

Minutes of the Veneta Planning Commission

July 7, 2015

Present: James Eagle Eye, Len Goodwin, Kevin Conlin, Calvin Kenney, Lily Rees

Others: Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Darci Henneman, City Recorder, and Linda Boothe

I. Review Agenda

James Eagle Eye opened the Veneta Planning Commission meeting at 7:01 p.m.

II. Public Comment

Linda Boothe, 25127 Hunter Rd., Veneta, OR

Ms. Boothe said she appreciates that the Commissioners are reviewing the Comprehensive Plan and looking at ways to promote economic dynamics in our community. She said in just over six months two hair dressers have closed their doors in Veneta. She said that makes many folks go to Eugene for those services. She thanked the Commissioners for doing all that they do.

III. Review Proposed Comprehensive Plan and Development Code Amendments

Bork said she needs feedback from the Commissioners regarding a few changes staff made and she would like to confirm those changes are correct prior to the public hearing next month. She reviewed the changes with the Commission, which have all been reviewed by legal counsel.

Len Goodwin suggested the first bullet should read "rural residential uses to continue" instead of "areas and". . . . He said leaving it in might raise the question, when we do an application to convert urban density, are we converting an area or use? And if we're converting only part of any area to an urban use, are we getting into some kind of conflict? He suggested striking "area and".

Bork confirmed it will read "to add rural residential uses of land to continue". She said she added the zoning designations for rezoning rural residential land when developed to urban densities. She said currently it can be rezoned to either single family or general residential. She said that is to allow flexibility in development because of the different uses. She said stormwater was added as an additional utility. The general findings after page 21, no. 1, 2, and 3, are updated to reference the current studies that we're adopting (Economic Opportunity Analysis (EOA) and the Residential Buildable Lands Study). She said she also updated some outdated findings that related to old population projections that are no longer needed. Bork said policy no. 6 was added since all the work done is consistent with the EOA and Economic Development Strategy. She reviewed recommended language from those studies that she'd like to use in the Comp Plan updates.

Len Goodwin suggested using the word "broad" instead of "broader" in policy no. 6. He commended staff on a job well done.

Bork reviewed staff's recommended changes to the Land Development ordinance. She said the changes will reflect the studies. In the Broadway/Commercial staff decided to leave retail more broad instead of listing all the allowed retail, which will read "retail establishments not exceeding 10,000 sq. ft." However, she did leave the existing businesses in the Broadway/Commercial zone because they're slightly different than retail. She said the Council just added medical marijuana as a use within all the Commercial/Industrial zones.

In response to a question from Len Goodwin, Bork said we need to address recreational marijuana as well. She said she hasn't read if the state has specific restrictions on where they can locate.

Len Goodwin said we need policy direction from the Council before the Planning Commission makes any decisions.

Calvin Kenney said he read that the medical marijuana dispensaries will also dispense recreational marijuana. He said the article also indicated if cities allow the sale of recreational marijuana, they can tax sales up to 8%.

Bork said if they have the same siting standards as the medical marijuana dispensaries, there's no place for recreational dispensaries to establish other than the east end of Highway 126. She said the City Council passed a resolution to tax recreational marijuana sales at, she believes, 5%.

Bork said the changes in the Industrial/Commercial zone are based on Bob Parker's suggestion to increase the square footage but she suggested limiting it to 40,000 sq. ft. which is a reasonable building size or roughly the size of the Veneta BiMart.

There was a consensus of the Commission that limiting buildings to 40,000 sq. ft. in the Industrial/Commercial zone sounded good.

Bork suggested striking out language that requires uses to be entirely in an enclosed building. She said there have been some services wanting to locate in that area but they can't because they're not completely in an enclosed area. Also to allow personal or business services and eating and drinking establishments, excluding drive through facilities. She said Mr. Parker recommended moving forward with adding those businesses which is consistent with the EOA and the Economic Development Strategy. She said Stable use will also be removed from that zone.

Len Goodwin suggested moving forward with the public hearing.

Bork said the public hearing is scheduled for the August 4th meeting. She said she will send out a Measure 56 notice to residents in that area to notify them that a permitted use is being removed from that zone.

In response to a question from Len Goodwin, Bork said legal counsel is currently reviewing the findings.

IV. Other

Garbett said the Sproat partition on Jeans Rd. will likely be on the September agenda. She said this is a partition that was originally approved in 2007 but abandoned. She said the applicant wants to subdivide a large parcel with two lots within City limits and seven lots in the County.

In response to a question from Lily Rees, Garbett said the City Engineer worried about the site distance and the number of lots that are in Lane County. He recommended the applicant submit additional information, which she received today. She said she will send it on to Lane County as well.

In response to a question from Len Goodwin, Garbett said she sent out the referrals and is reviewing the previous staff report. She said there was a lot of discussion about conditioning the application from the City with the development in the County. She said the access is a private street, which raised some questions, and also if public improvements would be required on Jeans Rd.

Bork said at the time the City Engineer recommended a private street because it accessed two jurisdictions. She said she will ask the City Engineer to provide comment on that subject.

In response to a question from Len Goodwin, Bork said the City will not extend sewer to the county lots.

Garbett said she will talk with the City Engineer to confirm that City services will not be provided to lots outside City limits.

In response to a question from Calvin Kenney, Garbett said there is a nearby fire hydrant on Jeans Rd. so the City may require water to the City lots but not to the lots outside of City limits. She said once she sends the referrals out, she'll have more information.

Garbett said she has processed several tree permits for tree removal and staff has scheduled interviews for two intern positions, one of which will be a Regional Assistance for Rural Environments (R.A.R.E.) intern.

Bork said one intern will assist with the City's economic development and a PPPM student to assist with the hazard mitigation plan that Ingham and Chief Ney of Lane Fire Authority are working on with Lane County. She said Lane County received a grant and the consultant is working with small cities with hazard mitigation plans and Veneta is benefiting from that grant. She said the interns will be here by the fall.

Bork said the School District is underway with their permits.

In response to a question from Len Goodwin, Bork said Ingham didn't indicate to her the current status of the School District and Veneta Veterinary Clinic other than they are moving forward.

Bork said Hayden Homes is pulling permits but they won't be released until they have roads constructed. Lane Fire Authority isn't allowing any combustible materials without adequate street access.

In response to a question from Calvin Kenney, Bork said Hayden was allowed to build one house as their model home but that is the only one.

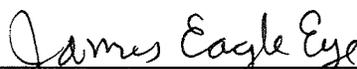
Bork said the Madrone developers continue to indicate they will submit their public improvements plans and that they're hopeful construction will start soon but staff hasn't seen any plans yet. She asked if the Commissioners had a chance to think about an earlier meeting start time or if they wanted to keep the meeting start time at 7:00 p.m.

Lily Rees said she's concerned that residents may not be able to make a 6:00 p.m. meeting.

After a brief discussion, it was the consensus of the Commission to change the Planning Commission meeting start time to 6:30 p.m. and see how it works for everyone.

V. Adjourn

Chair James Eagle Eye adjourned the Veneta Planning Commission at 7:37 p.m


James Eagle Eye, Chairman

ATTEST:


Darci Henneman, City Recorder