



# 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](http://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 022-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 11, 2008**

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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 DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Amanda Punton, DLCD Natural Resource Specialist

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# 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

In person  electronic  mailed

DATE STAMP

**DEPT OF**

**FEB 20 2008**

**LAND CONSERVATION AND DEVELOPMENT**

For DLCD Use Only

Jurisdiction: **City of Cottage Grove**

Local file number: **ZC 10-07**

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

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

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 10/4/2007

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".

Rezoned all properties zoned RP-1 or RP-2 Residential Professional District and C-1 Neighborhood Commercial District to RC Residential Commercial (to reflect name change of district).

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

Plan Map Changed from:

to:

Zone Map Changed from: **RP-1/RP-2C-1**

to: **RC Residential Commercial**

Location:

Acres Involved:

Specify Density: Previous: **No change**

New: **No change**

Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                          |                          |                          |                          |                                     |                                     |                          |                          |                          |                          |                                     |                          |                          |                          |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                            | <b>10</b>                           | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                           | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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 022-07 (16456)**

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

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

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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**

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## **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.

AN ORDINANCE AMENDING TITLE 18 OF THE COTTAGE GROVE MUNICIPAL CODE, THE CITY WIDE ZONING MAP.  
RP-1/RP-2 Residential Professional District and C-1 Neighborhood Commercial to RC Residential Commercial District

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 identify the rezoning of properties as described in Exhibit "A", from RP-1/RP-2 Residential Professional or C-1 Neighborhood Commercial District to RC Residential Commercial District.

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 a Planning Commission public hearing and recommendation, that the zone change (ZC-10-07) 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. Amendment. The citywide "zoning map" which is a part of the Title 18 is hereby amended as follows with respect to the properties described as 20-03-27-20 TL 1001, 1002, 1003, 1004, 1005, 1006; 20-03-28-13 TL 7500; 20-03-29-41 TL 1300, 1500, 1501, 1503, 1504, 1700, 1701, 1800, 1900, 2000, 2100, 2300, 2400; 20-03-29-42 TL 4400; 20-03-33-22 TL 8600; 20-03-33-24 TL 9801.

Change of zoning district classification from RP-1 Residential Professional District to RC Residential Commercial District.

Section 4. Amendment. The citywide "zoning map" which is a part of the Title 18 is hereby amended as follows with respect to the properties described as Map 20-03-28-24, TL 600, 1200, 2000, 2101, 3200, 3400, 3500, 4000, 4100, 4200, 4600, 4601, 4700, 4800; Map 20-03-28-31 TL 600, 700, 800, 1000, 1600, 1700, 4801, 4900, 6400, 6500, 6900, 7000, 7300, 7700, 7800, 8000, 8100, 9000, 9100, 9200, 9300; 20-03-28-34 TL 8900, 9800; 20-03-33-21 TL 11600, 11000.

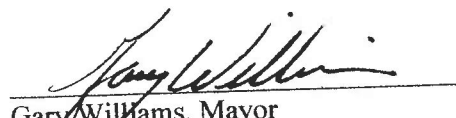
Change of zoning district classification from RP-2 Residential Professional District to RC Residential Commercial District.

Section 5. Amendment. The citywide "zoning map" which is a part of the Title 18 is hereby amended as follows with respect to the properties described as 20-03-28-24-3100 and 20-03-33-24-3600:

Change of zoning district classification from C-1 Neighborhood Commercial District to RC Residential Commercial District.

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

  
Richard Meyers, City Manager

  
Gary Williams, Mayor

Dated: February 11, 2008

Dated: Feb. 12, 2008

Exhibit A to Ordinance No. \_\_\_\_\_

**ZC 10-07 Residential Professional to Residential Commercial**

| Site Address       | Map         | Tax Lot | Current |                             | Owner Address                        |
|--------------------|-------------|---------|---------|-----------------------------|--------------------------------------|
|                    |             |         | Zoning  | Owner                       |                                      |
| 533 N. 9th St      | 20-03-28-24 | 3100    | C-1     | Dwight & Terese Secrist     | 633 N. 9th Street                    |
| 1238 S. 6th St     | 20-03-33-24 | 3600    | C-1     | Jake Andreason              | 2066 1/2 Roosevelt, Eugene, 9740     |
| 1919 W. Oswald Ave | 20-03-27-20 | 1001    | RP-1    | Kathleen Luckcuck           | 2070 Bryant Avenue                   |
| 1306 N. 19th St    | 20-03-27-20 | 1002    | RP-1    | Patricia Mcconnell          | PO Box 1655                          |
| 1304 N. 19th St    | 20-03-27-20 | 1003    | RP-1    | Myrna Adams                 | 1304 N. 19th Street                  |
| 1302 N. 19th St    | 20-03-27-20 | 1004    | RP-1    | James & Joan Perkins        | 1302 N. 19th Street                  |
| 1300 N. 19th St    | 20-03-27-20 | 1005    | RP-1    | Geneva Birlem               | 1300 N. 19th Street                  |
| 1050 N. 19th St    | 20-03-27-20 | 1006    | RP-1    | Richard & Cindy Myers       | 1050 N. 19th Street                  |
| 1041 Pennoyer Ave  | 20-03-28-13 | 7500    | RP-1    | Pennoyer St. Church Christ  | Box 111                              |
|                    | 20-03-29-41 | 1500    | RP-1    | Community Sharing           | 1340 Birch Avenue                    |
|                    | 20-03-29-41 | 1503    | RP-1    | Oregon Management Group     | 98407 S. Coos River Ln, Coos Bay, O  |
|                    | 20-03-29-41 | 1504    | RP-1    | Oregon Management Group     | 98407 S. Coos River Ln, Coos Bay, O  |
| 1340 Birch Ave     | 20-03-29-41 | 1501    | RP-1    | Health & Wellness NW        | PO Box 10545, Eugene, 97440          |
| 1425 Birch Ave     | 20-03-29-41 | 1700    | RP-1    | Ronald & Jennifer Straub    | 4481 Petaluma Blvd N Unit 3, Peta    |
| 1208 Birch Apt 1   | 20-03-29-41 | 1300    | RP-1    | Dean Mouren-laurens         | 7739 Monroe St, Paramount, CA 9      |
| 1417 Birch Ave     | 20-03-29-41 | 1701    | RP-1    | Lusk Family Trust           | PO Box 1209                          |
| 1411 Birch Ave     | 20-03-29-41 | 1800    | RP-1    | David Bowen                 | 1411 Birch Ave                       |
| 1307 W. Main St    | 20-03-29-41 | 1900    | RP-1    | Christian Futures           | 3112 Industrial Ave, Springfield, 97 |
| 1345 Birch Ave     | 20-03-29-41 | 2000    | RP-1    | Christian Futures           | 3112 Industrial Ave, Springfield, 97 |
| 1325 Birch Ave     | 20-03-29-41 | 2100    | RP-1    | Barbara Grant Revocable Tru | 910 Taylor Ave                       |
| 1245 Birch Ave     | 20-03-29-41 | 2300    | RP-1    | Peacehealth                 | PO Bo 1479, Eugene, 97440            |
| 142 N. M St        | 20-03-29-41 | 2400    | RP-1    | Peacehealth                 | PO Bo 1479, Eugene, 97440            |
| 1438 Birch Ave     | 20-03-29-42 | 4400    | RP-1    | South Lane Wheels           | 1450 Birch Avenue                    |
| 349 Quincy Ave     | 20-03-33-22 | 8600    | RP-1    | Pete & Shannon Dolan        | 349 Quincy Avenue                    |
|                    | 20-03-33-24 | 9801    | RP-1    | Amy Maddess                 | 914 S. 4th St                        |
| 911 N. 9th St      | 20-03-28-24 | 600     | RP-2    | Brian & Myrna Oniel         | 30119 Overhauser Rd                  |
|                    | 20-03-28-24 | 1200    | RP-2    | Geomax Inc                  | 806 N. 9th Street                    |
| 755 N. River Rd    | 20-03-28-24 | 2000    | RP-2    | Cottage Grove Elks          | N. River Rd, Lodge 1904              |
| 753 N. River Rd    | 20-03-28-24 | 2101    | RP-2    | Lindsey & Ruby Haskell      | 753 N. River Rd                      |
| 657 N. 9th St      | 20-03-28-24 | 3200    | RP-2    | Susan Tryk                  | 657 N. 9th Street                    |
| 711 N. 9th St      | 20-03-28-24 | 3400    | RP-2    | Margaret Cole               | 711 N. 9th Street                    |
| 727 N. 9th St      | 20-03-28-24 | 3500    | RP-2    | Kerry Anne Rudat            | 727 N. 9th Street                    |
| 724 N. 9th St      | 20-03-28-24 | 4000    | RP-2    | James & Glory Shepard       | 724 N. 9th Street                    |
| 728 N. 9th St      | 20-03-28-24 | 4100    | RP-2    | Rita Monroe                 | 3319 E Ave S-1, Palmdale, CA 9355    |
| 734 N. 9th St      | 20-03-28-24 | 4200    | RP-2    | Paul Hawks                  | 734 N. 9th St                        |
|                    | 20-03-28-24 | 4600    | RP-2    | Gloria Schmidt              | 596 N. 9th Street                    |
| 620 N 9th St       | 20-03-28-24 | 4601    | RP-2    | Kane & Amber Roberts        | 620 N. 9th Street                    |
| 630 N. 9th St      | 20-03-28-24 | 4700    | RP-2    | Brogan Weybright            | 236 S. 3rd Street                    |
| 640 N. 9th St      | 20-03-28-24 | 4800    | RP-2    | Brogan Weybright            | 26 N. 5th Street                     |
| 906 Grover Ave     | 20-03-28-31 | 600     | RP-2    | Michael & Patti Grover      | 906 Grover Avenue                    |
|                    | 20-03-28-31 | 700     | RP-2    | Michael & Patti Grover      | 906 Grover Avenue                    |
| 596 N. 9th St      | 20-03-28-31 | 800     | RP-2    | Gloria Schmidt              | 596 N. 9th Street                    |

|                |             |       |        |                         |                                   |
|----------------|-------------|-------|--------|-------------------------|-----------------------------------|
| 25 N. 9th St   | 20-03-28-31 | 1000  | RP-2   | Jack & Linda Hartness   | 31060 Cedar Creek Rd              |
| 25 N. 9th St   | 20-03-28-31 | 1600  | RP-2   | Jack & Linda Hartness   | 31060 Cedar Creek Rd              |
| 41 N. 9th St   | 20-03-28-31 | 1700  | RP-2   | Roy & Belinda Watson    | 441 N. 9th Street                 |
| 57 N. 8th St   | 20-03-28-31 | 4801  | RP-2   | Checob Properties       | 1125 Darlene Ln, Eugene 97401     |
| 75 N. 8th St   | 20-03-28-31 | 4900  | RP-2   | Mildred Hand            | 141 N. L St                       |
| 125 N. 9th St  | 20-03-28-31 | 6400  | RP-2   | Harvey & Kerry Isman    | 323 N. 9th Street                 |
| 128 N. 9th St  | 20-03-28-31 | 6500  | RP-2   | Oscar Rudolph Zimmer Jr | 9350 Mehl Creek Rd, Elkton, 97431 |
| 110 N. 9th St  | 20-03-28-31 | 6900  | RP-2   | Ruth Hemenway Duran     | PO Box 647                        |
| 345 N. 9th St  | 20-03-28-31 | 7000  | RP-2   | John & Adina Doleman    | 345 N. 9th Street                 |
|                | 20-03-28-31 | 7300  | RP-2   | Ruth Hemenway Duran     | PO Box 647                        |
| 316 N. 9th St  | 20-03-28-31 | 7700  | RP-2   | Kendall & Linda Hickey  | 316 N. 9th Street                 |
| 323 N. 9th St  | 20-03-28-31 | 7800  | RP-2   | Harvey & Kerry Isman    | 323 N. 9th Street                 |
| 248 N. 8th St  | 20-03-28-31 | 8100  | RP-2   | Michael & Fauna Ireland | 248 N. 8th St                     |
| 247 N. 9th St  | 20-03-28-31 | 9000  | RP-2   | Nick & Cynthia Choat    | 300 N. Douglas St                 |
| 249 N. 9th St  | 20-03-28-31 | 9100  | RP-2   | Evelyn Whitehead        | 68783 Newmark Rd, North Bend, s   |
| 311 N. 9th St  | 20-03-28-31 | 9200  | RP-2   | Eric & Cindy Parnell    | 311 N. 9th Street                 |
| 321 S. 6th St  | 20-03-28-34 | 8900  | RP-2   | Stephen Alison          | 325 S. 6th Street                 |
| 349 S. 6th St  | 20-03-28-34 | 9800  | RP-2   | Lorraine Roberts        | 349 S. 6th Street                 |
| 409 Quincy Ave | 20-03-33-21 | 11600 | RP-2   | The. & Bobby Baker      | 409 Quincy Avenue                 |
| 437 S. 5th St  | 20-03-33-21 | 11000 | RP-2   | Cottage Real Estate Inv | PO Box 647                        |
| 264 N. 8th St  | 20-03-28-31 | 8000  | RP-2/H | Grace Olson             | PO Box 468                        |
| 300 N. 9th St  | 20-03-28-31 | 9300  | RP-2/H | Michael King            | 77337 Mosby Creek Rd              |

**DEPT OF**

**FEB 20 2008**

**LAND CONSERVATION  
AND DEVELOPMENT**



**COMMUNITY DEVELOPMENT**

**CITY OF  
COTTAGE GROVE**

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