approximately 16 acres of rural residential land, and that the 57 acres of industrial need be accommodated on Weyerhaeuser's rural industrial site. We concur with these recommendations.

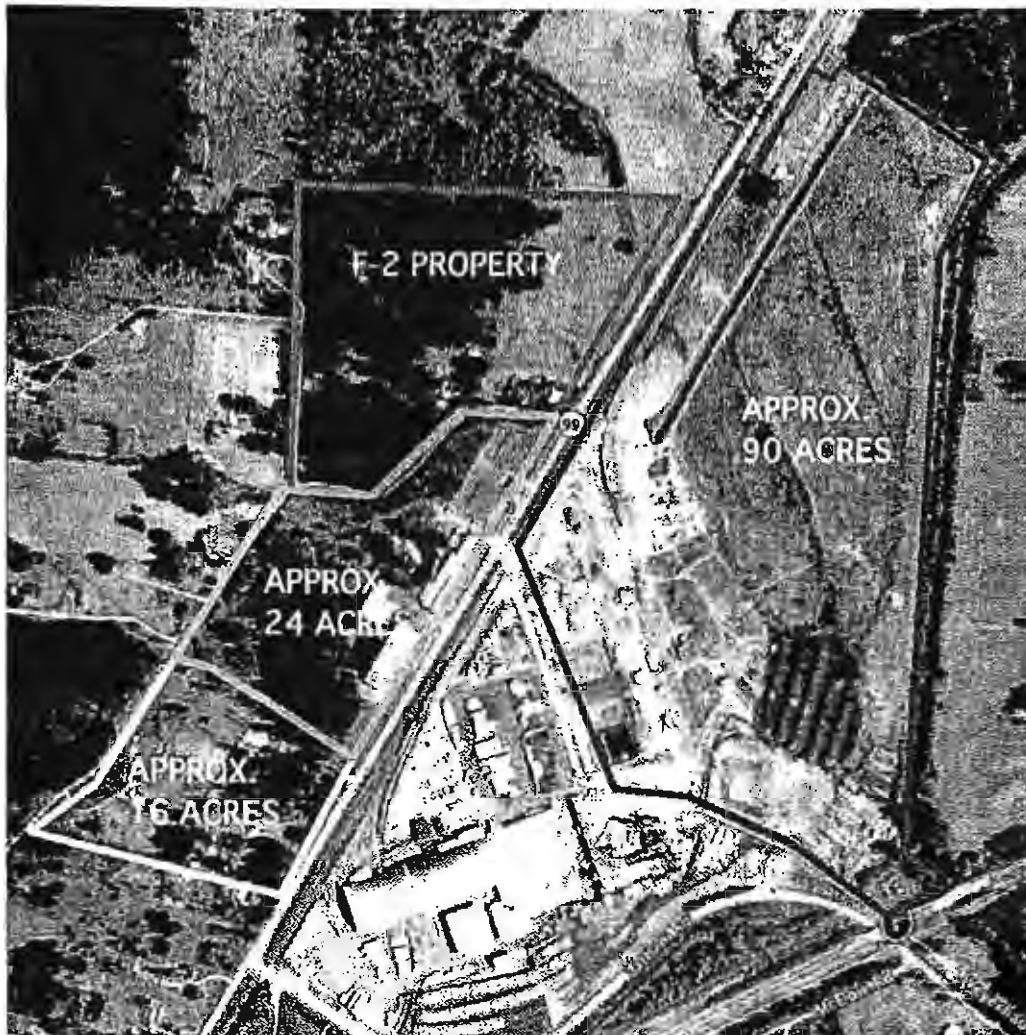
However, we do not agree with the proposal's conclusion that the 33-acre business park must be sited on zoned forestland. There is ample room to site the park on the remainder of the 166-acre Weyerhaeuser site, all of which is proposed for UGB inclusion despite an identified industrial land need of only 57 acres. There is additional land proposed for inclusion on the west side of Highway 99, for reasons that are not explained.

The city staff report claims on page 3 that the city's advisory committee "was unable to find a suitable site for a business park (33 suitable acres) on nearby exception area that met identified site requirements." However, according to page 9 of draft *Cottage Grove*

Urban Growth Boundary Justification Report, "the site needs of the business park are: a site of about 33 acres in size; relatively flat site, and direct automobile access to an arterial street or state highway." These are not difficult criteria to meet.

It is apparent from the city's mapping that the 166-acre Weyerhaeuser site is relatively flat and has direct access to Highway 99. It has no wetlands or other identified site constraints. Only 90 acres of this site would be needed to accommodate the business park, the large-lot site, and the industrial park; this amount of land is illustrated below outlined in red. Page 20 of the *Justification Report* claims that only 65 acres of the Weyerhaeuser site are suitable, but provides no explanation or evidence to support this conclusion. The entire Weyerhaeuser site is likely suitable for future industrial use.

If still more land is needed, there is the 24-acre area outlined in blue. These are exception lands already proposed for inclusion, for reasons that are not explained. There is also the 16-acre yellow area, which are exception lands not currently proposed for inclusion. There seems no good reason to include the F-2 property outlined in pink.



It is difficult to discuss the merits of the city's claim that only 65 acres of the Weyerhaeuser site is useable, because there is no evidence or argument provided. One can only assume that the city has decided that only those areas that currently are completely unused (the grassy areas) should be counted as "suitable." This is in error. Current use of the property to stack logs or lumber, or park equipment, or the existence of small, inexpensive buildings, does not mean the property can be excluded. It is common for exception lands, which have the highest priority for inclusion in a UGB, to already have uses on them. The kinds of improvements seen inside the red outlined area in the picture above are not expensive and present no real barrier to redevelopment.

There is also the matter of timing. As page 12 of the *Justification Report* notes, the city already has at least 10 years supply of "short term" employment land ready to develop now. The Weyerhaeuser site will not be needed for at least 10 years, and a lot could change between then and now. It is reasonable to expect some or all of 166-acre Weyerhaeuser site to be converted to another use sometime during the next 20 years.

If this proposal is modified to exclude the 33.22 acres of resource land identified in pink on the photograph above, we will withdraw our objections. There appears to be no valid reason to include this property in the UGB. Resource land contributes to the local economy by supporting farm and forestry operations, and should truly be a last resort when siting new urban uses.

The city and/or county may also wish to consider excluding the 24-acre exception area outlined in blue, because there are no identified employment needs proposed to be met on these lands. This also appears true of the other land west of Highway 99, a mix of residential, park and industrial parcels (this area is north of the photograph shown above).

We would welcome the chance to work with the City and the County in the resolution of this matter and hope you will contact us if you have any questions about this testimony. Please provide us with notice at the below address of additional opportunities to testify, as well as notice of any decisions regarding this proposal.

Sincerely,



Mia Nelson

Willamette Valley Advocate
1000 Friends of Oregon
220 East 11th, Suite 5
Eugene, OR 97401

Cc (electronic): Ed Moore, DLCD
 Gloria Gardiner, DLCD
 Faye Stewart, East Lane County Commissioner