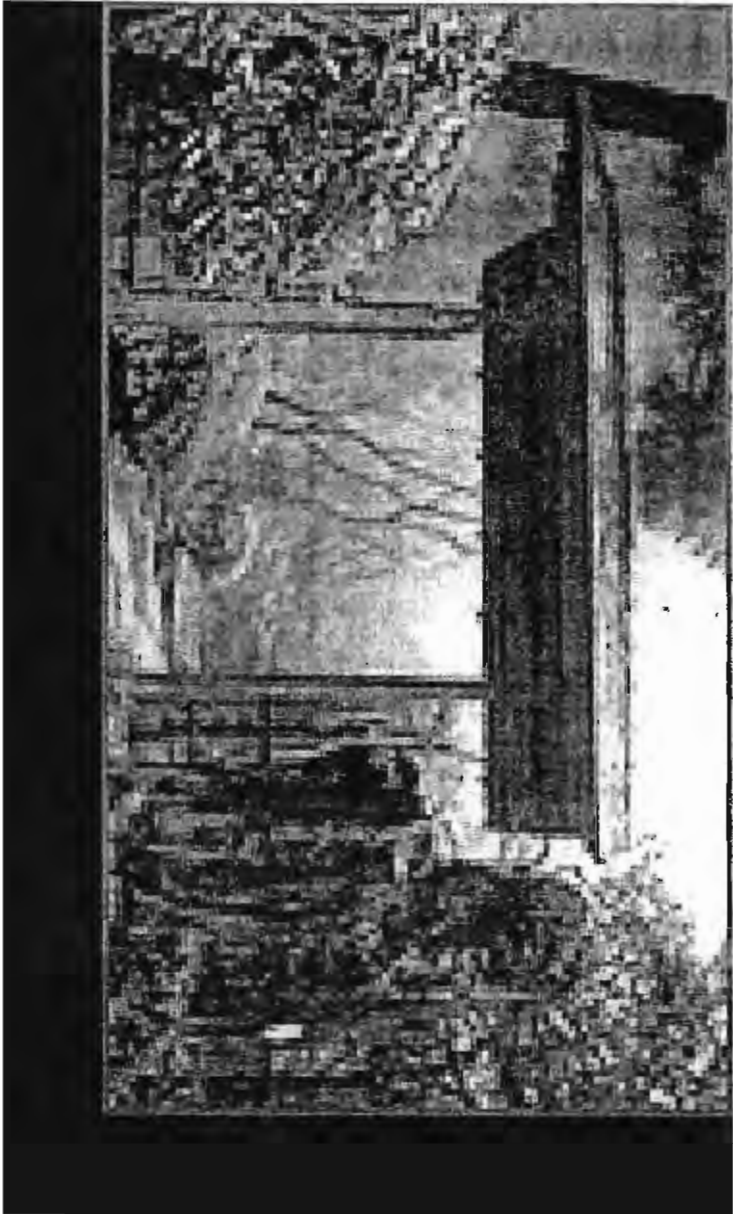


A Simple Path - Continues

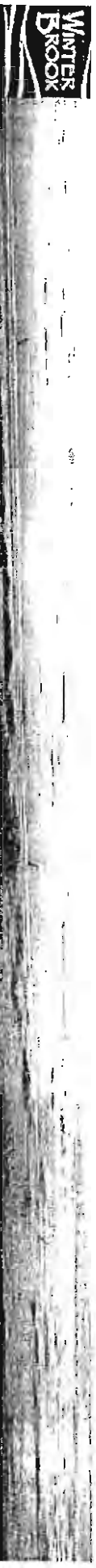


Previously..

Joint UGB Amendment Process Overview

(April 2010)

- *Sand and Stones Concept*
- *Identification of Need*
- *Urban Growth Priorities*



Sand and Stones Concept



- ***Stone Uses Require:***
Large Sites with Special Characteristics
- ***Sand Uses Require:***
Buildable Land



Identification of Need

*Economic Opportunities Analysis
(EOA) determines need for “suitable
employment sites” or “stones”*



Urban Growth Priorities

- **Step 1:** Identify unmet land needs, then
- **Step 2:** Go to “exception areas” first
- **Step 3:** Go to “marginal land” second
- **Step 4:** Go to “resource land” as a last resort



Previously...

Summary of Needs and Supply

(UGB Worksessions 1 & 2, June & August 2010)

- **Suitable Lands Inventory**
- **Measures to increase density**
- **Capacity of the existing UGB**



UGB Land Need Conclusions (consistent with Cottage Grove EOA)

Unmet Industrial Employment Needs

- **Large Single-User Industrial Site (24 acres)**
- **Master Planned Industrial Park (33 acres)**



UGB Land Need Conclusions (consistent with Cottage Grove EOA)

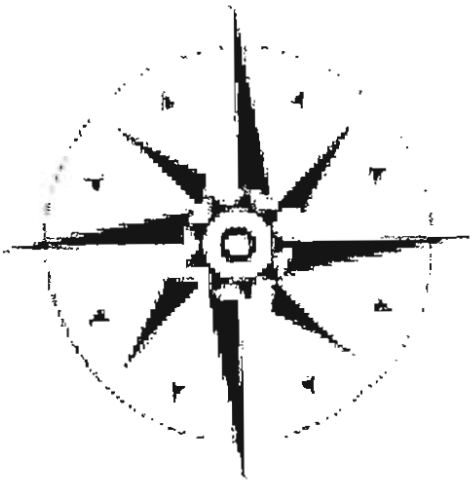
Unmet Commercial Needs

- **Community Commercial Center (12 acres)**
- **New Business Park (33 acres)**



Now:

Where to Expand the UGB?



Goal 9 Rule

- (5) If a local government has specified characteristics such as parcel size, topography, or proximity that are necessary for land to be suitable for an identified need, the local government may limit its consideration to land that has the specified characteristics when it conducts the boundary location alternatives analysis and applies ORS 197.298



Summary of Cottage Grove Site Requirements (from adopted EOA)

- Site Size (4 sites – 12 to 33 acres)
- Topographically Suitable (exclude floodplain, wetlands, slopes > 10%)
- Direct Access to Hwy 99S or I-5 without passing through established residential areas
- Adjacent to existing employment areas (except for community commercial)



Define UGB Study Area and Constrained Lands

Map 1:

- Study Area (1 mile around existing UGB)
- Rivers
- Floodplain
- Slopes > 10%
- Wetlands



Define UGB Expansion Alternatives – Potential Employment Sites

Map 2:

- Plan Designations Inside UGB
- “Resource” vs. “Exception” Zoning in Study Area
- 5-acre or larger unconstrained sites
- “Developed” sites (improvement value > land value)

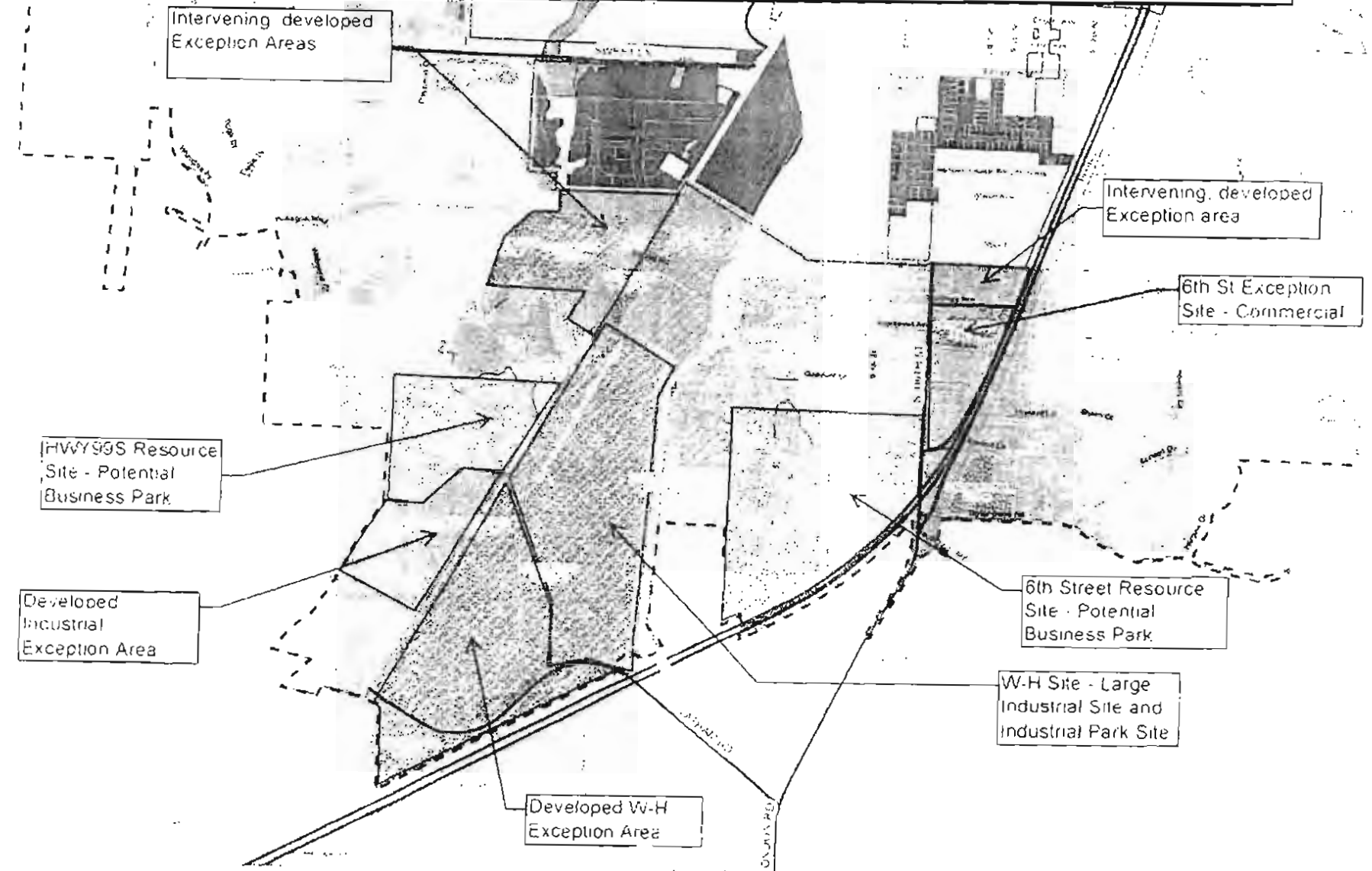


Apply “Direct Access” Criteria

- Abutting Hwy 99 or less than 1/8 mile via road
- Within ¼ mile of I-5 Access
- No travel through established residential areas
- Approved Railroad Crossing



Map C – Potentially Suitable Industrial and Commercial Areas



Follow the rules of the road!

(State Law)

First Apply - ORS 197.298 Priorities

Then Apply Goal 14 Location Factors
and/or Exceptions to Priority
Categories



Go to “Exception Areas” First

ORS 197.298 Priorities

Determine capacity of highest-priority “exception areas” to meet needs

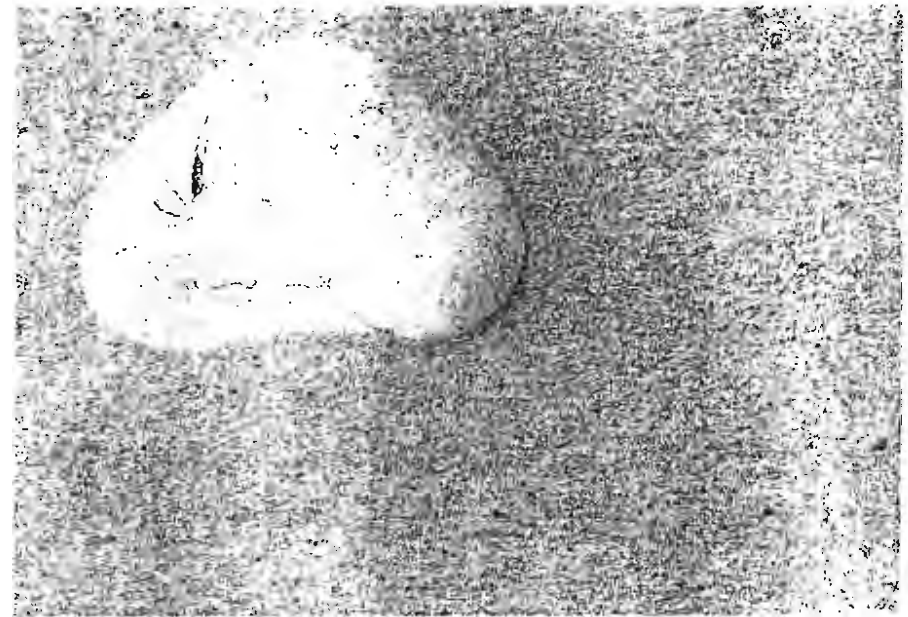
Exception Areas are *not* zoned for exclusive farm or forest use.



However ...

Large employment stones sometimes cannot be placed in exception areas due to:

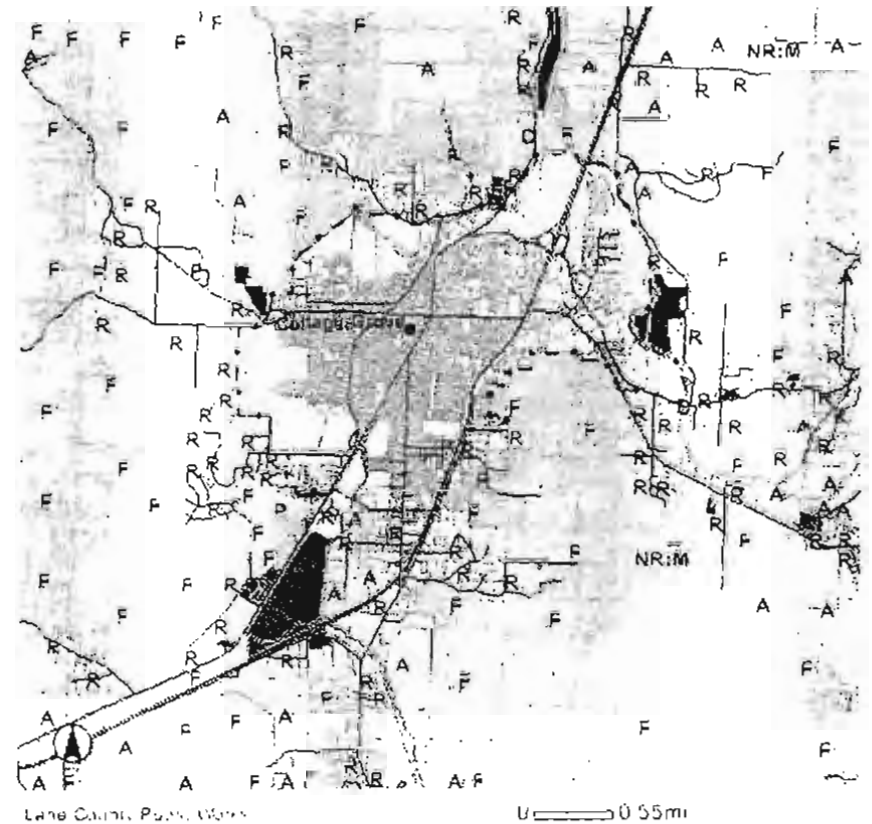
- small parcel sizes
- inaccessible to major streets
- steep or wet topography



Cottage Grove Conditions

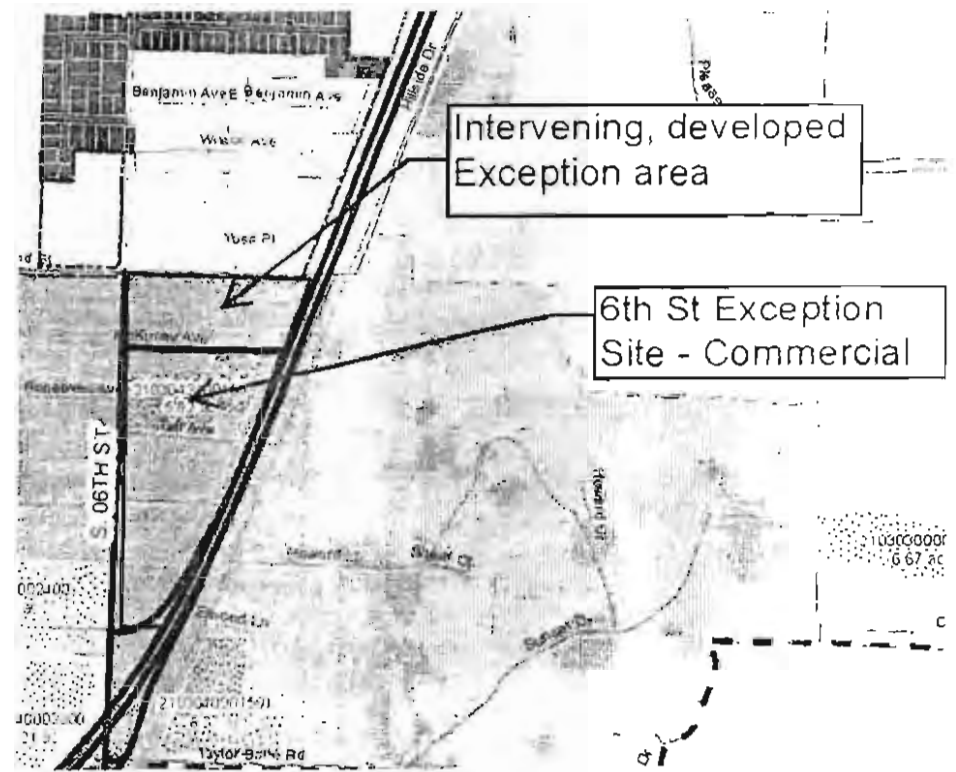


- Cottage Grove has many adjacent exception areas.
- But only a few meet identified site requirements.



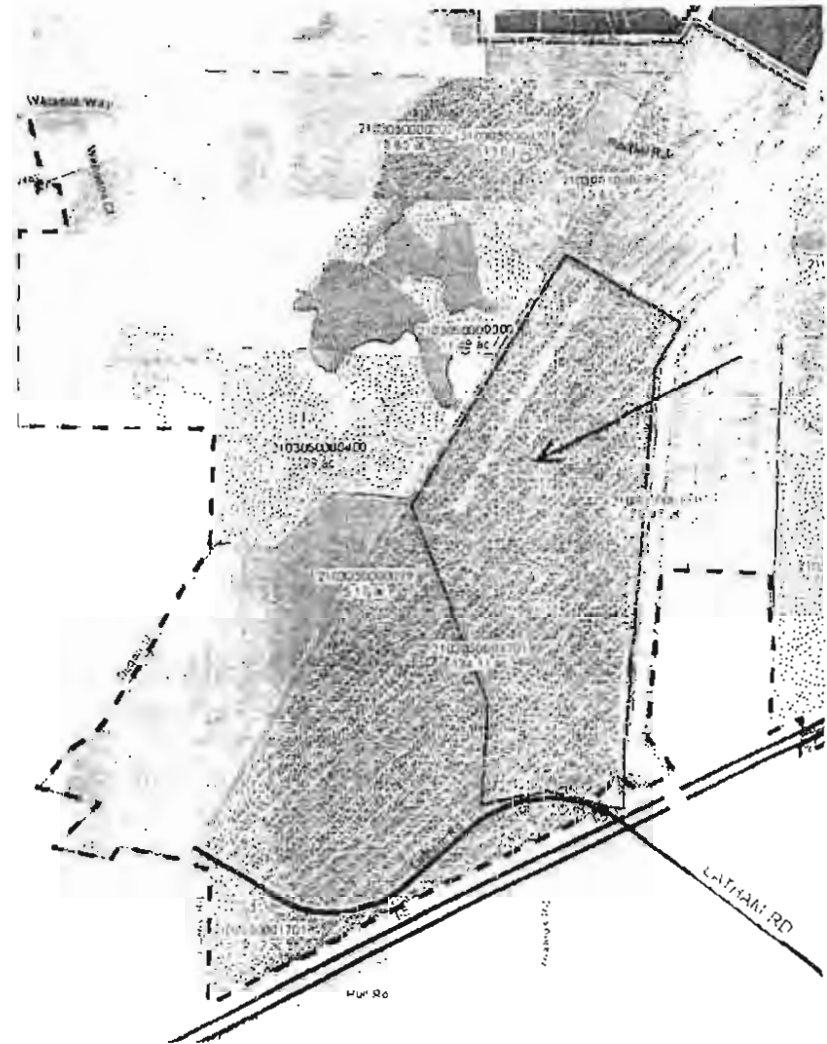
South Exception Area

- Potentially meets 12 acre commercial site need
- Does not meet large site, industrial park or business park site need



Hwy 99S Exception Area

- Weyerhaeuser Site exception area can meet large site industrial and industrial park needs
- Poorly suited for commercial site or business park because of existing heavy industrial activity



Recommended Exception Areas

- 6th Street for 12 Acre Commercial Site
- Highway 99S (Weyerhaeuser) for Large Industrial Site (24 acres) and Industrial Park (33 Acres)



What's Left?

Site for Business Park – about 33 Suitable Acres

Requires:

- Topographically Suitable (discount wetlands)
- Direct access to Hwy 99S or I-5 South
- Adjacent to Employment Uses
- Minimize conflict with residential areas

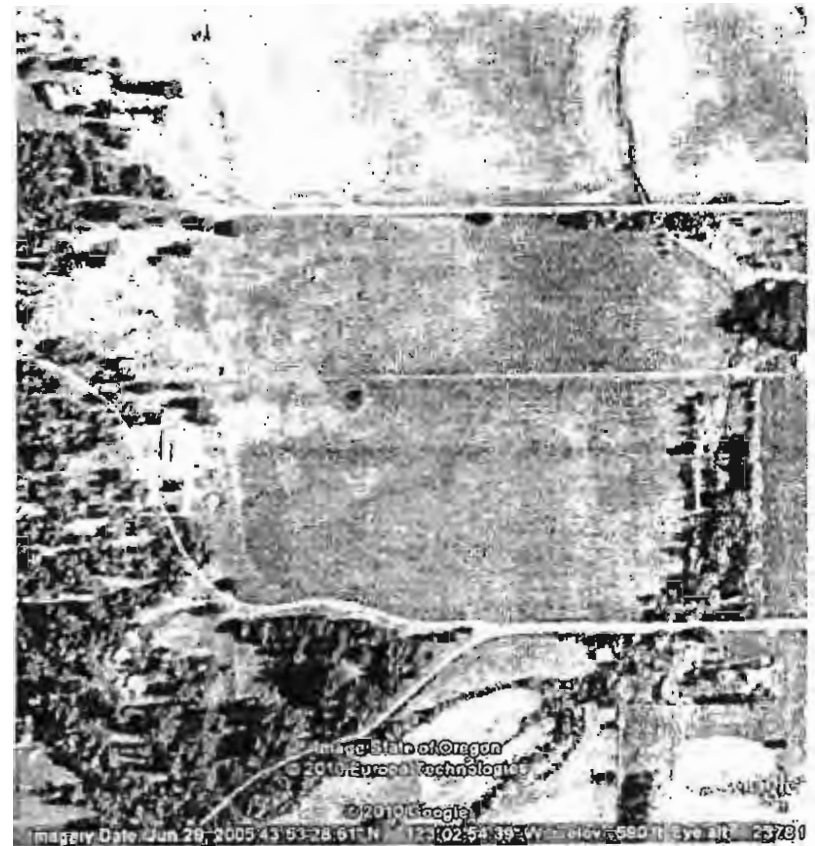


Go to Marginal Lands Next

ORS 197.298 Priorities

Determine capacity of second-priority “marginal land” to meet needs

Cottage Grove has no ML properties near UGB



Go to Resource Land as a Last Resort

Resource land is zoned for
exclusive farm or forest use

ORS 197.298 Priorities

**Cottage Grove and Lane County Planning
Commissions recommended not pursuing
business park needs at this time.**



Goal 14 Location Factors

Must be applied after each ORS 197.298 Priority step (2-4 above):

- (1) **Efficient** accommodation of identified land needs;
- (2) Orderly and economic provision of **public facilities** and services;
- (3) **Comparative** environmental, energy, economic and social consequences; and
- (4) **Compatibility** of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.



Summary of Recommended UGB Amendments

- To meet commercial site need (12 acres): I-5 Southwest Exception Area
- To meet industrial needs (57 acres): Hwy 99S Exception Area (Weyerhaeuser)

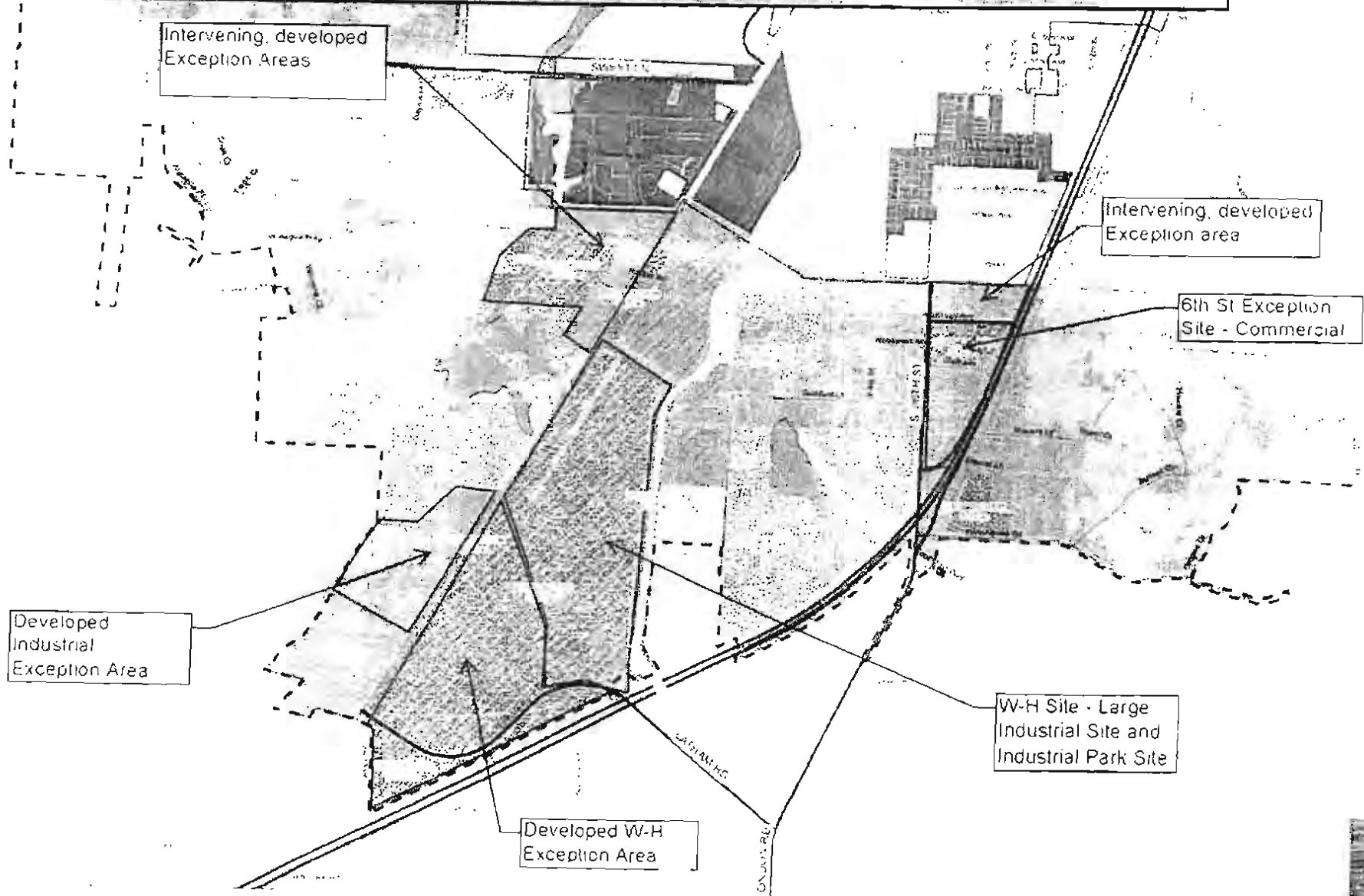


Summary of Recommended UGB Amendments

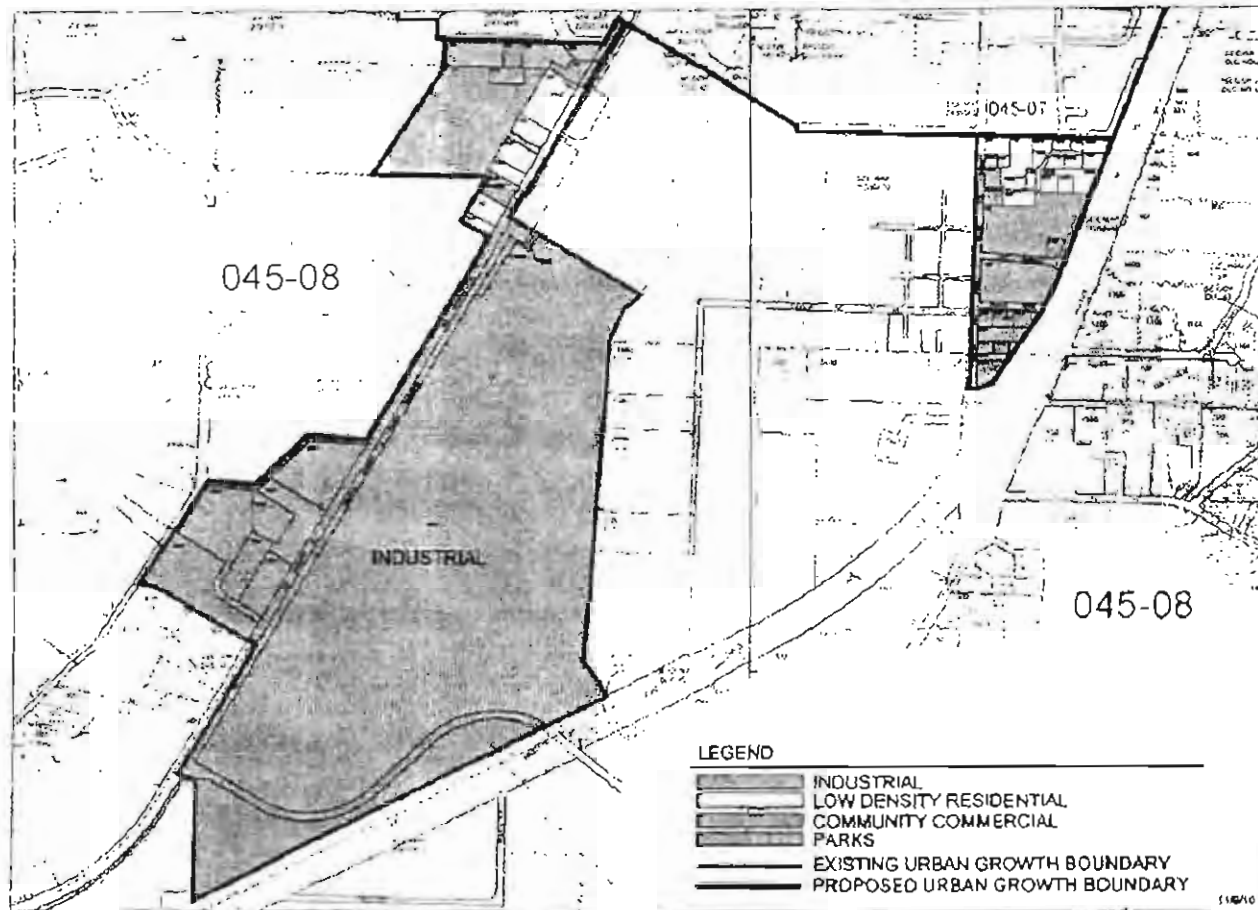
- Include intervening but fully developed rural residential land east of 6th Street
- Include intervening and developed Rodeo site and rural residential land along Hwy 99S
- Include developed rural industrial land opposite Weyerhaeuser along Hwy 99S



Recommended Expansion - Employment and Developed Sites



Recommended Expansion - Employment and Developed Sites



Follow this Simple Path to

- Increase land use efficiency
- Protect farm and forest land
- Minimize appeals
- Focus on planning within approvable UGB

