



# 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 020-07



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

<paa> ya/

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 1-07

Date of Adoption: 2/11/2008

Date Mailed: 2/18/2008

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes Date: 9/13/2007

- 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 Mixed Use Master Plan Overlay to PR Parks and Recreation zoned property. Adopts Master Plan for Bohemia 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:

- 1-19 numbered checkboxes for statewide planning goals, with 1, 2, 8, and 15 checked.

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 # 020-07 (16401)

**DLCD file No.** \_\_\_\_\_

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

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. 2962**

**AN ORDINANCE AMENDING TITLE 18 OF THE COTTAGE GROVE  
MUNICIPAL CODE ESTABLISHING THE  
BOHEMIA 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 Bohemia Park, described as 101 S. 10th Street, Map 20-03-28-34 Tax Lots 11000, 11200, 11300, 11400, 11500, 11600, 11700, Map 20-03-33-21 Tax Lots 200, 11900, 12300, 12400, 12700, 12900, 13000, 13100, described on the attached Exhibit "A".

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 1-07) 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:

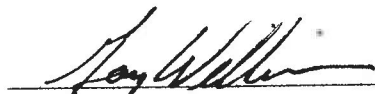
- (1) The citywide "zoning map" is hereby amended as follows with respect to the property described in Exhibit "A":
  - a) Change of zoning district classification from PR Parks & Recreation District to PR Parks and Recreation District/MUM Mixed Use Master Plan Overlay District, and
  - b) The Bohemia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

Section 5. 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

## PROPERTY DESCRIPTION

## PARCEL 1:

Beginning at a point in Section 33, Township 20 South, Range 3 West, in Lane County, State of Oregon, on the South boundary of Tennessee Avenue, 160 feet West of the Northwest corner of Block 5 of GEORGETOWN, as platted and recorded in Book 2, Page 40, Lane County Oregon Plat Records; thence West 41 feet; thence South 27° 22' West 891.7 feet; thence East 112.6 feet; thence North 27° 22' East 737.2 feet; thence North 137.3 feet to the place of beginning, in Lane County, Oregon;

ALSO: Beginning at a point 101.1 feet South of and 7 feet East of the most Southerly Southwest corner of the Donation Land Claim of John Cochran Number 55; thence South on the West side of Hill Street, in GEORGETOWN, as platted and recorded in Book 2, Page 40, Lane County Oregon Plat Records; 207.65 feet to the North boundary of Tennessee Avenue; thence West 107.6 feet; thence North 27° 22' East 233.8 feet to the place of beginning, in Lane County, Oregon.

## PARCEL 2:

Beginning at a point in Section 28, Township 20 South, Range 3 West, 60 feet West of the Northwest corner in Lot 1, Block 5 of GEORGETOWN, as platted and recorded in Book 2, Page 40, Lane County Oregon Plat Records; thence South 475 feet; thence West 75 feet; thence North 34° 20' West 202 feet more or less to the Southeast boundary of the grounds conveyed to G.W. Long to the Oregon & Southeastern Railroad Company; thence North 27° 22' East 192 feet; thence North 137.3 feet; thence East 100 feet to the place of beginning, in Lane County, Oregon.

## PARCEL 3:

Beginning at a point in Section 28, Township 20 South, Range 3 West 60 feet West of the Southwest corner of Lot 1 in Block 5 in GEORGETOWN, as platted and recorded in Book 2, Page 40, Lane County Oregon Plat Records; thence West 100 feet; thence South 21.3 feet; thence South 27° 22' West 737.3 feet; thence East 160 feet; thence North 224.7 feet; thence East 290 feet and thence North 449 1/2 feet to the place of beginning, in Lane County, Oregon;

EXCEPTING from the above the part thereof conveyed by the Long & Bingham Co. to the Oregon & Southeastern Railroad Co. dated March 26, 1903, recorded April 4, 1903, in Book 60, Page 66, Lane County Oregon Deed Records, in Lane County, Oregon, described as follows: Beginning at a point in Section 20, Township 20 South, Range 3 West, 60 feet West of the Southwest corner in Lot 1, Block 5 of GEORGETOWN, as platted and recorded in Book 2, Page 40, Lane County Oregon Plat Records; thence South 478 feet; thence West 75 feet; thence North 34° 20' West 202 feet, more or less, to the Southeast boundary of the grounds conveyed by G. W. Long & Co., to O. & S. E. Railroad Co.; thence North 27° 22' East 192 feet; thence North 137.3 feet; thence East 100 feet to the place of beginning, all situated in Lane County, Oregon.

continued-

Property Description continued-

PARCEL 4:

Beginning at a point 60 feet West of the Northwest corner of Block 4, PLAT OF SECOND ADDITION TO GEORGETOWN, as platted and recorded in Book 2, Page 62, Lane County Oregon Plat Records; thence West 278 1/2 feet; thence South 224.7 feet; thence West 386.4 feet to the right of way of the Oregon California Railroad; thence South 28 1/2' West 10 feet; thence East 520 feet; thence North 100 feet; thence East 150 feet; thence North 134.7 feet to the place of beginning, in Lane County, Oregon.

PARCEL 5:

Beginning at the Southeast corner of Lot 3, Block 1, of PLAT OF JONES'S ADDITION to Cottage Grove, as platted and recorded in Book 2, Page 34, Lane County Oregon Plat Records; and running thence East to Tenth Street (formerly Mill Street); thence North 10 feet; thence West to the East line of said Lot 3, Block 1; thence South to the place of beginning, in Lane County, Oregon;

TOGETHER WITH that portion of Madison Street adjacent and inuring thereto by vacation proceedings recorded December 14, 1953, Reception No. 18905, Lane County Oregon Deed Records, in Lane County, Oregon.

PARCEL 6:

Lots 1, 2 and 3, Block 1 and Lot 1, Block 2, PLAT OF JONES'S ADDITION to Cottage Grove, as platted and recorded in Book 2, Page 34, Lane County Oregon Plat Records, in Lane County, Oregon;

TOGETHER with that portion of Madison Street adjacent and inuring thereto by vacation proceedings recorded December 14, 1953, Reception No. 18905, Lane County Oregon Deed Records, in Lane County, Oregon.

PARCEL 7:

Beginning at the Southeast corner of Lot 1, Block 2, of PLAT OF JONES'S ADDITION to Cottage Grove, as platted and recorded in Book 2, Page 34, Lane County Oregon Plat Records; and running thence East 250 feet to Tenth Street (formerly Mill Street); thence North 112 feet; thence West about 250 feet to the Northeast corner of Lot 1, Block 2, of said PLAT OF JONES'S ADDITION to Cottage Grove; thence South 112 feet to the place of beginning, in Lane County, Oregon;

TOGETHER with that portion of Madison Street adjacent and inuring thereto by vacation proceedings recorded December 14, 1953, Reception No. 18905, Lane County Oregon Deed Records, in Lane County, Oregon.

continued-

Property Description continued-

PARCEL 8:

The East 114 feet of Lot 1, in Block 3, PLAT OF JONES'S ADDITION to Cottage Grove, as platted and recorded in Book 2, Page 34, Lane County Oregon Plat Records, described as follows: Beginning at the Northeast corner of said Lot 1; thence West 114 feet; thence South 112 feet to the South line of said Lot 1; thence East 114 feet; thence North 112 feet to the place of beginning, in Lane County, Oregon;

TOGETHER with that portion of Madison Street on the North and the alley on the South adjacent and inuring thereto by vacation proceedings recorded December 14, 1953, Reception No. 18905, Lane County Oregon Deed Records, in Lane County, Oregon.

PARCEL 9:

Beginning at a point 16 feet East of the Northwest corner of Lot 1, in Block 3 of PLAT OF JONES'S ADDITION to Cottage Grove, as platted and recorded in Book 2, Page 34, Lane County Oregon Plat Records; thence South 112 feet more or less to the South line of said Lot 1; thence East 60 feet; thence North 112 feet more or less to the North line of said Lot 1 and thence West 60 feet to the place of beginning, in Lane County, Oregon;

TOGETHER with that portion of Madison Street on the North and the alley on the South adjacent and inuring thereto by vacation proceedings recorded December 14, 1953, Reception No. 18905, Lane County Oregon Deed Records, in Lane County, Oregon.

PARCEL 10:

Beginning at the Northwest corner of Lot 1, Block 3 of PLAT OF JONES'S ADDITION to Cottage Grove, as platted and recorded in Book 2, Page 34, Lane County Oregon Plat Records; thence East 16 feet; thence South 112 feet; thence West 84 feet; thence in a Northeasterly direction 128 1/2 feet to the place of beginning, in Lane County, Oregon;

TOGETHER with that portion of Madison Street on the North and the alley on the South adjacent and inuring thereto by vacation proceedings recorded December 14, 1953, Reception No. 18905, Lane County Oregon Deed Records, in Lane County, Oregon.

PARCEL 11:

Beginning at a point 30 feet South and 7 feet East of the Southeast corner of the McFarland Donation Land Claim No. 58, Notification No. 859, in Sections 20, 21, 28 and 29, in Township 20 South Range 3 West, Willamette Meridian; thence West 47.9 feet to the East boundary line of Oregon and California Railroad Company's right of way; thence South 28 1/2' West along said line of right of way, 1290.8 feet; thence East 113.8 feet; thence North 27' 20' East 1198.2 feet to a point on the West line of the most Westerly street in Georgetown, Oregon, commonly called Mill Street; thence North 71.1 feet to the place of beginning, in Lane County, Oregon.

continued-

Property Description continued-

PARCEL 12:

Beginning at a point 50 feet South of a point 177 feet East of the Northeast corner of Lot 3, Block 1 of JONES' ADDITION TO COTTAGE GROVE, OREGON, run thence West 100 feet; thence South 50 feet; thence East 100 feet; and thence North 50 feet to the place of beginning, all in Cottage Grove, Lane County, Oregon.



EXHIBIT B

TO ORDINANCE NO. \_\_\_\_\_

MUM 1-07 CONDITIONS  
BOHEMIA PARK MASTER PLAN

**NOTE: These conditions shall be become effective with the effective date of Ordinance No. \_\_\_\_\_.**

CONDITIONS OF APPROVAL:

1. Engineering Comments: All comments by City Engineer dated November 12, 2007 shall be considered conditions of approval.
2. Permits Required: Building, electrical, mechanical and plumbing permits will be required for all new and/or renovated structures on site. All structures will be required to meet current state building and specialty codes, accessibility standards, and fire life safety requirements at time of installation.
3. Building Height: The maximum or structural height of any building or accessory use shall be thirty feet, except for the interpretive center, which shall be no more than 48 feet high (tallest point).
4. Underground Utilities: All new or replacement electrical, telephone, cable, fire alarm, street light or other wiring or conduits shall be placed underground.
5. System Development Charges: The developers will be responsible for payment of all system development charges and review fees for new and/or required improvements.
6. Developer's Agreement: The developers will need to sign a developer's agreement and pay any associated fees due because of the extension of public infrastructure (water and sewer). Applicants will bear all or a majority of the costs to extend or upgrade this public infrastructure.
7. Fire Access: Access to the museum reduces to 12 feet after the turnabout; however, Fire Code requires that access have a minimum 20 feet paved surface. Also it is possible to have two-way traffic on that section of road, which would require a greater paved surface. This access must meet Fire Code standards at time of construction as a condition of approval. Emergency vehicle turn around behind museum shall meet City standards. Fire lanes inside of the park properties shall have 28-foot radius curves at the intersections, i.e. no 90-degree intersections.
8. Fire Extinguishers: Fire extinguisher plan indicating size, type and distribution of fire extinguishers must be provided as a condition of approval. The Fire Marshal retains the right to require changes to this plan, and stipulate location, type and number of fire extinguishers if the provided plan proves inadequate to meet International Fire Code requirements. This plan shall be provided within three (3) months of approval of this MUM, and conditions placed by Fire Marshal upon its review shall be met immediately thereafter.
9. Fences: All new or relocated fences and walls shall not exceed six feet in height on either property. Variance approval will be required for any new fence or wall to be constructed higher than 6'.

10. Signs: The park shall be limited to one (1) sign at the north, one (1) at the south, and one (1) on the building with a combined maximum square footage of 60 square feet (with unlimited traffic and directional signage of maximum 6 sf each, and interpretive signage under 10 sf each, and one exempt reader board as allowed for non-profit organizations). Future applications for sign permits would not need Planning Commission approval so long as they meet these standards. More square footage of signage will require separate approval of a Comprehensive Sign Plan application.
11. Operation Hours: Any events that exceed 10:00pm on Sunday through Thursday or 11:00pm on Friday and Saturday or create excessive noise (such as concerts with amplification) will need a special use permit from the City of Cottage Grove.
12. Building Design: The proposed design of the amphitheatre, concession areas, parking areas, landscaping areas, playground and interpretive center have been approved through this MUM. Further design review approval will not be necessary prior to issuance of building permits for these structures/features, so long as the designs are not modified substantially from those approved with this MUM.
13. Paths: Principal paths shall be hard surfaced for year-around use, and shall accommodate handicap patrons through compliance with the Americans with Disabilities Act (ADA) as a condition of approval.
14. Landscaping: The S. 10<sup>th</sup> Street property line shall be landscaped with large shade trees at every 50' minimum (2" minimum diameter at 4' high at time of planting), and the off-street parking area between Adams and Jefferson shall be landscaped to provide a visual buffer between the parking area and the street. All landscaping shall be irrigated and maintained. Removal of street trees will require Community Development Department approval. If street trees are removed, they shall be replaced immediately with like species.
15. Perimeter setback: The retention of a minimum 15' setback of all structures from all property lines zoned R-1 shall be a condition of approval.
16. Traffic Impact Analysis: A TIA shall be required to be submitted through a Type II review prior to Phase 3. Scope of TIA shall be determined by City Engineer. Developer shall be required to pay proportional share for any infrastructure development required for impacts to transportation system.
17. Parking: Parking for permanent staff, handicap accessibility, and museum visitation will be installed under Phase 4, and will be required to meet the design standards of the Development Code and Building Code requirements for accessibility at time of installation.
18. Overflow Parking: Overflow Parking off of Monroe Avenue will be allowed to remain unpaved without storm drainage so long as its use remains "infrequent." A city-standard curb cut shall be required at the entrance to this overflow area as a condition of approval. If the parking lot is used more than 10 times a month, it will be required to be paved, landscaped (buffered from street), and be provided with storm drainage.
19. Right-of-way: Plans show using S. 8<sup>th</sup> Street north of Monroe Avenue for a portion of the park. Staff is not aware of any vacation proceedings of that portion of right-of-way. Developer may need to apply for vacation of South 8<sup>th</sup> Street in addition to these proceedings.

20. S. 10<sup>th</sup> Street Parking: Angled parking on the west side of S. 10<sup>th</sup> Street shall be required (rather than 90 degree parking). The final design of this parking must be approved by the City Engineer prior to permit issuance and installation.
21. Storm Drainage System: The City Council will need to allow a variance from policy to allow for the proposed design methods. Staff recommends that the Council permit a waiver to ordinance concurrent this MUM process so long as calculations and details are provided prior to installation/building permit issuance that address any concerns of the Engineering Department.
22. 18.33.130 Adherence to approved plan and modification thereof.  
A. All persons and parties, their successors, heirs or assigns, who own, have or will have, by virtue of purchase, inheritance or assignment, any interest in the real property within an approved mixed use master plan development shall be bound by the conditions of the mixed use master plan. Failure to comply with such conditions shall be grounds for a repeal or revision of the mixed use master plan.  
B. *The approved final plan and stage developments schedule shall restrict the nature, location and design of all land uses.*  
C. *Minor changes in the approved final plan, including extension or revision of the stage development schedule, may be approved by the Community Development Director if such changes are consistent with the purposes and general character of the plan.*  
D. *All other modifications shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.*
23. 18.33.140 Expiration of mixed use master plan. *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.*

## ENGINEERING COMMENTS FOR MUM 1-07 (BOHEMIA PARK)

Date: November 12, 2007

The following comments are based the Mixed Use Master Plan Application (3 pages) dated August 27, 2007, additional informational packet with attachments (49 pages) dated September 27, 2007, schematic design of buildings and features (7 sheets) dated August 8 & 10, 2007, storm drainage calculations (11 pages) not dated and a set of plans (11 sheets) dated August 27, 2007. These comments are guidelines for the design 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 be commented on during the design phase of this project.

### General

- Construction of any new structures will required that all utilities to that structure 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 may be required.
- Traffic control shall be in accordance of the Manual of Uniform Traffic Control Devices.
- Developer is responsible for payment of all system development charges and review fees.
- Erosion control is required and shall be installed prior to and maintained during any construction.
- If Developer expands public infrastructure, he will need to sign a developer's agreement and pay any associated fees with agreement.
- Developer will bore all or a majority of the costs to extend or upgrade public infrastructure.
- Any new utility work or repair of any utility work or connection to any utility within the City public right-of-way shall conform to the City of Cottage Grove's detail 602.

### Street

- Access to the museum reduces to 12 feet after the turnabout; however, fire code may require that access to be 20 feet paved surface. Also it is possible to have two-way traffic on that section of road, which would require a greater paved surface.
- Emergency vehicle turn around behind museum shall meet City standards. Contact Engineering Department for details.
- Fire lanes inside of the park properties shall have 28-foot radius curves at the intersections, i.e. no 90-degree intersections.
- Plans show using S. 8<sup>th</sup> Street north of Monroe Avenue for a portion of the park. This staff person is not aware of any vacation proceedings of that portion of right-

of-way. Developer may need to apply for vacation of South 8<sup>th</sup> Street in addition to these proceedings.

- Plans show 90 degree parking along South 10<sup>th</sup> Street. These parking spaces may need to be installed onto the property farther so when a vehicle backs out it will not interfere with the northbound traffic lane and the north bound bicycle lane as well as the on-street parking on the east side of South 10<sup>th</sup> Street.
- Commercial standard sidewalk will be required along the proposed Park frontage on Main Street and South 10<sup>th</sup> Streets. Commercial standard sidewalk is 8 feet wide. See Engineering Department for details.

### **Water**

- A 12-inch water main traverse through the property as well as a 12-inch water main is within South 10<sup>th</sup> Street for the proposed development.
- The City will require a 14-foot wide easement over its water main. A condition of the easement will be that no structures get built on or over the easement.
- Any new water meters shall be placed in the public right-of-way of South 10<sup>th</sup> Street. Placement of water meters shall conform to City of Cottage Grove standards. See Engineering Department for details.
- If a dedicated fire line is needed for the museum, a double detector check valve will be required. The valve needs to be installed in a vault near the property line. Contact Tony Kirk, Utility Maintenance Supervisor for details.
- A backflow device is required behind the water meter including domestic and landscape services for all new construction. Contact Tony Kirk, Utility Maintenance Supervisor, on backflow requirements.
- Developer is responsible for constructing water service from water meter to building. The City of Cottage Grove will install water service from water main to water meter (Developer to pay the fee for this service).
- Provide proposed fixture counts including any sprinkler system information at time of building permit plans for determining the size for the water service and meter size.
- Fire Marshal may determine that an additional fire hydrant may be needed. If so, the water line extension shall meet City of Cottage Grove standards, i.e. 8-inch ductile iron pipe.
- Fire Marshal will determine the placement of the FDC connection (if one is proposed) for the museum.

### **Storm Drainage**

- A 30-inch storm drainage main is available at the intersection of South 10<sup>th</sup> and Washington Avenue. Also an 8-inch storm drainage main is available within South 10<sup>th</sup> Street for the proposed development.
- Hydraulic calculations and design proposed a variety of methods to handle storm water runoff. There is the conventional method will pipe and catch basins as well as retention and soakage trench design.

- Even though the calculations are correct, the design methods are not compatible with City policy that is outlined in resolution 1304. The City Council will need to allow a variance from policy to allow for the proposed design methods.
- It was not obvious to this staff person that storm drainage was provided for the 90 degree parking areas or the off-street parking area. Please include that detail at the appropriate phase of development.
- Storm drainage pipe within the public right-of-way shall meet the City of Cottage Grove standards, i.e., PVC pipe is allow for 12-inch or smaller and reinforced concrete pipe is required for pipe larger than 12-inch. Contact Engineering department for details.
- Storm water runoff is not to adversely affect adjacent property owners; therefore no overland flow is allowed. All storm water runoff on commercial property shall be contained on the property prior to connecting the public storm drainage system. Building plans should include spot elevations or enough detail to show staff that all storm water runoff from site is captured on site before entering the public storm drainage system.
- New on-site catch basins on site shall meet the standards as outlined by the Uniform Plumbing Code.

#### **Sanitary Sewer**

- An 18-inch sanitary sewer main is within South 10<sup>th</sup> Street for the proposed development.
- City maps show that sanitary sewer stubs in the proposed development. Staff suggests developer explore the option of using existing services versus installing a new service across Main Street.
- Unused sewer services need to be approved prior to connecting to it. Developer is required to video tape the existing service and City staff reviews the tape and determines if the service can be used.
- Developer will be responsible for constructing the sanitary sewer service from the building(s) to sanitary sewer main.
- If a new sanitary sewer services is required and it shall be constructed to City standards. Pipe standards for sanitary sewer service laterals shall be D3034 PVC pipe and a sanitary sewer cleanout is required at the property line. See Engineering Department for details.



Bohemia Park  
Master Plan

- LEGEND
- ① Temporary entry path
  - ② Off-street parking
  - ③ Pond
  - ④ Overlook
  - ⑤ Event overflow parking



MASTER PLAN  
PHASE 1B

NOVEMBER 2006

Mayer/Reed  
319 SW Washington St.  
Suite 810  
Portland, Oregon 97204  
T 503.223.5555  
F 503.223.8076

Mayer/Reed  
Landscape Architecture  
319 SW Washington St.  
Suite 810, Oregon 97204  
Portland, Oregon 97204  
T 503.223.5555  
F 503.223.8076

Revisions

Submitted / Date  
MUM SUBMITTAL 08 23 07

Project  
BOHEMIA PARK  
COTTAGE GROVE, OR  
MIXED USE MASTER PLAN

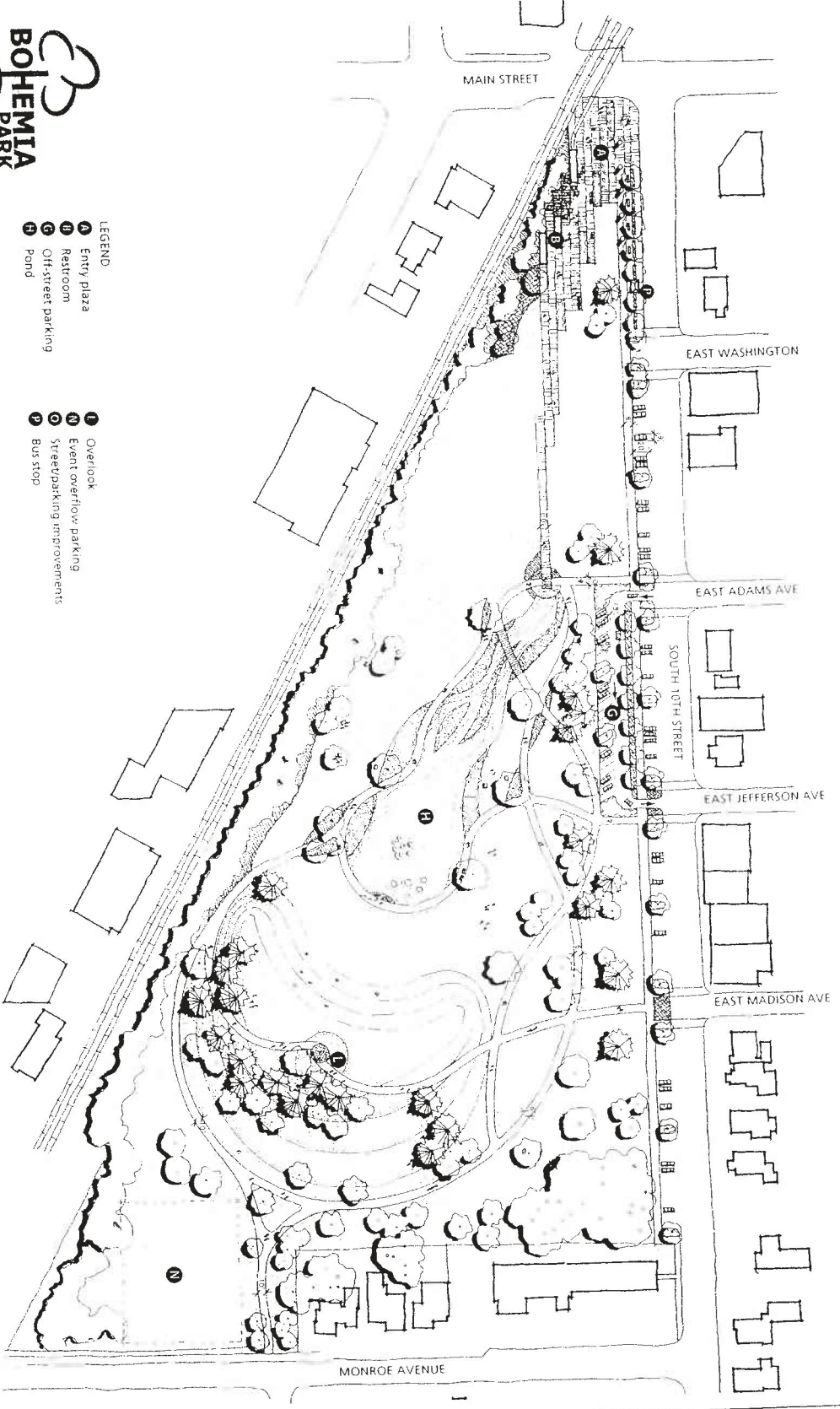
Sheet Title  
PHASE 1A AND 1B

Sheet No.  
L001



**Bohemia Park**  
Master Plan

- LEGEND**
- A Entry Plaza
  - R Restroom
  - C Off-street parking
  - H Pond
  - O Overlook
  - N Event overflow parking
  - G Streetparking improvements
  - P Bus stop



MASTER PLAN  
PHASE 2

NOVEMBER 2005

**Mayer/Reed**  
315 SW Washington St.  
Suite 820  
Portland, Oregon 97204  
T 503 223 5953  
F 503 223 8076

**Mayer/Reed**  
Landscape Architecture  
315 SW Washington St.  
Suite 820  
Portland, Oregon 97204  
T 503 223 5953  
F 503 223 8076

Sheet No. **L002**

Sheet Title  
PHASE 2

**Project**  
BOHEMIA PARK  
BOTHE GROVE OR  
MIXED USE MASTER PLAN

**Submittal / Date**  
RDM1 SUBMITTAL 08.27.07

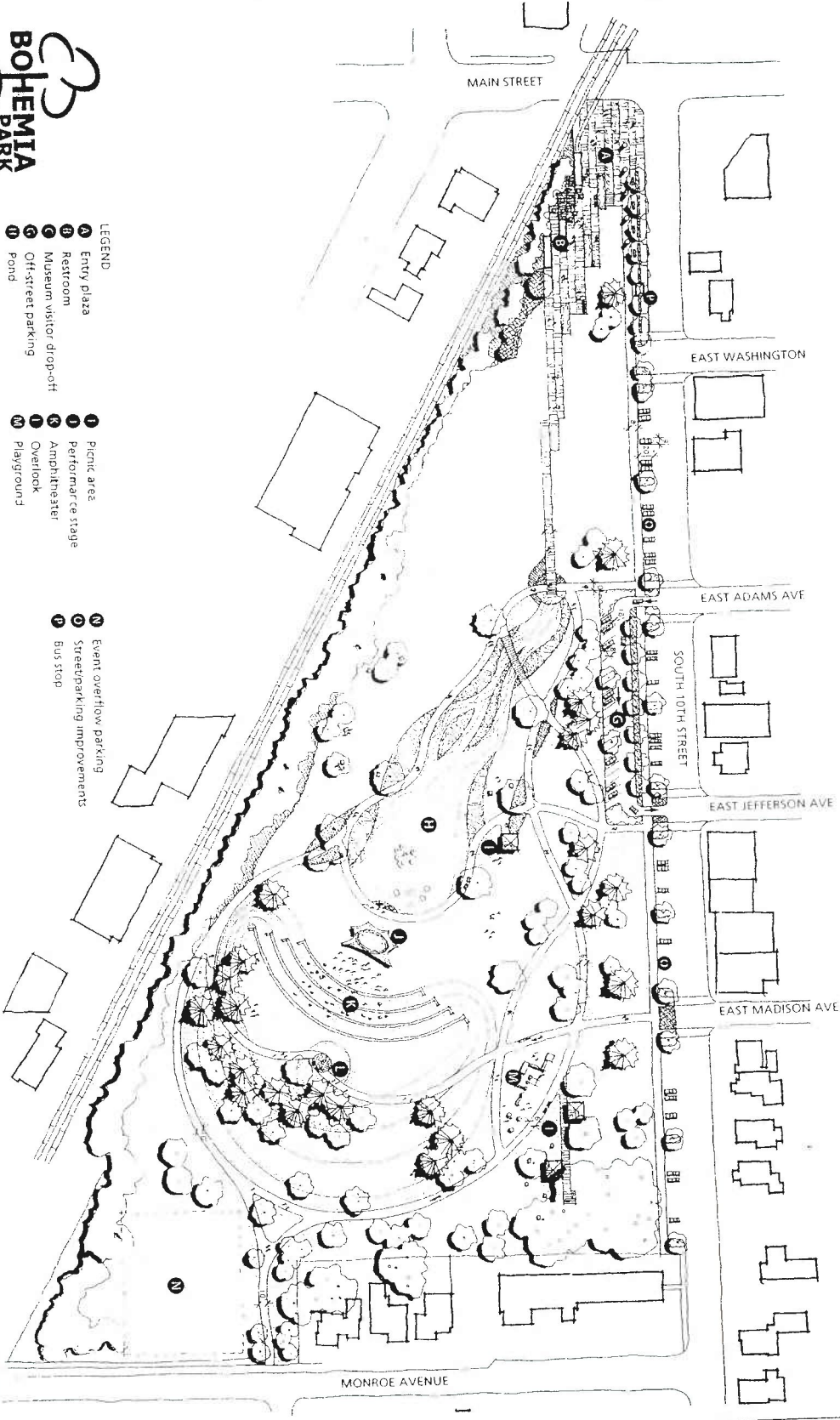
**Revisions**





**Bohemia Park**  
Master Plan

- LEGEND**
- A Entry Plaza
  - B Restroom
  - C Museum visitor drop-off
  - D Off-street parking
  - E Pond
  - F Picnic area
  - G Performance stage
  - H Amphitheater
  - I Overlook
  - J Playground
  - K Event overflow parking
  - L Streetparking improvements
  - M Bus stop



MASTER PLAN  
PHASE 3

NOVEMBER 2006

**Mayo/Reed**  
319 SW Washington St.  
Suite 820  
Portland, Oregon 97204  
T 503.223.5953  
F 503.223.8076

**Mayo/Reed**  
Landscape Architecture  
319 SW Washington St.  
Suite 820  
Portland, Oregon 97204  
T 503.223.5953  
F 503.223.8076

**Revisions**

**Submittal / Date**  
MIND SUBMITTAL 08.27.07

**Project**  
BOHEMIA PARK  
OFF-GROVE OR  
MIXED USE MASTER PLAN

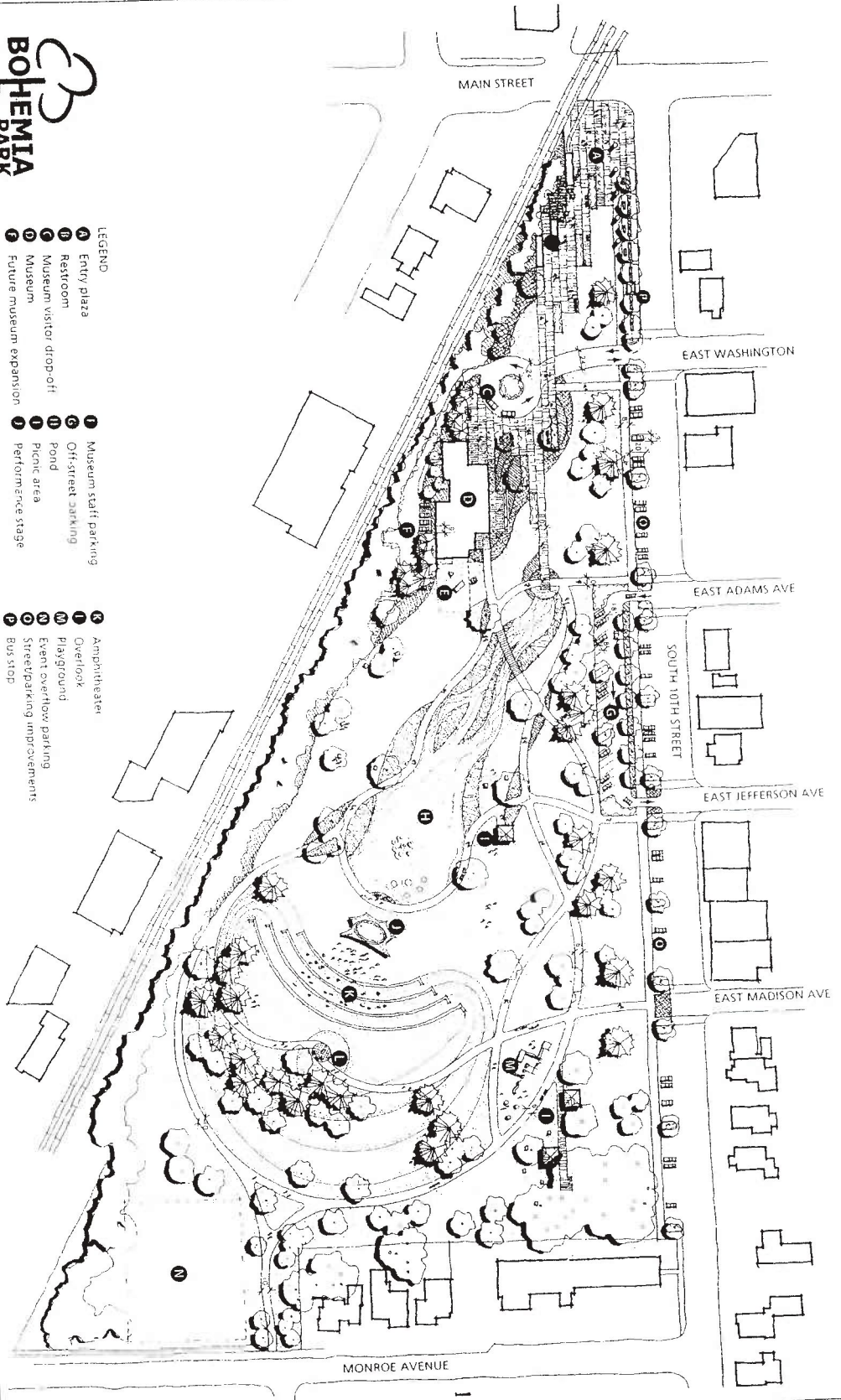
**Sheet Title**  
PHASE 3  
**Sheet No.**  
L003



Bohemia Park  
Master Plan

- LEGEND**
- A Entry plaza
  - B Restroom
  - C Museum visitor drop-off
  - D Museum
  - E Future museum expansion
  - F Museum staff parking
  - G Off-street parking
  - H Pond
  - I Picnic area
  - J Performance stage

- K Amphitheater
- L Overlook
- M Playground
- N Event overflow parking
- O Streetparking improvements
- P Bus stop



MASTER PLAN  
PHASE 4

NOVEMBER, 2006

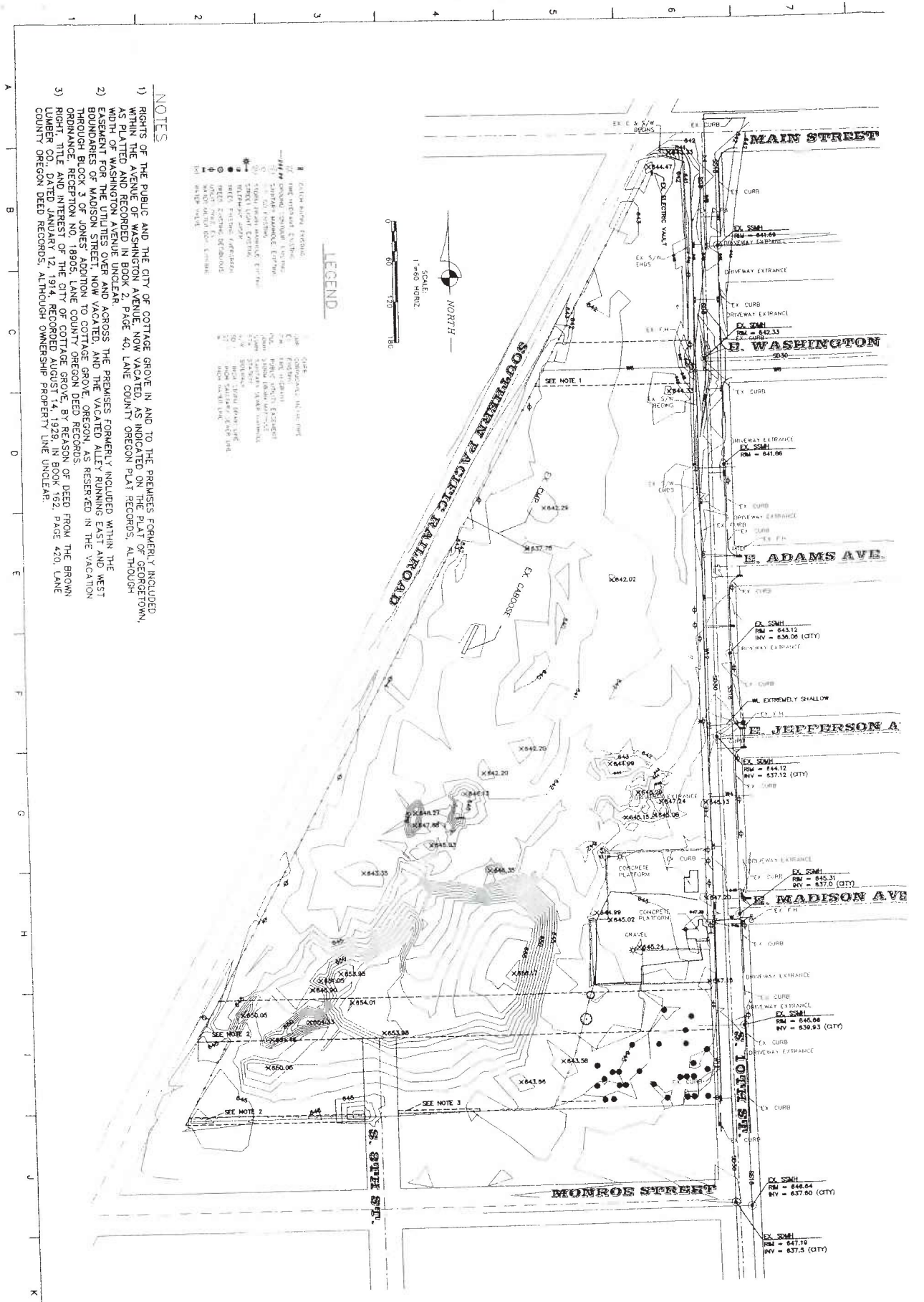
**Mayer/Reed**  
315 NW Washington St.  
Suite 200  
Portland, Oregon 97204  
P 503.223.8700  
F 503.223.8076

**Mayer/Reed**  
Landscape Architecture  
315 NW Washington St.  
Suite 200  
Portland, Oregon 97204  
T 503.223.5953  
F 503.223.8076

**Submittal / Date**  
MUM SUBMITTAL 08.27.07

**Project**  
BOHEMIA PARK  
COTTAGE GROVE, OR  
MIXED USE MASTER PLAN

**Sheet Title**  
PHASE 4  
**Sheet No.**  
L004



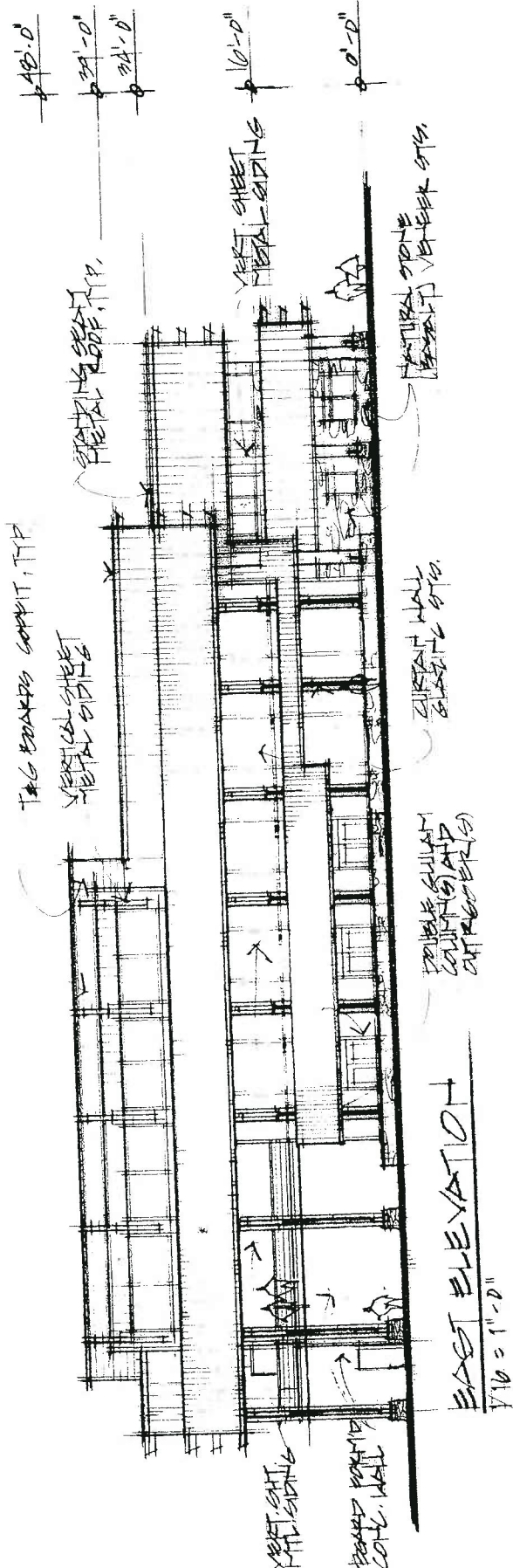
**NOTES**

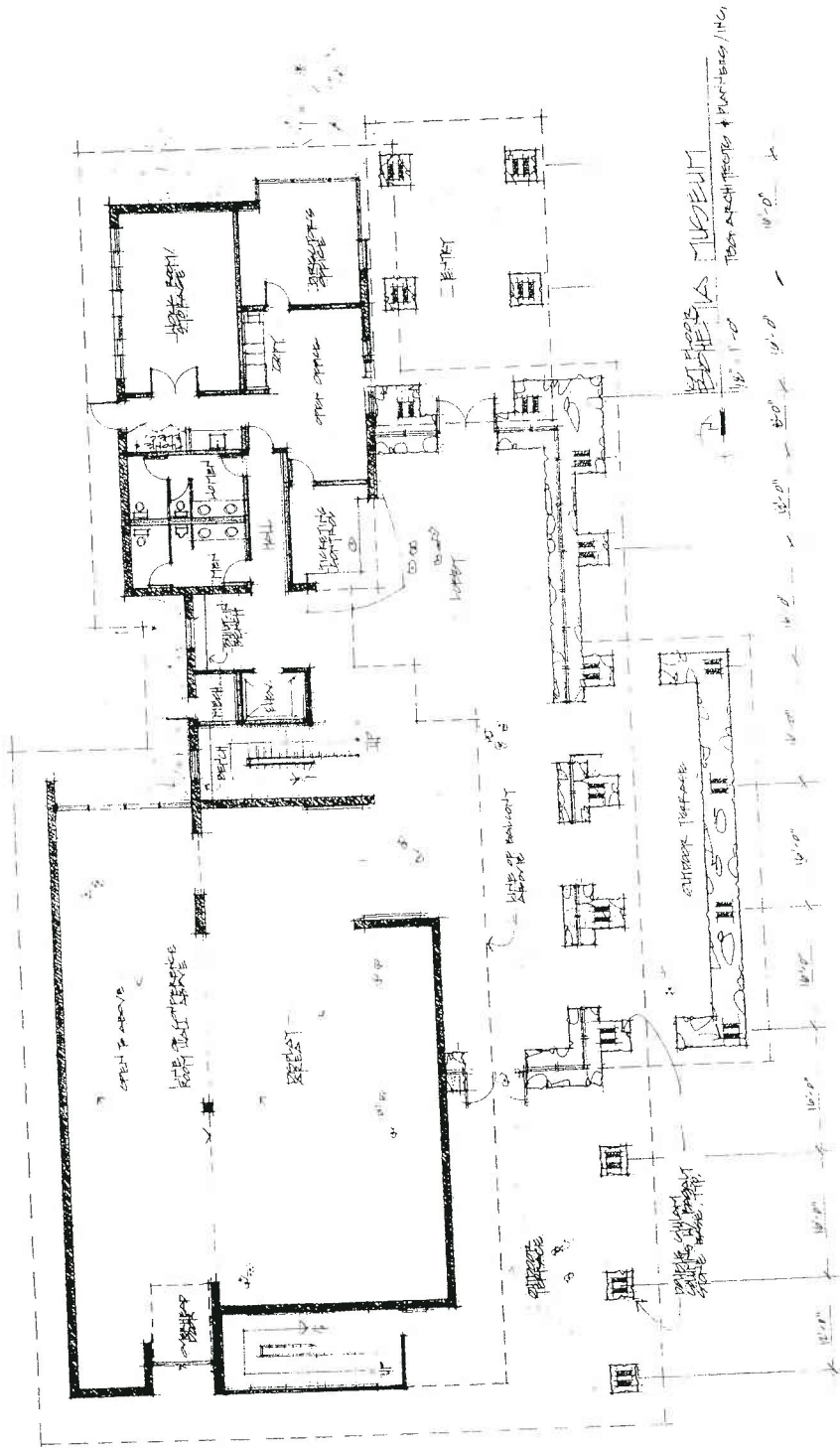
- 1) RIGHTS OF THE PUBLIC AND THE CITY OF COTTAGE GROVE IN AND TO THE PREMISES FORMERLY INCLUDED WITHIN THE AVENUE OF WASHINGTON AVENUE, NOW VACATED, AS INDICATED ON THE PLAT OF GEORGETOWN, NORTH OF WASHINGTON AVENUE UNCLER.
- 2) EASEMENT FOR THE UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF MADISON STREET, NOW VACATED, AND THE VACATED ALLEY RUNNING EAST AND WEST THROUGH BLOCK 3 OF JONES' ADDITION TO COTTAGE GROVE, OREGON, AS RESERVED IN THE VACATION ORDINANCE, RECEPTION NO. 18905, LANE COUNTY OREGON DEED RECORDS OF DEED FROM THE BROWN LUMBER CO., DATED JANUARY 12, 1914, RECORDED IN BOOK 41, PAGE 1928, IN BOOK 192, PAGE 420, LANE COUNTY OREGON DEED RECORDS, ALTHOUGH OWNERSHIP PROPERTY LINE UNCLEAR.

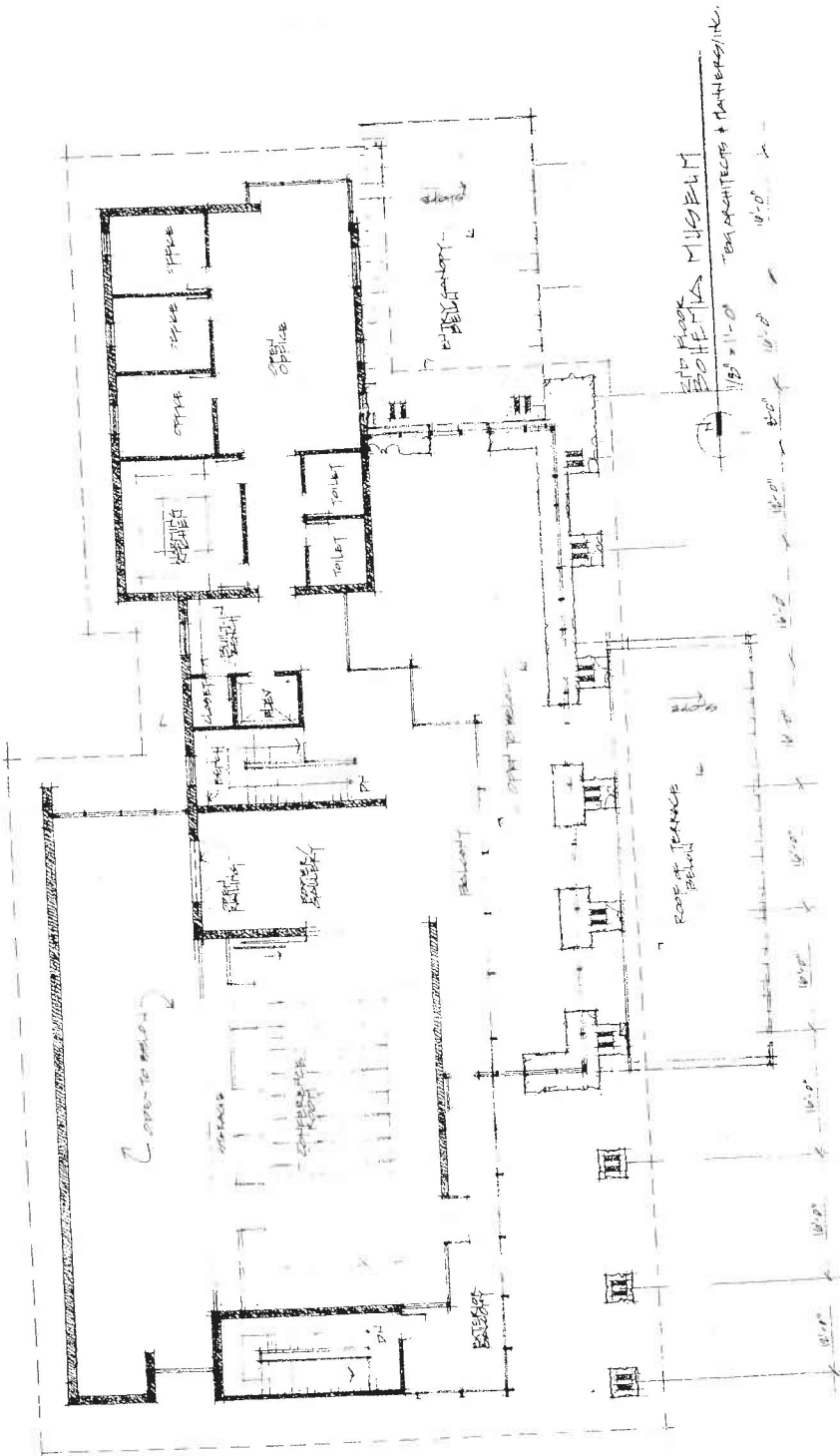
- LEGEND**
- 1. EXISTING SURFACE ELEVATION
  - 2. PROPOSED SURFACE ELEVATION
  - 3. EXISTING CONCRETE DRIVEWAY
  - 4. EXISTING DRIVEWAY ENTRANCE
  - 5. EXISTING DRIVEWAY ENTRANCE
  - 6. EXISTING DRIVEWAY ENTRANCE
  - 7. EXISTING DRIVEWAY ENTRANCE
  - 8. EXISTING DRIVEWAY ENTRANCE
  - 9. EXISTING DRIVEWAY ENTRANCE
  - 10. EXISTING DRIVEWAY ENTRANCE
  - 11. EXISTING DRIVEWAY ENTRANCE
  - 12. EXISTING DRIVEWAY ENTRANCE
  - 13. EXISTING DRIVEWAY ENTRANCE
  - 14. EXISTING DRIVEWAY ENTRANCE
  - 15. EXISTING DRIVEWAY ENTRANCE
  - 16. EXISTING DRIVEWAY ENTRANCE
  - 17. EXISTING DRIVEWAY ENTRANCE
  - 18. EXISTING DRIVEWAY ENTRANCE
  - 19. EXISTING DRIVEWAY ENTRANCE
  - 20. EXISTING DRIVEWAY ENTRANCE
  - 21. EXISTING DRIVEWAY ENTRANCE
  - 22. EXISTING DRIVEWAY ENTRANCE
  - 23. EXISTING DRIVEWAY ENTRANCE
  - 24. EXISTING DRIVEWAY ENTRANCE
  - 25. EXISTING DRIVEWAY ENTRANCE
  - 26. EXISTING DRIVEWAY ENTRANCE
  - 27. EXISTING DRIVEWAY ENTRANCE
  - 28. EXISTING DRIVEWAY ENTRANCE
  - 29. EXISTING DRIVEWAY ENTRANCE
  - 30. EXISTING DRIVEWAY ENTRANCE
  - 31. EXISTING DRIVEWAY ENTRANCE
  - 32. EXISTING DRIVEWAY ENTRANCE
  - 33. EXISTING DRIVEWAY ENTRANCE
  - 34. EXISTING DRIVEWAY ENTRANCE
  - 35. EXISTING DRIVEWAY ENTRANCE
  - 36. EXISTING DRIVEWAY ENTRANCE
  - 37. EXISTING DRIVEWAY ENTRANCE
  - 38. EXISTING DRIVEWAY ENTRANCE
  - 39. EXISTING DRIVEWAY ENTRANCE
  - 40. EXISTING DRIVEWAY ENTRANCE
  - 41. EXISTING DRIVEWAY ENTRANCE
  - 42. EXISTING DRIVEWAY ENTRANCE
  - 43. EXISTING DRIVEWAY ENTRANCE
  - 44. EXISTING DRIVEWAY ENTRANCE
  - 45. EXISTING DRIVEWAY ENTRANCE
  - 46. EXISTING DRIVEWAY ENTRANCE
  - 47. EXISTING DRIVEWAY ENTRANCE
  - 48. EXISTING DRIVEWAY ENTRANCE
  - 49. EXISTING DRIVEWAY ENTRANCE
  - 50. EXISTING DRIVEWAY ENTRANCE



SHEET NO. 1 of 1	PROJECT TITLE: BOHEMIAN FOUNDATION COTTAGE GROVE, OREGON	DATE 10/18/05	DESIGNER GEO	CHECKED BY GEO	FILE NO. 070-ENG-DWG	PROJECT NO. G170	REVISIONS:		ENGINEERING, LAND SURVEYING, BUILDING DESIGN 806 N. MONROE STREET, COTTAGE GROVE, OREGON 97030 TELEPHONE: (503) 845-9153 FAX: (503) 845-7935







3RD FLOOR  
ESCHSCHOLTZ MUSEUM  
BY ARCHITECTS + PARTNERS INC.

2 OPEN TO BELOW

ROOF TERRACE  
16'-0"

16'-0"

15'-0"

14'-0"

13'-0"

12'-0"

11'-0"

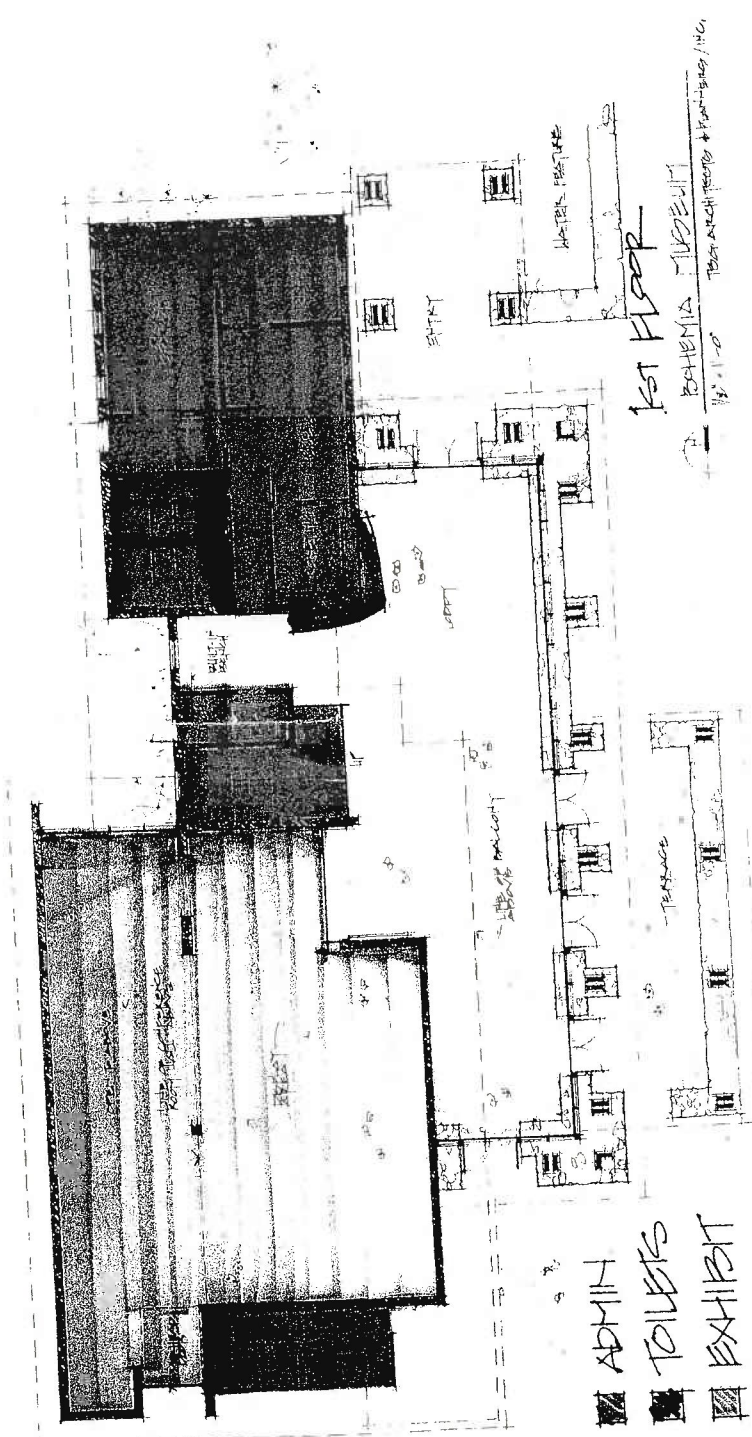
10'-0"

9'-0"

8'-0"

7'-0"

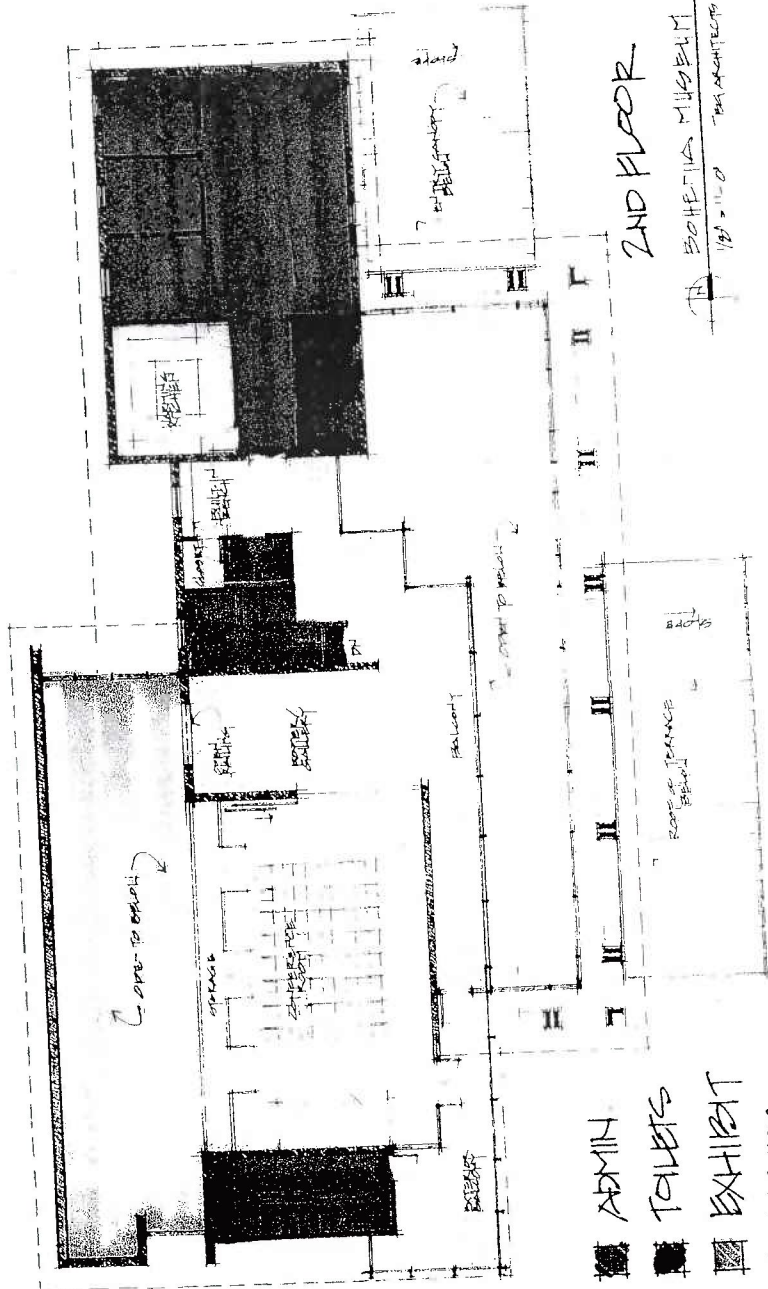
6'-0"



- ▨ ADMIN
- ▨ TOILETS
- ▨ EXHIBIT
- ▨ Y.C.I.R.C.
- COMMUNITY

1ST FLOOR

ROSEMARY MURPHY  
 1/8" = 1'-0" TOWN ARCHITECTS + PLANNERS, INC.

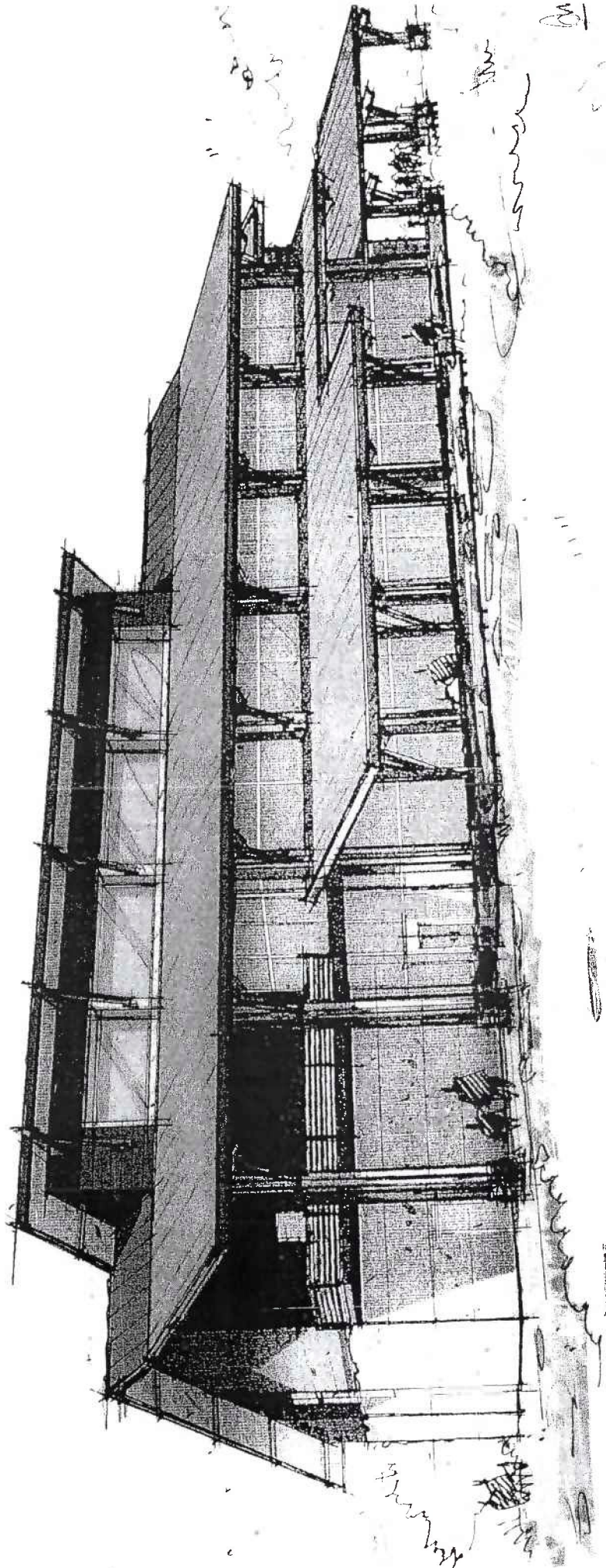


2ND FLOOR

1987-11-00 THE ARCHITECTS & ENGINEERS

- ADMIN
- TOILETS
- ▨ EXHIBIT
- ▩ V.C.I.R.C.
- COMMUNITY



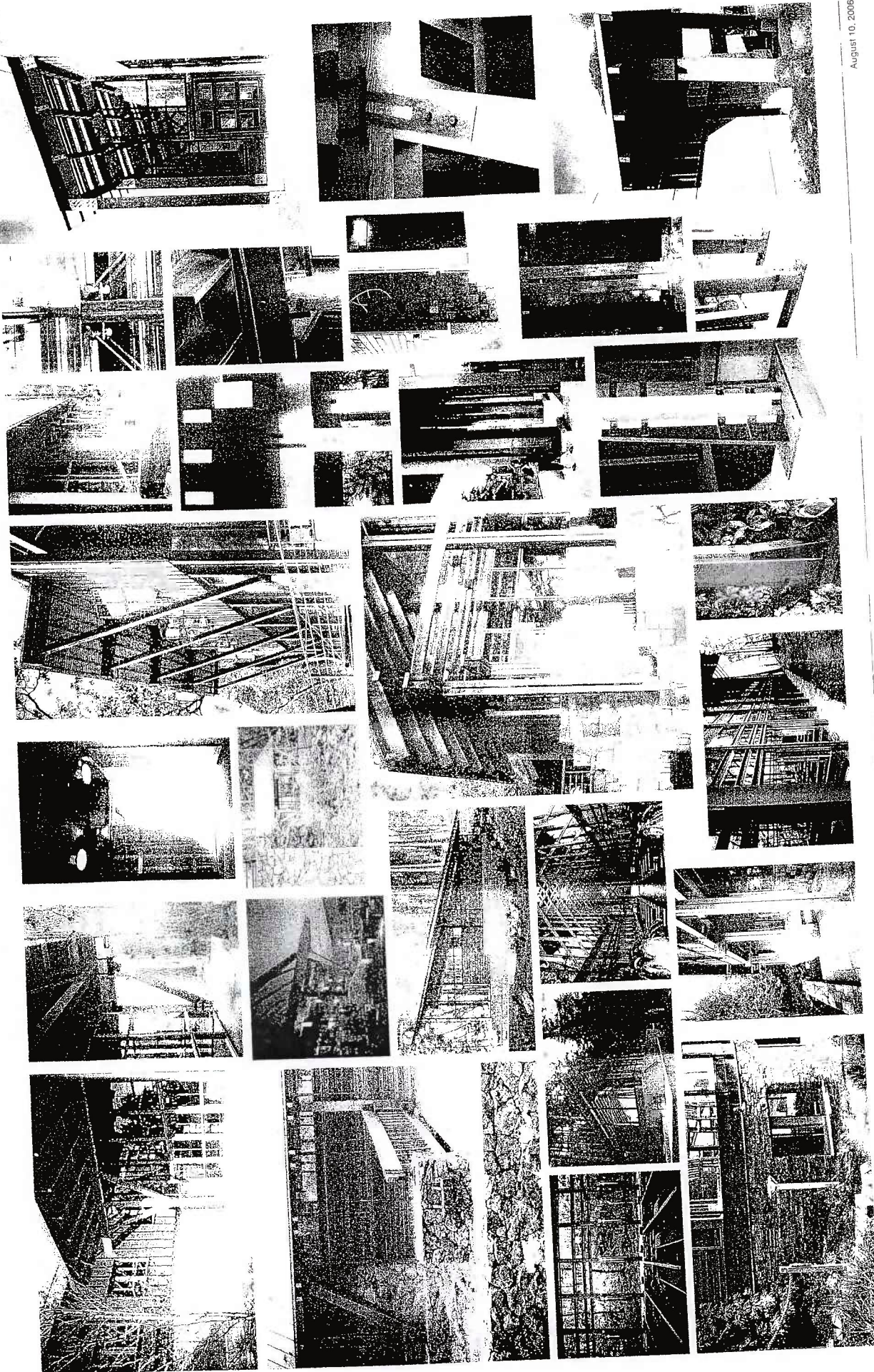


SOUTHEAST CORNER PERSPECTIVE - SCHEMATIC  
August 8,

TBG Architects & Planners/Inc

Mayer/Reed

Bohemia Park  
Schematic Design



August 10, 2006

TBG Architects & Planners/Inc  
Mayer/Reed

Bohemia Park  
Schematic Design



**DEPT OF**

**FEB 20 2008**

**LAND CONSERVATION  
AND DEVELOPMENT**



**CITY OF  
COTTAGE GROVE**

**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**