

Minutes of the Veneta Planning Commission

March 5, 2012

Present: Kevin Conlin, Calvin Kenney, Len Goodwin, and Lily Rees

Absent: James Eagle eye

Others: Brian Issa, Community Services Director; Kay Bork, Associate Planner; and Darci Henneman, Assistant City Recorder

I. REVIEW AGENDA

Vice Chair Len Goodwin called the Veneta Planning Commission to order at 7:01 p.m.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

MOTION: Calvin Kenney made a motion to approve the February 6, 2012 minutes as corrected. Lily Rees seconded the motion which passed with a vote of 4-0.

VI. REVIEWED PROPOSED AMENDMENTS

a. Draft Amended Public Facilities Plan

At the Planning Commission's recommendation the City Council approved initiating the proposed Comprehensive Plan (Comp Plan) and Public Facilities Plan (PFP) amendments. Kay provided the proposed amendments to the Planning Commission for review and comment in preparation of the public hearing scheduled for April 2, 2012.

The Pipeline project is referenced in the updates to the Water Master Plan but is not listed in the City's PFP or Comp Plan. In order to comply with Statewide Planning Goal 11 – Public Facilities, legal counsel recommended that the PFP be amended to include the pipeline project and the adopted coordinated population number prior to construction. Construction is anticipated to begin in July 2012.

Kay said the current PFP is dated 1999 and has never been amended with the updated information from the 2009 Water Master Plan and 2009 Wastewater Master Plan. The amendments being presented to the Planning Commission include a re-write of the PFP that updates both Water and Wastewater sections of the Plan. Amendments to the PFP were extensive therefore the changes are not shown in "track-changes". However, a strike out copy would be provided if the Commissioners requested it.

Brian said copies of the updated Master Plans were also not provided to the Commissioners but can be viewed on the City's website. The Water Master Plan is being worked on and will be provided at a later date.

In response to a question from Calvin Kenney, Brian said the PFP references septic systems but Lane County DEQ hasn't said whether they will continue to allow them. He said staff hasn't asked that question but they haven't said no either. Currently large homes with septic systems aren't being built in the area. However, if City services are available to the area they are required to hook up to City services. This is limited to one acre parcels.

In response to a question from Len Goodwin, Brian said the goal is to have the new Water

Master Plan adopted prior to the action to adopt the PFP and a public hearing process isn't required to adopt the Water Master Plan.

Len Goodwin said but it makes it more relevant to make sure that there is appropriate public involvement and knowledge of the Water Master Plan before the PFP is adopted otherwise it's hard to say there has been adequate public involvement of the PFP adoption.

Kay said the public hearing can be rescheduled if the Council isn't able to adopt it. The pipeline is slated to begin construction at the end of July. There should be plenty of time for the Council to adopt the PFP in May either at the first meeting as an emergency or for first and second reading at both the May meetings. Either way the adoption can be postponed for two months.

Len felt there will be a LUBA appeal if for no other reason than to protect the parties. We should take every precaution to protect against litigation.

Brian said he wanted the Planning Commission to review the draft PFP prior to legal counsel reviewing it.

b. Proposed Amendments to Comprehensive Plan

Kay said in addition to the amendments to the PFP, the Comp Plan is being amended to include the 2009 Coordinated Population number which is necessary in order to be used by future planning studies, i.e., updated buildable Land Inventory, Economic Opportunity Analysis, UGB Alternatives analysis. Other proposed amendments to the Comp Plan include some minor text amendments to cleanup outdated sections. The amended sections are shown in "track changes" which were included in tonight's packet.

Brian said the concept used in the update in 2000 was unique because our Urban Growth Boundary (UGB) and City limits are co-terminus so there's not the annexation process and because of that there's not a process to bring land into the urban reserve and the City and make it developable. During that process they implemented the Urban Service Boundary making it inside the UGB and the City limits and focused development on the western half of the City because services really weren't available on the eastern side of the City. The concept in theory sounded okay but staff has never found a way that it influences any decisions or more specifically how "Serviceable Area" became a term and what it meant. Staff would like to remove it for the main reason that the City cannot provide gravity flow sewer service east side of Trinity Terrace without building a lift station.

Brian said staff would like to bring the Comp Plan back after the PFP is adopted and the Pipeline project is completed and review the Buildable Land Inventory and the Economic Opportunity Analysis. The next step would be to crunch the numbers to bring the Comp Plan up to date.

Len Goodwin said he didn't notice in the PFP but he noticed it in the Comp Plan that not all projects from the Master Plans need to be included in the PFP or the Comp Plan – only those that are "significant". Has staff reviewed the Master Plans to determine whether or not there are projects in those plans that don't rise to the significant level that require them to be listed in the PFP? If a project doesn't need to be included in the PFP and a change is made, an amendment wouldn't be required. He suggested for additional flexibility exclude those projects from the Master Plans, the PFP or the Comp Plan that are not significant to the rule.

In response, Kay asked for clarification and wondered if the PFP could have a list of significant projects within the Plan rather than by reference.

Len Goodwin said the projects are still incorporated by reference but in the Master Plan the

projects could be asterisked as more significant or less significant or not included in the PFP. He said this additional step could provide more flexibility to the City with regard to master planning.

Len Goodwin pointed out some inconsistencies in the Comp Plan and the PFP. The terms "Water Master Plan" and "Water System Master Plan" was used in both documents. He suggested if this wasn't intentional they should be referenced by the same title. He commended staff on a job well done.

In response to questions from Len Goodwin, Brian said staff didn't include an amendment section in the Comp Plan because it didn't change. There was also a section in the PFP but it was removed. State code governs the process not City code. Anything specific to amendments would be the same for the PFP and Comp Plan.

Kay said the Comp Plan referenced post acknowledgement plan amendment but staff did not include an amendment of this section in the packet. The state has changed the 45 day notice to a 35 day notice. She said staff could amend this section of the Plan and include the required notice to DLCD.

- c. OAR – Division 11 Requirements form Public Facilities Plans
Staff provided the requirements for reference only and this subject was not discussed.

V. OTHER

Brian said staff is working through the pipeline project. He said USDA shortened the timeline. Originally we had a project completion date of July 2015 but they shortened the project by two years or until July 2013. Construction must also begin by July 31, 2012.

In response to a question from Lily Rees, Brian said he felt USDA wanted to get the funds out the door before the next election and be able to tally all the jobs the project created. This is the only project in Oregon that USDA funded but that is not under construction. It's also one of the biggest projects funded in the state. There also was no beginning documentation or design to start from. This project started from scratch but staff is confident the City can meet the deadline. He said it's really in the attorney's hands whether or not USDA will decide to move forward with the project. He expects to hear the final word on the litigation in the next couple of weeks and hopefully the project will go out to bid in April.

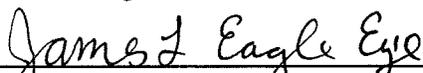
Kay said the Request for Proposal (RFP) for the Fern Ridge Service Center went out and staff received one response from Scott Edwards Architecture for design and engineering services. Staff is expecting the contract with Scott Edwards to be signed by the end of March.

In response to a question from Calvin Kenney, Kay said Scott Edwards is the architect that submitted the original design in 2009.

Kay said the photo contest guidelines for the 50th Birthday party celebration are on the City's website.

VI. ADJOURN

Vice Chair Len Goodwin adjourned the Veneta Planning Commission to order at 7:30 p.m


James Eagle Eye, Chairman

ATTEST:


Darci Henneman, Assistant City Recorder