

**CITY OF COTTAGE GROVE PLANNING COMMISSION**  
Minutes of the Regular Public Hearing  
March 20, 2024

**CALL TO ORDER**

Chair Rigel called the meeting to order at 7:00 p.m.

**ROLL CALL**

Recording Secretary Tina MacDonald called the roll. The following were:

PRESENT IN THE COUNCIL CHAMBERS      Chair Ashley Rigel, Vice Chair Brandon Parsons, Garland Burback, Jeff Gowing, Tim Burns, Thomas Munroe and David Christopher

PRESENT VIA ZOOM      None

ABSENT:      None

STAFF PRESENT IN THE COUNCIL CHAMBERS:      City Planner-Eric Mongan, Assistant Planner-Leni Crow  
Public Works & Development Director- Faye Stewart,  
Recording Secretary Tina MacDonald

APPLICANT PRESENT:      Clayton Payne – 78876 Bryson Sears Road, Cottage Grove, OR 97424

MEDIA PRESENT VIA ZOOM:      Amanda Lurey – The Chronicle

Staff advised that this hearing had been advertised and publicized and notices posted as required by law. It was asked that any correspondence received be noted as a part of the item on the agenda.

**ITEMS TO BE ADDED TO THE AGENDA**

None

**MINUTES**

February 21, 2024

**IT WAS MOVED BY COMMISSIONER CHRISTOPHER AND SECONDED BY COMMISSIONER GOWING TO APPROVE THE MINUTES, WITH AMENDMENTS, FOR FEBRUARY 21, 2024.**

Vote on the motion as follows:

VOTE	Commissioner Rigel	Commissioner Burback	Commissioner Gowing	Commissioner Burns	Commissioner Munroe	Commissioner Parsons	Commissioner Christopher
AYES	X	X	X	X	X	X	X
NAYES							

Minutes for February 21, 2024 are approved.

**EX PARTE CONTACT**

None

**OLD BUSINESS**

- (a) CLAYTON PAYNE – COMPREHENSIVE PLAN AMENDMENT WITH ZONE CHANGE (MCPA 1-22). COMPREHENSIVE PLAN AMENDMENT WITH ZONE CHANGE FROM M-MEDIUM DENSITY RESIDENTIAL / R2-MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL TO I-INDUSTRIAL / M-INDUSTRIAL. Applicant is seeking approval of a Comprehensive Plan Amendment with Zone Change at 2352 & 2436 E. Whiteaker Ave (Map T/L(s) 20-03-27-32-00801 & 20-03-27-32-02300), 2.56 acres of M-Medium Density Residential / R2-Medium Density Multiple Family Residential to I-Industrial / M-Industrial. Relevant Criteria: Section 14.47.500 Criteria for Legislative & Quasi-Judicial Amendments Approval Criteria. Applicant: Clayton Payne, 78876 Bryson Sears Road, Cottage Grove, OR 97424. Hearing Date: March 20, 2024 at 7:00 PM, Council Chambers and virtually (see [www.cottagegroveor.gov](http://www.cottagegroveor.gov) for meeting link), Cottage Grove City Hall; 400 E Main Street, Cottage Grove, OR 97424.

**MATERIALS TO BE PART OF THE RECORD:**

City of Cottage Grove File: MCPA 1-22

- Applicant’s Application
- Narrative
- Site Plan
- Affidavit of Posting
- Affidavit of Notice
- Affidavits of Re-notice and Posting
- PAPA online submittal to DLCD
- Sandow Engineering Tech Memo

**Proposal:**

The applicant has requested a Plan Amendment with Zone Change for 2.58 ac of land from Multi-family Residential to Industrial for the purpose of constructing self-service storage.

~~From the applicant: In response to a community need for more affordable housing and at the direction of HB 2001 from our legislature to address the need for “middle housing”, I am requesting a change from~~

~~the R1 zoning on my property at 1142 Chestnut (tax lots 20-03-29-41-00400 & 00300) to RC residential commercial to allow for a phased construction of a duplex and cottage cluster with an associated opportunity space, utility shed, and great room.~~

~~This property abuts to property across L Street that is zoned RC and is across Chestnut Avenue from another property that is zoned R2. Furthermore, property on J Street is also zoned R2 and the land to the north is zoned R. So, a change of zoning would be consistent with zoning in this part of the neighborhood.~~

~~As this project is built out, this plan could offer residential space for perhaps 12 or 14 individuals. Whereas, only one individual is currently occupying the property.~~

~~Using a co-housing model, the intention of the development would encourage an ownership stake in the property with the ability to sell that stake at such time as it becomes desirable.~~

~~Building construction would use a net zero energy approach with such solar collection as is practicable. Construction would be around the perimeter of the space as to preserve an open shared space in courtyard and garden. Also, participants in the co-housing venture would agree to use collectively owned vehicles appropriately configured so as to provide necessary transportation and function.~~

~~It is my hope that this project could provide a model or pilot for similar living units with consideration of the demands for energy, materials and greenhouse emissions that I feel is imperative to respond to the societal need for affordable housing without imperiling the natural environment for the future generations on this pot on our planet.~~

There are two parts to this application:

- a. Amend the Comprehensive Plan Land Use Map to re-designate the subject ~~properties~~ parcel from ~~L Low Density Residential~~ M – Medium Density Residential to ~~M Medium Density Residential~~ I – Industrial; and
- b. Amend Title 14, Cottage Grove Development Code Land Use District Map to rezone the subject properties described in Exhibit A as 2352 E Whiteaker Ave; Map/TL: 20-03-27-32-02300 and 2416 E Whiteaker Ave; Map/TL: 20-03-27-31-00801 ~~TL 300~~ from ~~R-1 to RC Residential Commercial~~ R2 – Multi-family Residential to M - Industrial

#### COMMENTS RECEIVED

None

Staff is recommending that **MCPA 1-22** be **DENIED** to City Council to amend the Comprehensive Plan Land Use Map, pursuant to Section 14.41.500, which is supported by findings of fact, to:

- a. Amend the Comprehensive Plan Land Use Map to re-designate the subject properties from M – Medium Density Residential to I - Industrial; and
- b. Amend Title 14, Cottage Grove Development Code land use district map to rezone the subject property described as 2352 E Whiteaker Ave; Map/TL: 20-03-27-32-02300 and 2416 E Whiteaker Ave; Map/TL: 20-03-27-31-00801 from R2 – Multi-family Residential to M - Industrial.

**IN FAVOR** Clayton Payne, 78876 Bryson Sears Road, Cottage Grove, OR 97424  
**NEUTRAL** Robert Williams, 2352 E Whiteaker Avenue, Cottage Grove, OR 97424  
**AGAINST** None

**Chair Rigel closed public meeting for MCPA 1-22 at 7:14 pm and brought it back to the Commission.**

City Planner Mongan spoke about the residences that exist on the property currently. The existing uses do not consider property after approval or denial. This is not a part of this specific MCPA process.

**IT WAS MOVED BY COMMISSIONER BURBACK AND SECONDED BY COMMISSIONER GOWING TO RECOMMEND DENIAL TO COUNCIL MCPA 1-22 AS PRESENTED BASED ON THE CRITERIA FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT.**

VOTE	Commissioner Rigel	Commissioner Burback	Commissioner Munroe	Commissioner Burns	Commissioner Gowing	Commissioner Parsons	Commissioner Christopher
AYES	X	X	X	X	X	X	X
NAYES							

Motion carries.

**NEW BUSINESS**

**7:22 PM Public Hearing for DCTA 1-24 Opened**

- (a) CITY OF COTTAGE GROVE - VARIOUS AMENDMENTS TO TITLE 14 OF THE CGMC. DEVELOPMENT CODE TEXT AMENDMENT (DCTA 1-24).The applicant has made this application for Development Code Text Amendment in an effort to address observed inconsistencies in the code, errors, and other amendments related to recent completed studies such as the Affordable Housing Implementation Plan (City-wide). The following Chapters and Sections of Title 14 of the Cottage Grove Municipal Code are proposed to be amended by this application: Section 14.22.120, Section 14.23.110, Section 14.24.110, Chapter 14.32-Sections 200 and 400, and Chapter 14.41 Relevant Criteria: Section 14.4.1.500.H Decision-Making Criteria. Applicant: City of Cottage Grove, 400 E. Main St., Cottage Grove, OR 97424. Hearing Date: March 20, 2024 at 7:00 PM, Council Chambers and virtually (see [www.cottagegroveor.gov](http://www.cottagegroveor.gov) for meeting link), Cottage Grove City Hall; 400 E Main Street, Cottage Grove, OR 97424.

**MATERIALS TO BE PART OF THE RECORD**

- City of Cottage Grove File: DCTA 1-24
  - Exhibits: Draft Code Amendments

Proposal:

The City of Cottage Grove has made this application for Development Code Text Amendment in an effort to address observed inconsistencies in the code, errors, and other amendments related to recent completed studies such as the Affordable Housing Implementation Plan. The following Chapters and Sections of Title 14 of the Cottage Grove Municipal Code are proposed to be amended by this application: Section 14.22.120, Section 14.23.110, Section 14.24.110, Chapter 14.32-Sections 200 and 400, and Chapter 14.41.

COMMENTS RECEIVED

None

Staff is recommending that **DCTA 1-24** be **RECOMMENDED** to City Council, pursuant to Sections 14.41.500.H, which is supported by the findings of fact that establish compliance with the applicable state and local standards.

**IN FAVOR** None

**NEUTRAL** None

**AGAINST** None

**Chair Rigel closed public meeting DCTA 1-24 at 7:31 pm and brought it back to the Commission.**

**IT WAS MOVED BY COMMISSIONER PARSONS AND SECONDED BY COMMISSIONER BURNS RECOMMEND TO CITY COUNCIL DCTA 1-24.**

VOTE	Commissioner Rigel	Commissioner Burback	Commissioner Munroe	Commissioner Burns	Commissioner Gowing	Commissioner Parsons	Commissioner Christopher
AYES	X	X	X	X	X	X	X
NAYES							

Motion carries.

**INFORMATION FROM STAFF**

City Planner Mongan spoke about the Pedestrian Bicycle Master Plan moving towards early summer adoption. The Planning Commission will see it one more time, in its draft state.

Regarding the Economic Opportunities Analysis process there will be a meeting with staff in the coming week with a consultant.

There was discussion regarding the Governors housing bill. Cities were able to draft proposals during the short session. Just North of Cleveland was put forth as a project and the City received 3 million to move forward. Using system development fee reserves should provide the resources necessary to complete the project.

R Street is a separate project and is out for bid.

**AUDIENCE PARTICIPATION**

None

**COMMISSION COMMENTS**

None

**ADJOURNMENT**

There being no further business, Chair Rigel adjourned the Planning Commission meeting at 7:38 p.m.

ATTEST:

APPROVED:

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Tina MacDonald, Recording Secretary

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Ashley Rigel, Chair