

Minutes of the Veneta City Council Work Session
November 14, 2005 - 5:00 p.m.

Council Present: President Fred Miller; Thomas Cotter, and Marion Esty

Planning Commission: Chairman Jim Bruvold and James Dean

Others: Ric Ingham, City Administration; Margaret Boutell, Community Services Director;
Brian Issa, Associate Planner; and Lindsey Coffee

1. CALL TO ORDER

Council President Fred Miller called the City Council to order at 5:46 p.m. The Planning Commission did not have a quorum; however, Jim Bruvold and James Dean were present at the workshop.

2. GREENWAY-OPEN SPACE SUBZONE (/GW) - Proposed text amendments to the Veneta Land Development Ordinance 417, Article 4, Section 4.11; the Veneta Land Division Ordinance 418, Article 4, Sections 4.02 and 4.03; and the Veneta Comprehensive Plan Section IV(L).

Community Services Director Margaret Boutell explained the purpose of the work session is to provide the Council and Planning Commission with the proposed text amendments to the Greenway Open Space subzone. She said staff is not asking for consensus but would like to hear their comments or concerns and answer any questions they may have.

Brian Issa explained the text amendments are intended to protect water quality and wetlands as stated in the purpose of the subzone as defined in the Land Development Ordinance and Comprehensive Plan and make the criteria more consistent for staff and developers to interpret. Also, the amendments will bring the Veneta code into compliance with new state requirements for water quality improvements. Text has also been added to ensure adequate space will be maintained for the creation and expansion of pedestrian and bike paths.

Protection of the wetlands will require buffers. Brian explained a 50' buffer on each side of the wetlands was chosen after researching other local communities. If the City wants to require a larger buffer, a full blown analysis of the quality of its wetlands would be needed. At this time, the City does not have the time or money to complete that type of study.

Brian presented a proposed Greenway map that shows the 50' buffers. The map also identified wetlands as significant, non-significant, or significance unknown. He explained that the US Army Corp of Engineers has requirements for wetlands that are defined as significant.

The proposed text amendments also include a provision that updates the map automatically as new wetlands are delineated. Proposed text amendments to the conditional use permit process includes a requirement for the developer to submit an

analysis of the alternatives. Currently trees within the Greenway fall under Veneta's tree felling ordinance. The amendments will protect all trees, even those less than 6" in diameter, except for hazardous trees.

The largest wetland area in Veneta's inventory is located north of Hwy 126 and is owned by the City. Recently an additional 25 acres of wetlands were identified in the Southwest Area subzone (SWAP).

In response to several questions, Brian explained that there are several large areas of Greenway that do not include wetlands. Those areas are intended to provide connectivity for bicycle/pedestrian paths. Greenways are intended to not only protect wetlands but to provide parkways, open space, buffers, and paths.

Thomas Cotter suggested adding language to allow horses to use the paths. He said Veneta is a rural community and he felt it could be an attraction for the community.

Jim Bruvold said his concern would be that the horses would rule over the pedestrians and bikes.

Margaret pointed out the inconsistency in the Land Development Ordinance which says greenways shall remain "largely" undeveloped and the Comprehensive Plan which says the greenways shall remain undeveloped. She asked for feedback on the proposed text changes to the Conditional Use Permit section of the Greenway Open Space Subzone. She said the current language that requires an exceptional and undue hardship upon a property owner is required. She said that language makes it very hard to approve a conditional use permit.

James Dean wanted to know why they would want to allow development in the Greenway if the greenway is intended to provide a buffer for the wetlands. In response, Margaret pointed out that some of the greenways do not include wetlands. James Dean said he felt greenways should remain undeveloped; however, he felt bike paths could be listed as permitted uses.

Thomas Cotter said he would like to see the language leave some flexibility based on the degree of usage. He said he wants the City to have the ability to say yes or no. If the greenways are to be protected it should be for the benefit of the City.

Brian said the language in the Comprehensive Plan would not allow for bicycle paths. He said other things the City may want to see developed that would be prohibited would be a pump station or a road crossing.

Thomas Cotter said he feels they need to find a way to protect the greenway but at the same time make it work for the benefit of the City.

Margaret said currently public utilities are allowed as permitted uses. She said a house would require a conditional use permit and would have to meet the criteria of extreme hardship. She said staff is trying to match the Comprehensive Plan language and the Land Development language. She said they also need to decide if Conditional Use Permits should require an extreme hardship.

In response to a question, Margaret said the changes only affect land identified as greenway and that prior to the amendments all the affected property owners will be notified of a public hearing. Brian said the changes would be subject to Measure 37 claims.

Margaret pointed out that some street crossings will be included in the ^{Transportation} plan so variances ~~would not~~ ^{will} be required for the wetland crossings.

Amended
12-12-05

Brain said the City currently does not have a definition of hardship; therefore, it reverts to the state's language which states that a hardship means no development at all can happen without a variance.

James Dean said he feels the word "largely" needs to be added to the Comprehensive Plan to make it consistent with the Land Development Ordinance.

Thomas Cotter felt that some development should be allowed through the conditional use process. He said they need to avoid zero tolerance.

In response to questions, Ric said some of the long, narrow greenways areas are intended to provide corridors. The long greenway along the Railroad is intended to provide a buffer from the Railroad.

James Dean pointed out that greenways also protect wildlife habitat. He said it seems to him there should be more greenway, not less. He suggested having the sewer plant incorporated into the greenway.

In response to a question from Jim Bruvold, Margaret said currently there are no parks located within the greenways.

Marion felt they should definitely keep all of the proposed greenway areas shown on the map.

Thomas Cotter said he has some concern with the buffers and the Railroad tracks. He said it takes up a lot of personal property.

In response to a question about what is in the greenway along the highway, Margaret pointed out that trees such as those on the Kay Larson property.

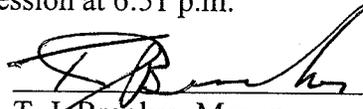
In response to a question about how large the buffer should be, Brian said the new bike path plan will include some recommended widths.

In response to a question from Margaret about what type of application should be required for permitted uses, Thomas Cotter said everything should follow the same rules, public or private.

Margaret Boutell said the first public hearing for the Greenway Subzone changes will be held in January or February 2006.

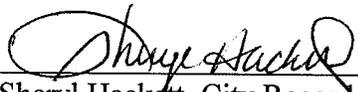
3. **ADJOURN**

Chairman Fred Miller adjourned the work session at 6:51 p.m.



T. J. Brooker, Mayor

ATTEST



Sheryl Hackett, City Recorder
S:\Sheryl's Data\Minutes (Council)\2005\Work Session November 14.wpd