

# Minutes of the Veneta Planning Commission

## October 3, 2011

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

Absent: Len Goodwin

Others: Brian Issa, Community Services Director 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 7:00 p.m.

### II. PUBLIC COMMENT

None

### III. APPROVAL OF MINUTES

Kevin Conlin had a question about the decision the Planning Commission made regarding LED/LCD lighting. After a brief discussion it was the consensus of the Planning Commission to amend the minutes to read . . . to continue with prohibition of LED/LCD lighting.”

**MOTION:** Kevin Conlin made a motion to approve the June 6, 2011 minutes as amended. Calvin Kenney seconded the motion which passed with a vote of 4-0.

### IV. LAND USE DECISION

#### a. Chauran – CUP-1-11

Tax lot 1900 was the site of a manufactured dwelling from 1965 to 2010 when it was substantially destroyed due to water damage. Because it has been more than six months since the structure was removed, a conditional use permit is required. The applicant has proposed to replace the previous non-conforming dwelling at a new location on the site which would span portions of tax lot 1900 and 2000. Tax lot 2000 is a vacant parcel that does not have nonconforming status and construction of a new residential structure is not allowed by zoning. Furthermore, spanning two tax lots creates a variety of problems and is not allowed by City code in any residential zone. Staff has proposed a condition of approval requiring the new structure be located entirely upon tax lot 1900 or the lots must be consolidated prior to issuance of a building permit. Based on the findings for the site plan review in the Proposed Final Order, staff recommends approval of the site plan with the conditions outlined in the Proposed Final Orders.

Kevin Conlin suggested flagging this for future revision.

In response to a question from James Eagle Eye, Brian said it's a policy question more than a code question. A structure cannot be placed over a lot line. The applicant can place it wholly on tax lot 1900 or combine the two parcels prior to placement of the structure.

In response to a question from Calvin Kenney, the property owner is proposing to put another singlewide mobile home on the property

In response to a question from Kevin Conlin, Brian said both options are comparable.

**MOTION:** Kevin Conlin made a motion to approve Chauran Conditional Use Permit (CUP-1-11) as stated in the Proposed Final Order. Lily Rees seconded the motion which passed with a vote of 4-0.

b. Los Primos – SR-5-11

This request is for an amendment of the site plan for Cash Connection to accommodate the addition of a walk-up taco stand. The existing Los Primos taco stand will be relocated along the west side of the Cash Connection building. A major site plan amendment is required because the property involved is a commercial development adjacent to Highway 126. 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 of the Veneta Land Development Ordinance.

In response to a question from Kevin Conlin, Brian said there are no major structural changes to the building. Los Primos is moving its operation from its existing location to the Cash Connection parking lot. Currently the owner is not planning on a drive through but that could be addressed in the future.

In response to a question from Calvin Kenney, Brian said the City would like them to propose some kind of landscaping and put Cash Connection on notice that they are not in compliance with the City's landscaping code.

In response to a question from James Eagle Eye, Brian said he'd like to give them a little lead time. The property owner is required to meet the landscaping requirements; not the owner of the taco stand. The taco stand will face Territorial Rd. and run north and south in front of the Cash Connection and includes an ADA ramp.

In response to a question from James Eagle Eye, Brian said the site has sewer access. The taco stand will initially be using a grey water system but may connect to sewer in the future. The amount of wastewater added will likely be very minimal (the stand only has a sink so SDC's are not of concern).

James Eagle Eye would like to see some landscaping improvements made to the corner of Territorial and Highway 126. In response, Brian said it's more of an enforcement issue.

**MOTION: Lily Rees made a motion to approve Los Primos Site Plan Review (SR-5-11) as stated in the Proposed Final Order. Kevin Conlin seconded the motion which passed with a vote of 4-0.**

**V. OTHER**

Brian said staff continues to work on hiring a new planner. Seventy applications were received and staff interviewed three applicants and offered the position to one of the interviewed applicants but that person has yet to accept the offer.

A grant was submitted to Department of Land (DLCD) using the newly adopted coordinated population numbers for a technical assistance grant to update the Comprehensive Plan. Once that's been updated several other plans will need to be updated, i.e., Facilities Plan, Water & Sewer Master Plans to go along with the pipeline project. These updates will take about 16 months to complete. If grant funds are awarded staff would like LCOG to assist with the update. Brian said either way we'll have to contract out large portions of the project.

In response to a question from Lily Rees, Brian said the railroad line starting up in a couple of weeks shouldn't cause any problems for the City.

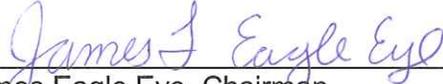
Calvin Kenney said he will be attending the Highway 126 Corridor meeting at the high school.

In response to a question from Lily Rees, Brian said ODOT has been conducting interviews at Rays. Currently they're just focusing on getting comments on completing the NEPA process in order to decide what their options are.

In response to a question from Kevin Conlin, Brian said 36 custom made, token operated lockers will be installed at the pool next year. He is working on a pool analysis to determine how much money the pool made/lost. This is the first year of operation without construction costs and start up fees. He will make sure the Planning Commission gets a copy of the report.

**VI. ADJOURN**

Chair James Eagle Eye adjourned the Veneta Planning Commission to order at 7:35 p.m

  
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James Eagle Eye, Chairman

ATTEST:

  
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Darci Henneman, Assistant City Recorder