

# Minutes of the Veneta Planning Commission

## June 7, 2010

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

Absent: Len Goodwin

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

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### I. REVIEW AGENDA

Chair James Eagle Eye called the Veneta Planning Commission to order at 7:01p.m., reviewed the agenda and welcomed Calvin Kenney to the Veneta Planning Commission.

### II. PUBLIC COMMENT

None

### III. APPROVAL OF MINUTES

**MOTION:** Lily Rees made a motion to approve the minutes of April 5, 2010. Kevin Conlin seconded the motion which passed with a vote of 4-0.

### IV. LIMITED LAND USE DECISION

Veneta Transit Center (SR-1-10)

The request is for approval of a Site Plan Review for a .29 acre parcel identified as Tax Lot 4500. The purpose of the proposed Site Plan Review is to correlate the general ordinance requirements with the specific site conditions and proposed uses and change of use through a comprehensive review process to assure that the development is in conformance with the applicable land use regulations (section 6.05) of the Veneta Land Development Ordinance.

The proposed property is located at the southwest corner of W. Broadway and Territorial Rd., north of Our Daily Bread Restaurant. The property is currently undeveloped and serves as the Veneta Downtown Farmers' Market during summer months. The property is zoned Broadway Commercial (BC) with properties to the south and east zoned Community Commercial (CC) and properties to the north and west zoned BC. The proposed transit center will have 27 parking spaces to serve users of the Park N Ride. The parking surface will consist of both pervious and dense graded concrete as well as a variety of landscaping. Access to the parking area will be via the existing alley between Our Daily Bread Restaurant and the proposed site with ingress and egress located west of the parking lot.

City services are adjacent to the property. The proposed changes will increase impervious surface and runoff. A stormwater management plan has been submitted. The proposed changes do not affect any significant natural resources.

All plans were reviewed by Lane County Engineering and the City of Veneta Public Works Superintendent. There were no public comments received.

The west side of the parcel contains a large cottonwood tree with an approximate diameter of 34" (diameter at breast height (DBH) Staff has taken great care to ensure the protection of this

tree. Method A of Chapter 8.10.020(2) of the Veneta Municipal Code was used to determine the critical root zone (CRZ) of the tree which requires one foot in radius for every inch of tree DBH. The current plans do not call for any excavation with the CRZ of this tree, therefore, no conditions of approval have been recommended.

Based on the findings for the Site Plan Review, staff recommended approval with conditions outlined in the Proposed Final Orders.

In response to a question from James Eagle Eye, Zac said the existing public alley way between Our Daily Bread and the Park N Ride will serve as the ingress/egress for both but the 27 Park N Ride spaces are created for LTD and not as restaurant parking.

In response to a question from Calvin Kenney, Zac said peak usage times will be different for the restaurant and the Park N Ride. Park N Ride patrons will be there earlier than restaurant customers. The two handicap parking spaces will be adjacent to the bus shelters and will not be convenient to restaurant patrons.

Kevin Conlin thanked staff not using pavers. Zac said the City and LTD wanted to stay with pervious concrete because it was less expensive.

In response to questionw from Calvin Kenney, Zac said the alley way is 16' wide with a 20' apron giving plenty of room for vehicles to enter and exit at the same time. The majority of plantings used for infiltration in the bio swale will be native.

In response to a question from James Eagle Eye, Zac said it will be a tight fit but eventually restroom facilities could be built at the west end of the alley way near the cottonwood tree, however a restroom facility is not required. Crosswalks will be constructed across Territorial Rd. between East and West Broadway. Pedestrian flashers with activation buttons will be installed at the crosswalks. LTD will pay a significant portion on the lighting costs for the Park N Ride and the crosswalks.

In response to a question from Calvin Kenney, Zac said all the lighting will be 50 watt LED lights made in Junction City. The construction bids for the Park N Ride will be opened June 18<sup>th</sup>.

**MOTION: Kevin Conlin made a motion to approve the Site Plan Review for the Lane Transit District Park N Ride with the conditions outlined in the Proposed Final Order. Calvin Kenney seconded the motion which passed with a vote of 4-0.**

## **V. OTHER**

Staff has been working on coordinating the three West Broadway Redevelopment projects (street/sewer improvements on Second, Third and Fourth Streets; LTD Park N Ride and the corner monumentation at West Broadway and Territorial Rd. Delta Construction will be on site June 14<sup>th</sup> to remove trees for construction of Waldo Lane. All hard surfaces should be completed by October 1 and the landscaping done by December 1.

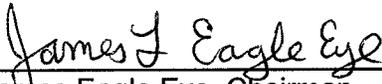
The pool fundraising signs at the intersection of Highway 126 and Territorial Rd. have been changed to indicate the Veneta Community Pool is complete. There will be a soft opening on Saturday June 19<sup>th</sup> and the grand opening on June 26<sup>th</sup> and 27<sup>th</sup> with free swimming. As a thank you to Veneta's civic volunteers the Council voted at the May 24<sup>th</sup> Council meeting to allow City appointed volunteers, i.e., Pool Committee, Parks Board, and Planning Commission members to use the pool free of charge. Staff will provide a membership card.

The Veneta Downtown Farmers' Market kicked off last week (May 28<sup>th</sup>) and will be at the West Broadway/Territorial Rd. site for the next three weeks. On approximately July 1 construction will begin on the Park N Ride and the Market will move to the Veneta Elementary School parking lot near the Garcia Center. When construction for the Park N Ride is completed the Market will then move back to the West Broadway/Territorial site prior to August 18<sup>th</sup>.

In response to a question from James Eagle Eye, Zac said only the bus stops will change not the bus route.

**VI. ADJOURN**

Chair James Eagle Eye adjourned the Veneta Planning Commission at 7:32 p.m.

  
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James Eagle Eye, Chairman

ATTEST:

  
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Darci Henneman, Assistant City Recorder