



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

February 26, 2008

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Cottage Grove Plan Amendment
DLCD File Number 019-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 11, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Ed Moore, DLCD Regional Representative
Amanda Ferguson, City of Cottage Grove

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DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **City of Cottage Grove**

Local file number: **MUM 2-07**

Date of Adoption: **2/11/2008**

Date Mailed: **2/18/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 9/7/2007

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amended zoning map to add Master Plan Overlay to PR Parks and Recreation zoned property. Adopts Master Plan for Trailhead Park.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from: **PR**

to: **PR/MUM**

Location:

Acres Involved:

Specify Density: Previous: **n/a**

New: **n/a**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
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Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD 019-07 (16376)

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

BLM, ODOT Rail

Local Contact: **Amanda Ferguson**

Phone: (541) 942-3340 Extension: 124

Address: **400 Main Street**

Fax Number: 541-942-1267

City: **Cottage Grove**

Zip: **97424-**

E-mail Address: **planner@cottagegrove.org**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - **ATTENTION: PLAN AMENDMENT SPECIALIST**.

Ordinance No. 2963

AN ORDINANCE AMENDING TITLE 18 OF THE COTTAGE GROVE
MUNICIPAL CODE ESTABLISHING THE
TRAILHEAD PARK MIXED USE MASTER PLAN OVERLAY, AND
AMENDING THE CITY WIDE ZONING MAP

THE CITY OF COTTAGE GROVE ORDAINS AS FOLLOWS:

Section 1. Purpose. The purpose of this ordinance is to amend the adopted citywide "zoning map" to apply a Mixed Use Master Plan Overlay District to the Trailhead Park, described as 1000 E. Main Street, Map 20-03-28-42 Tax Lot 3700, 7100, 7300, 7400, 7500, 7600, part of 6301.

Section 2. Procedural Compliance. This amendment is in compliance with Title 18, Chapter 18.58 of the Municipal code of the City of Cottage Grove and is based upon the City Council determination, after Planning Commission public hearings and recommendation, that the Mixed Use Master Plan (MUM 2-07) is a proper implementation of the City Comprehensive Land Use Plan and, therefore, is in the public interest and serves the health, safety, and welfare of the citizens of the City of Cottage Grove.

Section 3. Amendments. Title 18 is amended as follows:

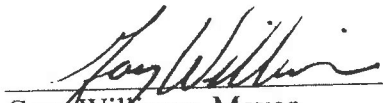
- (1) The citywide "zoning map" is hereby amended as follows with respect to the property described above:
 - a) Change of zoning district classification from PR Parks & Recreation District to PR Parks and Recreation District/MUM Mixed Use Master Plan Overlay District, and
 - b) The Trailhead Park Mixed Use Master Plan Overlay District is subject to the conditions in Exhibit 'A' attached to and forming a part of this Ordinance.

Section 4. Enforcement. Enforcement of this ordinance shall be pursuant to Section 18.33 and 18.60 of the Cottage Grove Municipal Code.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS
11TH DAY OF FEBRUARY, 2008.


Richard Meyers, City Manager

Dated: February 11, 2008


Gary Williams, Mayor

Dated: Feb 12, 2008

EXHIBIT A

CONDITIONS OF APPROVAL

1. Within two years of ordinance adoption, if substantial construction or development of the mixed use master plan development has not occurred in accordance with the approved final development plan and program, the planning commission shall initiate a review of the mixed use master plan combining zone at a public hearing to determine whether or not its continuation in whole or in part is in the public interest, and if found not to be, shall recommend to the city council that the mixed use master plan combining district adopting ordinance be repealed.
2. A minimum of one of the proposed handicapped spaces shall meet ADA Van accessibility standards.
3. All parking spaces constructed in the parking lot for Row River Trailhead Park shall comply with standards and specifications within the City of Cottage Grove Zoning Code.
4. The roundabout drop-off area shall include signage to indicate that it shall be used for loading only to ensure that emergency vehicle access to the Park is not blocked.
5. The proposed community stage shall be required to undergo design review separate from this application at which time it shall comply with all design review criteria and zoning regulations.
6. All proposed structures must meet the height regulation for the Parks and Recreation District at time of building permit submittal.
7. All new wiring required for the development of Row River Trailhead Park will be required to be placed underground.
8. Proposed vegetation along the south property line east and west of 12th Street shall be relocated to avoid interfering with an existing sanitary sewer easement and a storm drainage pipe.
9. All new or relocated fences and walls shall not exceed six feet in height and shall be placed so that vision clearance areas are maintained. Variance approval will be required for any new fence or wall to be constructed higher than 6'.
10. All proposed parking shall be constructed to city standards and is subject to approval by the City Engineer. The surfacing of the parking lot shall be durable and dust free; this can include asphalt, concrete, porous concrete or asphalt, or other approved materials.

11. The proposed pond shall not be constructed as it sits directly above a 36 inch storm drainage main and an 8 inch water main.
12. Applicant shall meet all requirements stipulated in Engineering Comments from City Engineer Ron Bradsby, September 13, 2007, in building permit submittal prior to building permit approval.



- LEGEND**
- 1. EXISTING UTILITIES
 - 2. EXISTING PAVEMENT
 - 3. EXISTING CONCRETE
 - 4. EXISTING ASPHALT
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ROW RIVER TRAILHEAD PARK CONCEPTUAL MASTER PLAN

PREPARED FOR THE CITY OF COTTAGE GROVE
 400 MAIN STREET COTTAGE GROVE, MN 55012
 FOR THE CITY OF COTTAGE GROVE
 PREPARED 7/12/17
 MARISTON WOODSON & ASSOCIATES
 211 East Broadway, Cottage Grove, MN 55012
 TEL: 763-831-1111 FAX: 763-831-1111



MEMO

To: Amanda Ferguson, City Planner

From: Ron Bradsby, City Engineer

Subject: **ENGINEERING COMMENTS FOR MUM 2-07 (CITY OF COTTAGE GROVE – TRAILHEAD PARK MASTER PLAN)**

Date: September 13, 2007

The following comments are based on the mixed use master plan (mum) drawing dated June 11, 2007 and revised date of July 18, 2007. The comments are guidelines for the design/construction of the project. Changes may occur during the design phase that will be in conflict with statements below and some issues may have been overlooked that will require comment on during the building permit review phase of this project.

Development Comments

General

- If applicant develops over 1 acre, he will be required to provide a copy of the entire approved 1200-C permit from the Department of Environmental Quality.
- Private utilities such as telephone, television and power will need to be extended to serve this annexation. Development of the property will require that all cable utilities be placed underground including telephone, television and power. This requirement is inclusive of any connections to the feeder main. Separate permits from the individual private utilities will be required.
- The City of Cottage Grove requires a minimum of five feet clear horizontal separation from all other utilities. This distance is measured between the pipes (outside of one pipe to the outside of pipe). Other utility companies may have stricter standards than this. The standard with the greatest separation will apply.
- Traffic control shall be in accordance of the Manual of Uniform Traffic Control Devices for all work performed in the public right-of-way.
- Erosion control is required during construction. Improvement plans shall include details and language on the method of erosion control in the contract documentation.
- The ditch behind the stage that flows northeasterly towards a pond has been accounted for in the storm drainage system. Therefore, the ditch will not flow water.
- The pond northwest of the end of 12th Street should not be developed. The City has an 8-inch water main and a 36-inch storm drainage main that would be under it. The pond will cause maintenance problems.

- The vegetation proposed on the south property line east and west of North 12th Street needs to be moved or eliminated. To the east of North 12th Street, the vegetation will be planted in a sanitary sewer easement that serves Domino's Pizza and adjacent lot. To the west of North 12th Street, the vegetation will be planted near the 12-inch storm drainage line to serve the property. Tree roots and sewer/drainage systems are not a favorable condition.

Streets

- A new concrete driveway approach is required on North 14 Street as well as the end of South 12th Street. Contact Engineering Department for details.
- Commercial sidewalk, city standard curb and gutter shall be installed along the frontage of North 14th Street. This can be deferred until the building permit process.
- Sidewalks and handicap facilities must meet the current American Disabilities Act (ADA) Standards. For example, a minimum of 4-feet of the sidewalk must be free of obstructions to accommodate wheel chair clearance.
- A handicap ramp shall be installed at the end of sidewalk at North 14th Street
- The access route from the end of North 12th Street to the City shop shall be constructed to the City of Cottage Grove standards as per cross-section as outlined in the City of Cottage Grove standard drawings. Their structural sections shall be no less than 4 inches of compacted asphaltic concrete and no less than 12 inches of compacted crushed rock base.

Water

- 6-inch water mains exist on Main Street and North 14th Street and an 8-inch water main cuts through the park at North 12th Street.
- A new water service will be required for the restrooms as well as any irrigation taps.
- At least one fire hydrant will be required in the parking lot near North 12th Street. Additional fire hydrants may be required from the Fire Marshall.
- Customer water service lines shall be copper as per city standard.
- The Oregon Administrative Rules require a 10-foot horizontal separation between water lines and sanitary sewer lines.
- All new development is required to install a backflow device on the customer side of each water meter. This requirement can be deferred until the building permit process. Contact Utility Maintenance Supervisor for details.
- Upon completion of the water line improvements and passing the required disinfection and pressure testing, the developer shall provide documentation (2 copies, one to Fire Marshall and one to the Engineering Department) of flow capabilities of all hydrants within this development as well as system capabilities of the developed area in accordance with National Fire Protection Association (NFPA) 25 and the Uniform Fire Code.

Sanitary Sewer

- There is an 8-inch sanitary sewer main runs back lot to serve the proposed park.
- Restroom building will require a new sanitary sewer service.
- New sanitary sewer services shall be constructed to City standards for the proposed lots. Pipe standards for sanitary sewer service laterals shall be D3034 PVC pipe and a sanitary sewer cleanout for each lateral is required at the property line. See Engineering Department for details.
- Developer is responsible for the costs and the construction of the sewer service from the sanitary sewer main to the building.

Storm Drainage

- A 36-inch storm drainage main cut through the park at North 12th Street. An 18-inch main exists in North 14th Street and a 12-inch main was constructed this year to serve the portion of the park west of North 12th Street.
- Storm water runoff from any parcel of land in the proposed development may not adversely affect adjacent property owners.
- The pipe standards for storm drainage are 12" minimum, PVC, rating D3034 and for pipe over 12" is reinforced concrete pipe, Class 5.
- New on-site catch basins within parking lots shall meet the standards as outlined by the Uniform Plumbing Code (siphon style).

DEPT OF

**LAND CONSERVATION
AND DEVELOPMENT**

FEB 20 2008



COMMUNITY DEVELOPMENT

400 E. Main St.
Cottage Grove, OR 97424-2033

TO:

Attn: Plan Amendment Specialist
DLCD
635 Capitol St NE Suite 150
Salem OR 97301-2540