

Minutes of the Veneta Planning Commission

October 6, 2015

Present: James Eagle Eye, 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

James Eagle Eye opened the Veneta Planning Commission meeting at 6:32 p.m. and reviewed the agenda.

II. Public Comment

None

III. Approval of Minutes

MOTION: Lily Rees made a motion to approve the July 7, 2015 minutes. Calvin Kenney seconded the motion which passed with a vote of 4-0.

MOTION: Calvin Kenney made a motion to approve the August 4, 2015 minutes. Kevin Conlin seconded the motion which passed with a vote of 4-0.

IV. Sproat Ranch Estates Partition - Lots 1 & 2 (M-1-15) (Postponed until November 3, 2015)

Garbett said this matter is postponed until November.

Len Goodwin arrived at 6:35 p.m.

V. Request for Site Plan Approval, SR-3-15, Veneta Veterinary Hospital

Garbett reviewed her staff report. She said no public comment was received but she did receive referral requests from the City Engineer, Lane County, and the City Public Works Department. She said Lane County only commented that Jeans Rd. was not in Lane County's jurisdiction, and that the development was not likely to impact any County roads. She said only a few items need to be addressed: 1) Parking. She said the applicant is proposing parking to the side and front of the building but Land Development Ordinance Section 5.20(3)(c) requires parking lots for new commercial properties to locate parking to the side and rear of the building. Staff is recommending a condition of approval to require the applicant to submit and receive a revised site plan showing parking lot to be to the side or rear of the building. 2) Building Elevations. She said the commercial design standards require that 60% of the building elevations facing a street have transparent "openings" (windows or doors). She said the applicant was very close to meeting that requirement but it will need to be addressed in final elevation plans. 3) Storm water. Garbett said the City Engineer commented that he wasn't certain if the proposed rain garden met the detention standard. The applicant will be required to submit storm water calculations to meet that requirement. 4) Access. Garbett said the proposed road access from Jeans Rd. will be required to align with the existing access across the street to provide for safer travel and also, as a condition of final approval, the applicant will be required to update the curb ramps at the intersection of Todd Way and Jeans Rd. She said currently they do not meet American Disabilities Act (ADA) standards.

In response to a question from Len Goodwin, Garbett said Todd Way is the small stub road to the east of the proposed site and intersects with the north side of Jeans Rd.

James Eagle Eye suggested clarifying that only the sidewalk on the west corner of Jeans Rd. and Todd Way is required to meet ADA standards and not the east sidewalk on Todd Way.

In response to a question from Len Goodwin, Garbett said condition no. 23 references the sidewalk to include an ADA ramp.

MOTION: Len Goodwin made a motion to approve the site plan with specified conditions of approval based on the findings in the Proposed Final Order. Kevin Conlin seconded the motion which passed with a vote of 5-0.

VI. Other

Garbett said the Sproat partition has been given more time to address a site distance issue. She said she will confirm if they will be ready for the November meeting. She said they signed a waiver to the 120 day rule that expires in January 2016.

Bork provided an update on the long term City sewer improvements. She said Public Works Director, Kyle Schauer is submitting a proposal to the City Council to conduct an update to the Wastewater Master Plan update. She said staff will provide the Commission with updates as that project moves forward.

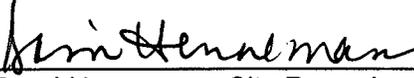
Len Goodwin said the City Council recently reactivated the Economic Development Committee (EDC) and appointed him as Committee chair. He said he is soliciting participation from the Planning Commission on how we can generate additional employment to the City. He said it's absolutely critical that we get away from being just a bedroom community.

VII. Adjourn

Chair James Eagle Eye adjourned the Veneta Planning Commission at 6:46 p.m


James Eagle Eye, Chairman

ATTEST:


Darci Henneman, City Recorder