

**Minutes of the Joint Meeting of the
Veneta City Council & Planning Commission
April 10, 2006**

Council Present: Mayor T. J. Brooker, Darrell Carman, Thomas Cotter (arrived at 5:38 p.m.), and Marion Esty

Commission Present: Chairman James Eagle Eye, Jim Bruvold, James Dean (arrived at 5:38 p.m.), Len Goodwin, and Lily Rees

Absent: Planning Commissioner Len Goodwin

Staff & Others: Ric Ingham, City Administrator; Brian Issa, Planner; Sheryl Hackett, City Recorder; Margaret Boutell, Community Services Director; David Cady; and Rob Lafferty, West Lane News

1. CALL TO ORDER

Mayor Brooker called the Veneta City Council to order and Planning Commission Chairman James Eagle Eye called the Planning Commission to order at 5:37 p.m.

2. SOUTHWEST AREA PLAN (SWAP) - (V-12-05) (Continued from February 27, 2006)

Request for a variance to the Veneta Wetland Protection Ordinance, Veneta Municipal Code - Chapter 18.10, Section 18.10.060, Variances (Assessor's map 18-06-01-00, tax lots 1600, 1602, 1605, 1606, 1607)

a. Staff Report (Brian Issa)

At the request of the Planning Commission and City Council, staff revised the findings in the proposed final order for the requested variance to the City's wetland protection ordinance for the Southwest Area Plan. Brian explained that more extensive findings were written to address the public need and weigh those against all adverse impacts. The more extensive findings were written in response to a remand by LUBA on another case. Brian said staff recommends approval of the requested variance.

Brian pointed out that the public need factors begin on page 5 of the proposed final order and include implementation of the Veneta Transportation System Plan, avoidance of secondary wetland impacts, and the restoration and enhancement of other on-site wetlands. He said without the variance there would be adverse impacts on wetlands that would be located in close proximity to development. The on-site mitigation meets a public need by creating a net benefit to the City. He said the enhancement of wetlands through on-site mitigation meets the intent of the wetland protection ordinance.

The potential adverse impacts are listed beginning on page 8 of the proposed final order and the balancing of the public need and potential adverse impacts begins on page 9.

Brian explained that other issues raised by the public, but not directly related to the wetland variance approval criteria, are listed on page 11.

James Dean arrived and Thomas Cotter arrived.

Mayor Brooker said the revised findings are more clear as to what is being proposed and how the criteria is being addressed.

Brian noted one correction to the staff report. The public hearing was closed on February 10, 2006. The paragraph beginning with "On February 27, 2006. . ." should be corrected to delete the reference to holding a public hearing and should state "the hearings body held a meeting to deliberate".

b. Deliberation and Decision on amended Findings

Mayor Brooker called for deliberation on the findings.

Mayor Brooker said the revised findings better identify the public need and the adverse impacts for the project.

MOTION: Thomas Cotter made a motion to approve the Findings for the Southwest Area Plan wetland variance as amended. Marion Esty seconded the motion which passed with a unanimous vote of 8-0.

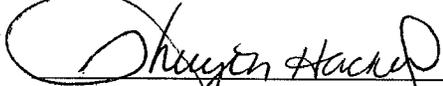
3. **ADJOURN**

Mayor Brooker adjourned the Veneta City Council and Chairman James Eagle-Eye adjourned the Veneta Planning Commission at 5:44 p.m.

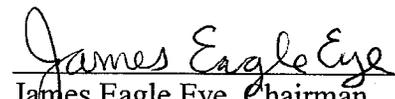


T. J. Brooker, Mayor
Veneta City Council

ATTEST:



Sheryl L. Hackett, City Recorder



James Eagle Eye, Chairman
Veneta Planning Commission

ATTEST:



Sheryl L. Hackett, City Recorder
(minutes prepared by SLHackett)