

Minutes of the Veneta Planning Commission

April 5, 2010

Present: Kevin Conlin, James Eagle Eye, Len Goodwin, and Estelle Sweet

Absent: Lily Rees

Others: Brian Issa, Community Services Director; Zac Moody, Associate City Planner; Sheryl Hackett, City Recorder; and Darci Henneman, Assistant City Recorder

I. REVIEW AGENDA

Chair James Eagle Eye called the Veneta Planning Commission to order at 7:01p.m., reviewed the agenda and welcomed Kevin Conlin to the Veneta Planning Commission. He also informed the Commission that Estelle Sweet had submitted her resignation as a Planning Commissioner as she is moving out of state.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

MOTION: Len Goodwin made a motion to approve the minutes of November 2, 2009. Kevin Conlin seconded the motion which passed with a vote of 5-0.

IV. REVIEW NEWLY ADOPTED COMPREHENSIVE PLAN

On January 25, 2010 the Veneta City Council adopted the Veneta Land Development and Land Division Ordinances based on the recommendation from the Planning Commission. Legal counsel had some minor changes related to the ordinance structures and text. With the Council's approval, staff made the requested changes.

Brian explained to Commissioner Kevin Conlin that the Downtown Master Plan focused on the downtown area and what the City has been trying to achieve for that area. The code updates were the last piece to completing that plan.

Zac said a zone change was made to the W. Broadway area. A new Broadway/Commercial (BC) zone was created for the area between Territorial Rd. to Eighth Street and Waldo Lane to encourage pedestrian oriented businesses in the downtown. A few changes were required to the south of W. Broadway to be consistent the Land Development Ordinance with the majority of those changes addressing the commercial mixed use design standards.

V. REVIEW NEWLY ADOPTED VENETA LAND DIVISION ORDINANCE 494

Zac reviewed the small number of changes made by the Council to Ordinance 494

Len Goodwin pointed out a typographical error on page 45, the paragraphs were mis-numbered.

The Planning Commission had no questions.

REVIEW NEWLY ADOPTED VENETA LAND DEVELOPMENT ORDINANCE 493

Zac reviewed the changes to Ordinance 493 with the Planning Commission.

The Planning Commission had no questions.

Len Goodwin thanked staff for completing this stage of the code updates.

VI. OTHER

Brian said there is a free Planning Commission training session on April 16th which can be accessed on line or by attending the conference.

Zac said Jim Eagle Eye's position expired January 31, 2010 and even though he was reappointed at the January 25, 2010 City Council meeting, a new Chair needs to be appointed.

Len Goodwin nominated Jim Eagle Eye for Planning Commission Chair. There were no other nominations. James Eagle Eye was relected with a 4-0 vote.

Staff indicated they would send the Planning Commissioners an email regarding future training opportunities.

Zac gave the Commission an update on the West Broadway Redevelopment Project which will run west from Territorial Road to Fourth Street. Second, Third and Fourth Streets will be extended north to Waldo Lane. The Fern Ridge Service Center will be constructed west of the Dari Mart and the St. Vincent DePaul three story mixed use senior housing will be west of the Service Center. St. Vincent's building will consist of retail on the ground floor with housing on the second and third floors. All street areas within the downtown project will be landscaped and irrigated with new lighting. A bio swale will be incorporated along Waldo Lane.

In response to a question from James Eagle Eye, Zac said Waldo Lane will be one way going east. The construction schedule has not been finalized but dirt should be moving by the end of the month. Staff is hopeful we can get all three projects (West Broadway street improvements, the Park N Ride and the corner monumentation) completed by the end of October.

The two Park N Ride bus shelters will be placed on the north and south sides of West Broadway in front of the Service Center. LTD will pay to have the sidewalk and curbing installed south on Territorial up to Our Daily Bread restaurant.

Kevin Conlin expressed concern about pavers for the sidewalk and ADA parking areas. He said they pose a potential trip hazard and asked if another product could be used.

Len Goodwin suggested drilling holes in the sidewalk for placement of flags to identify the businesses down West Broadway. The flags can be removed after hours.

Fern Ridge Service Center

The CDBG grant application was submitted as well as private grant applications to the following foundations: Ford Family, Oregon Community Foundation, and Collins. Staff is hopeful construction will begin in December 2010.

Tax Lot 600

Zac said the Request for Proposals (RFP) for development of tax lot 600 will be published in the Daily Journal of Commerce next week. A Portland firm was hired by the City to target potential hotel developers. The City's involvement will be minimal in negotiations and planning for a hotel and/or convention center at that site. Brian said the City is continuing to use a DSL permit to bring in fill dirt to the area.

Swimming Pool

Staff is hopeful to have the new pool open this June. The City Council has not made the final decision but staff will recommend that we proceed with the opening. The Council approved staff to hire lifeguards and purchase some pool equipment.

Water Pipeline

The USDA Rural Development (RD) grant application was submitted for stimulus funds available for a water transmission pipeline from Terry Street in Eugene to the East Broadway plant. This water source should meet peak demand for the next 40 years. Staff received information that the USDA is over allocated on all their funding and grant funds are drying up but loans are still available.

Staff would like to include in the 2010/2011 budget updates to the Comprehensive Plan and the Facilities Plan. The last updates were in 1999 and the new coordinated population number, which has doubled the existing number, should be used in the Comprehensive Plan.

Wastewater SDC Update

The wastewater SDC fees will increase July 1, 2010. This will be the first wastewater rate increase in 10 years.

Website Update

The City website will get revamped which will eventually include on-line bill pay. The entire site will be more user friendly.

In response to a question from Len Goodwin, Brian said staff would like to send the Comprehensive Plan update out for an RFP which will include studies on both Residential lands and Industrial land. Brian said he's not sure if the Urban Growth Boundary (UGB) will be factored into those updates.

Zac said much of the rural residential land may be rezoned which may change the buildable land inventory.

The Planning Commissioners thanked Estelle Sweet for her time as a Planning Commissioner and welcomed Kevin Conlin.

VII. ADJOURN

Chair James Eagle Eye adjourned the Veneta Planning Commission at 8:45 p.m.


James Eagle Eye, Chairman

ATTEST:


Darci Henneman, Assistant City Recorder