

Minutes of the Veneta Planning Commission

August 4, 2015

Present: James Eagle Eye (arrived at 6:35 p.m.), Len Goodwin, Kevin Conlin, Calvin Kenney, Lily Rees

Others: Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Ric Ingham, City Administrator; and Darci Henneman, City Recorder

I. Review Agenda

Lily Rees opened the Veneta Planning Commission meeting at 6:35 p.m.

James Eagle Eye arrived immediately after Lily Rees opened the meeting.

James Eagle Eye continued reviewing the agenda.

II. Public Comment

None

III. Public Hearing: Adoption of Proposed Amendments to the Veneta Comprehensive Plan Ordinance No. 504 and Land Development Ordinance No. 493

1. Chair James Eagle Eye opened the Public Hearing at 6:36 p.m.

2. Staff Report

Bork briefly reviewed the staff report on the proposed amendments to the Veneta Comprehensive Plan and Land Development Ordinance and to make a recommendation regarding adoption of the proposed amendments to the City Council as well as adoption of the final order from the Planning Commission. The code amendments reflect the recently adopted Residential Buildable Lands Inventory (BLI) and Housing Needs Analysis and the Economic Opportunity Analysis. She said tonight's amendments were reviewed at the last meeting and since then legal counsel made three minor recommendations as follows: 1) Include a reference to all studies/data the City relies on for future land use decisions which will be adopted as appendices. She listed all the plans that would be effected by this recommendation.

2) Use less binding language in regards to infrastructure financing; for example Under III. PLAN ELEMENTS AND POLICIES E. UTILITIES legal counsel suggested removing "shall" or "will" and replace it with "plans to" or "chose to", etc.; and 3) change the language to read "allow rural residential land to continue . . ." and "or when water services are extended . . ." She said she believes it is the intent of the Planning Commission to always allow rural residential lands to continue regardless if sewer and water are extended or if at a time when urban uses occur. She said the last change is to specifically list professional, financial and business offices as permitted uses in Light Industrial (LI) zones. She said if we left those uses out of LI, they could never be included as a permitted use because those uses are list in other zones. Bork said staff provided public notice in the Fern Ridge Review and posted the public hearing at City Hall. She said staff also mailed a Measure 56 notice to LI property owners letting them know there will be a change in the zone by eliminating the interim Stable use, which is required whenever a land use is removed. She said the staff report included a final order that addresses all applicable statewide planning goals, applicable Comprehensive Plan goals and policies as well as the applicable land development policies.

3. Public Testimony

None

4. Questions from the Planning Commission

Calvin Kenney said regarding comment 3, he preferred the second option.

Lily Rees said she didn't like using "and even" in the second option. She suggested going with the first option although she didn't like using "require" instead of "allow".

Kevin Conlin agreed and said "allow" is more flexible than "require".

Bork said legal counsel recommended that we replace "allow" with "require" because of the word "until". She said it could read two ways, ". . . allow rural residential areas of land to continue until conversion to urban uses and densities occurs . . . ". Or "allow rural residential areas of land to continue even when water and sewer . . . ".

James Eagle Eye said the first option makes it sound like development is only allowed until services are available. He said in his opinion, we should allow development even after services become available.

Kevin Conlin said option no. 2 seems closer to what we need but he suggested striking the word "and" and just keep "even". He remembered some extensive discussion at the last meeting and he's not sure if the first option does what is needed. He wants to make sure we don't do more harm than good. He suggested it should read ". . . allow rural residential areas of land to continue until conversion to urban uses and densities occurs even when water and sewer services are extended".

James Eagle Eye said it doesn't sound right to him. He said what we're trying to say is we'll allow rural residential areas of land to continue after utilities are extended.

Bork said we could strike "until conversion to urban uses and densities occurs".

James Eagle Eye suggested "allow rural residential areas of land to continue even when water and sewer services are extended".

There was a consensus of the Planning Commission to use James Eagle Eye's suggested language listed above.

5. Chair James Eagle Eye closed the Public Hearing at 6:50 p.m.

6. Deliberation and Decision

MOTION: Lily Rees made a motion to adopt the Proposed Amendments to the Veneta Comprehensive Plan Ordinance No. 504 and Land Development Ordinance No. 493 to include the changes suggested. Kevin Conlin seconded the motion which passed with a vote of 5-0.

IV. Approval of Minutes

MOTION: Lily Rees Goodwin made a motion to approve the June 2, 2015. Kevin Conlin seconded the motion which passed with a vote of 5-0.

V. Other

Garbett said the Sproat partition may be on the September agenda which is a partition on Jeans Rd. with two lots within City limits and seven lots in Lane County. She said the partition was recently submitted to the County so it's still under review.

In response to a question from Lily Rees, Garbett said the County lots can only be accessed through

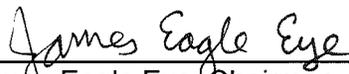
the two City lots.

Ingham said the Council authorized staff to reconvene the Economic Development Committee. He said Mayor Larson will make the appointments in September and the Committee will reconvene in October.

Bork said the City received a Regional Assistance for Rural Environments (R.A.R.E.) intern to assist the City with the Economic Development Plan. She said this is a one year internship.

VI. Adjourn

Chair James Eagle Eye adjourned the Veneta Planning Commission at 7:20 p.m


James Eagle Eye, Chairman

ATTEST:


Darci Henneman, City Recorder