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**SUPPLEMENTAL
AGENDA COVER MEMO**




Memo Date: April 6, 2011

Second Reading/Public Hearing Date: April 13, 2011

TO: Board of County Commissioners

DEPARTMENT: Public Works, Land Management Division, Planning Department

PRESENTED BY:  Stephanie Schulz, Associate Planner

AGENDA ITEM TITLE: **Ordinance No. PA 1279 / In The Matter Of Adopting An Amendment To The Cottage Grove Comprehensive Plan Consistent With The Recommendations Of The Cottage Grove Economic Opportunities Analysis (EOA), Adopting Map Amendments To The Cottage Grove Urban Growth Boundary (UGB) Including Re-Designation Of 195.83 Acres For Industrial Use; 16.34 Acres For Commercial Use; 14.77 Acres For Parks And Recreation Use; And 14.17 Acres For Low Density Residential Use; Making Corresponding Changes To The Lane County Rural Comprehensive Plan; And Adopting Savings And Severability Clauses. (Applicant: Cottage Grove; File No. PA 10-5348) (Stephanie Schulz, Associate Planner)**

These two attachments are entered into the record for this Ordinance and presented for Board consideration prior to the public hearing which is scheduled on April 13, 2011 at 1:30 in Harris Hall.

ATTACHMENTS

1. Letter received from adjacent land owner's in response to the mailed notice of proposed action.
2. Cottage Grove's response to Commissioner Handy's request for more information regarding Rachel Road and supporting email from Lane County Transportation Planning.

ATTACHMENT 1

SCHULZ Stephanie E

From: elroberts@aol.com
Sent: Thursday, March 31, 2011 4:24 PM
To: SCHULZ Stephanie E
Subject: Ord. No. PA 1274
Attachments: Urban Growth Boundary.doc

Dear Ms. Schulz:

We have received the Notice and Referral Opportunity for Agency Comment regarding the expansion of the Cottage Grove Urban Growth Boundary to the south along Hwy. 99.

For the record, please see the attached letter we submitted to the City of Cottage Grove expressing our concerns over the proposed change to this land use.

Terry E. Van Gorder and Elaine Roberts
541-942-8409

Terry E. Van Gorder
Elaine C. Roberts
PO Box 667
77989 Hwy. 99 South
Cottage Grove, OR 97424
541-942-8409

October 21, 2010

Cottage Grove Planning Commission
c/o Ms. Amanda Ferguson
City of Cottage Grove
400 Main Street
Cottage Grove, OR 97424

RE: Proposed Expansion of the Urban Growth Boundary

Dear Members of the Planning Commission:

We are the owners of the property located at 77989 Hwy. 99 So., formerly known as "The Woodard Property, adjacent to the north end of Weyerhaeuser ". We attended the public hearing last night regarding the proposed expansion of the Urban Growth Boundary and would like to offer the following comments.

We would like to bring to your attention the fact that our property is designated a wetlands. A few years ago, Weyerhaeuser established a loading area on the north end of their property for unloading logs from delivery trucks, and then loading them onto the railroad cars. The noise level from this operation was extremely disturbing and at all times of the day and night. It seriously impacted our quality of life. Additionally, they eventually abandoned that area as a loading site because their heavy equipment kept sinking into the ground. It, therefore, stands to reason that they have some soil issues because of their proximity to the wetlands.

Our property has been officially designated as a bird sanctuary by the State of Oregon. At least three dozen pair of Canadian Geese and countless ducks migrate to our property for breeding every year. Developing the north end of the Weyerhaeuser property into an industrial park could impact the breeding ground of not only the birds on our property, but those that return annually to nest in the northern part of Weyerhaeuser that is currently planted in trees.

The noise from the freeway and the Weyerhaeuser operations is amplified and carried up the channel of the river. Should an industrial site be developed in the north end of the Weyerhaeuser property, the noise level will not only impact us and the existing neighbors directly across the river from Weyerhaeuser, but will also affect the proposed homes to be developed by KC Woodard to the north. Aside from the noise issue, when you couple additional vehicles travelling north and south on Hwy. 99 to access an industrial park, along with the proposed new residences on the Woodard property, a major thoroughfare to and from the city could become highly congested and on a stretch of highway that is marked as a 55 mile an hour zone.

Another issue that we did not hear mention of last night, when the available acreage on the Weyerhaeuser property was discussed, was the fact that there is a proposed Lane County Ordinance that may prohibit development within 200 feet of a river bank. Since the Weyerhaeuser property that is proposed for industrial development is bordered entirely on the east side by the Coast Fork, how many usable acres will be left when you exclude that 200 foot setback from the proposed acreage?

Obviously, Weyerhaeuser is already zoned industrial. We merely ask that you take these comments into consideration when you deliberate the proposed expansion of the Urban Growth Boundary. The consequences will impact many residents and the protected wildlife surrounding the Weyerhaeuser area.

Respectfully submitted by,

Terry E. Van Gorder

Elaine C. Roberts



Cottage Grove



1968 & 2004

Community Development

400 Main Street
Cottage Grove, OR 97424(541) 942-3340
Fax 942-1267www.cottagegrove.org
E-mail: planning@cottagegrove.org

April 5, 2011

Lane County Commissioners
c/o Land Management via emailRe: Expansion of Cottage Grove Urban Growth Boundary
City of Cottage Grove, PA-10-5348

Dear Commissioners:

Commissioner Handy asked for further clarification (at the first reading of Ordinance PA 1279) regarding Lane County Transportation staff's suggestion to include Rachel Road in the City's UGB expansion request.

At this time, the City's UGB expansion is limited to employment lands – except for small, intervening and developed rural residential parcels. The Rachel Road area does not meet suitability criteria for employment land in the City's Economic Opportunities Analysis (EOA) due to its poor access (a railroad crossing would be needed from Highway 99) and proximity to developed rural residential areas.

Lane County Transportation's concerns are about the provision of urban services to a property that is already within the Cottage Grove city limits. This property (Map 20-03-32 TL 3101) is vacant and with no modifications or improvements to the existing transportation system is land locked. This parcel could be made accessible by extending Rachel Road through an adjacent property that is also located outside the UGB (see map). It is the City's understanding that this is why Lane County Transportation Planning recommended the inclusion of Rachel Road into the UGB expansion area (and hence the jurisdiction of Cottage Grove) at this time.

As the Board knows, expansion of a UGB is controlled by state statute and administrative rules that are difficult to meet. The UGB cannot have more than a 20-year land supply and must be serviceable during the 20-year planning period. The City anticipates reviewing this (and other potential expansion areas) within the next five years *if* additional land is required to meet long-term residential land needs. However, at this time, the City cannot justify bringing in vacant residential land without a housing needs analysis and buildable lands inventory that meet Goal 10 (Housing) and 14 (Urbanization) requirements.

Moreover, no development proposal has been made for the parcel, nor would development be allowed without planning for access and service provision within approved city right-of-ways. The City has no plans to improve Rachel Road to provide access and urban services to this property. The City's public facility plan shows the extension of city water, sewer and storm facilities in the Hwy 99 right-of-way within the existing City limits. The 2007 Cottage Grove Transportation System Plan (TSP) provides access to this parcel via an extension of Cleveland Street, which will require a bridge over the Willamette River and/or a new railroad crossing to Hwy 99. The feasibility of the Cleveland Street extension will be revisited by all parties, including Lane County, ODOT and the City, during a TSP Update scheduled in the coming year.

In conclusion, since no county public facility will be impacted by development of properties within the city limits, there is no nexus to include Rachel Road in this UGB expansion. As noted above, there is no "demonstrated need" under Goal 10 and 14 to include this property within the Cottage Grove UGB at this time.

If I can provide any further information please contact this office.

Sincerely,



Howard P. Schesser
Community Development Director &
Emergency Program Manager

cc: file

SCHULZ Stephanie E

From: BARRY Celia
Sent: Wednesday, April 06, 2011 12:57 PM
To: SCHULZ Stephanie E
Cc: HOWE Kent; BAJRACHARYA Shashi; SCHESSER Howard (SMTP); FERGUSON Amanda C (SMTP)
Subject: RE: Letter on Rachel Road

Thanks Stephanie,
 I think the City's letter appropriately answers the question. Mr. Bajracharya's intent in raising the issue of Rachel Road, as a representative of Transportation Planning, is to meet our obligation of raising the issue as something in county jurisdiction to be aware of. The City has always been an excellent partner to work with on transportation and other issues. We look forward to collaborating with the City to address any development-related transportation issue involving lands outside the city limits or ugb, at the appropriate time. Please include this email in the supplementary materials.

Thanks again.

Celia Barry, Manager
 LCPW Transportation Planning & Traffic
 541.682.6935

From: SCHULZ Stephanie E
Sent: Wednesday, April 06, 2011 11:36 AM
To: BAJRACHARYA Shashi; BARRY Celia
Cc: HOWE Kent
Subject: FW: Letter on Rachel Road

Hi there. in response to C. Handy's question at the first reading of Cottage Grove's UGB expansion, regarding Rachel Road, here is Cottage Grove's letter to the Board. Let me know if you'all have additional input for a supplemental distribution (Friday if it's only these two things) of this letter and one letter from a neighbor and anything else that comes in before the hearing.

From: Amanda Ferguson [mailto:planner@cottagegrove.org]
Sent: Wednesday, April 06, 2011 9:33 AM
To: SCHULZ Stephanie E
Cc: SCHESSER Howard (SMTP); 'Greg Winterowd'
Subject: Letter on Rachel Road

Stephanie,
 Here is our letter on Rachel Road. Please let us know if you need more info.

Amanda Ferguson
 City Planner

Cottage Grove
 Community Development Department
 400 E. Main Street
 Cottage Grove, OR 97424
 (541) 942-3340
 planner@cottagegrove.org

04/06/2011