

Minutes of the Veneta Planning Commission

April 5, 2016

Present: Lily Rees, Kevin Conlin, and Calvin Kenney

Absent: James Eagle Eye and Len Goodwin

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

I. REVIEW AGENDA

Lily Rees opened the Veneta Planning Commission meeting at 6:34 p.m. and reviewed the agenda.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

MOTION: Calvin Kenney made a motion to approve the February 2, 2016 minutes and March 1, 2016 minutes. Kevin Conlin seconded the motion which passed with a vote of 3-0.

IV. LEGISLATIVE PUBLIC HEARING

a. Veneta Land Development Ordinance Amendments (A-1-16). Off-street Parking Location Standards/Property Line Adjustment.

1. Commissioner Rees opened the Public Hearing at 6:35 p.m.

2. Staff Report

Bork reviewed the proposed amendments to the Land Development and Land Division Ordinances that would amend provisions for off street parking lot location standards and a housekeeping amendment to update the definition of "lot line adjustment" to be consistent with Oregon Revised Statutes ORS 92.010(12), which defines "property line adjustment" as "a relocation or elimination of all or a portion of the common property line between abutting properties that does not create an additional lot or parcel." She said the amendments must be initiated by the City Council, Planning Commission or a property owner, which the Planning Commission did at the February 2, 2016 meeting. Bork said no changes have been made since the Planning Commission reviewed the amendments at the last meeting. She said notice of the amendments was sent to the Oregon Dept. of Land Conservation and Development (DLCD) and published in the newspaper, posted on the City's website and at City Hall. She said no public comments were received. Staff recommends the Planning Commission approve the amendments for City Council adoption.

3. Public Testimony

None

4. Questions from the Planning Commission

None

5. Commissioner Rees closed the Public Hearing at 6:40 p.m.

6. Deliberation and Decision

None

MOTION: Kevin Conlin made a motion to approve the amendments to Land Development Ordinance No. 493, and Land Division Ordinance No. 494 as presented in Exhibit A of the proposed Final Order. Calvin Kenney seconded the motion which passed with a vote of 3-0.

V. ADMINISTRATIVE DECISIONS

Bork provided a list of all administrative decisions issued in 2016 to date which she reviewed. She said the pre-development conference was for construction of a four-plex and duplex development on the East end of Sertic Rd.

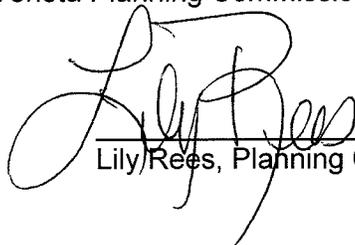
In response to a question from Calvin Kenney, Bork said the amendment to the Southwest Area Plan (SWAP) was submitted by Hayden Homes. She said instead of developing the town homes, Hayden wants to build single family homes only. She said it's a minor amendment because the zoning isn't changing. She said the park and pathways will still be included along with open space scattered throughout the site.

In response to questions from Calvin Kenney, Bork said she believes BiMart included the outside garden storage with their original site plan so they aren't required to apply for a temporary use permit every year. Bork said Garbett researched why some businesses are required to submit a temporary use permit and some aren't. She said we want to make sure everyone is still in compliance with required parking spaces if the garden supplies are placed in the parking lot. She said the parking spaces requirement is based on occupied building space.

VI. OTHER
None

VII. ADJOURN

Commissioner Lily Rees adjourned the Veneta Planning Commission at 6:47 p.m



Lily Rees, Planning Commissioner

ATTEST:



Darci Henneman, City Recorder