

## Minutes of the Veneta Planning Commission April 2, 2012

Present: James Eagle Eye, Kevin Conlin, and Calvin Kenney  
Absent: Len Goodwin and Lily Rees  
Others: Brian Issa, Community Services Director; Kay Bork, Associate Planner; 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

**MOTION:** Calvin Kenney made a motion to approve the March 5, 2012 minutes. Kevin Conlin seconded the motion which passed with a vote of 3-0.

### IV. PUBLIC HEARING:

Draft Amended Public Facilities Plan (A-1-12)

1. Chair James Eagle Eye opened the Public Hearing at 7:01 p.m.

2. Declaration of Conflict of Interest or Ex-Parte Contacts  
None

3. Staff Report

Kay said the request before the Planning Commission tonight is to review the proposed amendments to the Public Facilities Plan (PFP) and make a recommendation to the City Council to adopt the proposed amendments at the April 23<sup>rd</sup> meeting. A few changes were made to address comments from Commissioner Goodwin at the March 5<sup>th</sup> Planning Commission meeting. Kay said the Water Master Plan is scheduled for adoption at the April 9<sup>th</sup> City Council meeting prior to the Council adopting tonight's amendments.

In response to questions from James Eagle Eye, Brian said public hearings are not required in order for the City Council to adopt the Water and Wastewater Master Plans. Brian said he will provide the Commissioners with a copy of the updated Water Master Plan with highlighted changes.

Brian summarized the changes of the updated PFP. He said the most significant change from the 2009 plan and today's plan focuses on the pipeline. The 20 year CIP concentrated on the City's current three wells and called for drilling 6 more which is cost prohibitive. The pipeline project will address the City's water needs far into the future. A few projects were stripped out including the groundwater piece and the pipeline project and storage issues were shifted. Other than that the plan is the same.

Kay continued with further amendments one specifically addresses flexibility of the PFP. Commissioner Goodwin expressed concern that the Plan should have the flexibility to allow for

projects to be referenced in the PFP but without the need for the Comprehensive Plan to be amended or hold a public hearing for adoption of an amendment. A few typos were cleaned up. This document will be brought to the Council except for page nine (Findings); which will be included in the adopting ordinance rather than duplicating it in the PFP.

4. Public Testimony  
None

5. Questions from the Veneta Planning Commission  
The Planning Commissioners had no questions.

6. Chair James Eagle Eye closed the Public Hearing at 7:10 p.m.

7. Deliberation and Decision

**MOTION:** Kevin Conlin made a motion to recommend the Veneta City Council adopt the Public Facilities Plan as amended. Calvin Kenney seconded the motion which passed with a vote of 3-0.

**V. PUBLIC HEARING:**

Veneta Comprehensive Plan Amendments (A-1-12)

1. Chair James Eagle Eye opened the Public Hearing at 7:11 p.m.

2. Declaration of Conflict of Interest or Ex-Parte Contacts  
None

3. Staff Report  
The Planning Commission is asked to review the Comprehensive Plan Amendments and make a recommendation to the City Council to adopt the proposed amendments at the April 23<sup>rd</sup> meeting.

In 2009 the Lane County Board of Commissioners adopted a Coordinated Population for Lane County and its Urban Areas but that figure has yet to be incorporated into the City's long range planning documents. The proposed amendments to the Comp Plan include the Coordinated Population figure which is also required in order to update future planning studies, i.e., Buildable Land Inventory, Economic Opportunity Analysis, and the UGB Alternative analysis. The Planning Commission anticipates updating the planning studies more thoroughly over the next year.

The Veneta-EWEB water pipeline is a critical piece of the City's long term infrastructure planning. This 10 mile pipeline will meet the City's water needs far into the future. However, because financing for the project was made available through the American Recovery and Reinvestment Act (ARRA), the project is not currently listed in the City's long range planning documents including the Comp Plan and PFP. Pursuant to Goal 11 the City is updating the 1999 PFP with current data and findings from the recently amended 2012 Water System and 2009 Wastewater System Master Plans. All updates are consistent in both the PFP and Comp Plan.

4. Public Testimony  
None

5. Questions from the Veneta Planning Commission  
None

6. Chair James Eagle Eye closed the Public Hearing at 7:13 p.m.

7. Deliberation and Decision

**MOTION:** Calvin Kenney made a motion to recommend the Veneta City Council adopt the Comprehensive Plan as amended. Kevin Conlin seconded the motion which passed with a vote of 3-0.

In response to a question from James Eagle Eye, Brian provided a pipeline update. Brian said staff is doubtful the July 31, 2012 construction date will be met and we will likely request an extension. USDA said it shouldn't be an issue to approve the extension. He said USDA is dragging their feet and there is some construction reconfiguring. Kyle and Kip made a few changes. Also EWEB thought the motor vault would be constructed on the north side of Highway 126 and the City Engineer and Kyle thought it would be on the south side. Also the engineer suggested bids be requested for ductile iron pipe and PVC pipe for the project. This could be well worth the \$9,000 to bid the project using both products. Brian said currently we are on target or ahead of schedule from what was originally estimated. Recently US Fish & Wildlife Service sent a lengthy letter to Landwatch stating because the biological assessment was reevaluated, Landwatch may file a dismissal of their original lawsuit but then file a new lawsuit based on the new assessment.

In response to a question from Kevin Conlin, Brian said USDA is taking the stance of being preventative and he's not sure what's going to happen. EWEB won't move forward with their end of the project until the lawsuit is dismissed. A property acquisition and an easement at the gas station at Greenhill Rd. and Highway 126 have yet to be started.

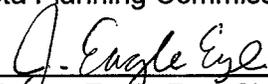
In response to a question from James Eagle Eye, Brian said where the project is started depends on the contractor. Once EWEB decides to spend the money their project is much smaller than ours so their construction will go quickly. Their pipeline will go from Terry St. to the northwest corner of Greenhill Rd. and no boring is required.

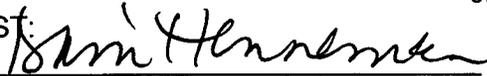
Kay provided an update on the Fern Ridge Service Center. She said staff recently secured the final design and engineering contract with Scott Edwards Architecture. The final design should be completed by the end of May, the bid for construction going out by June and hopefully construction starting in August.

In response to a question from Calvin, Kay said the building will not be LEED certified because of the construction and maintenance cost for that size of a building. The green roof has also been omitted from the plan for the same reason. However, the building size stayed the same at 7200 sq. ft. The Steering Committee and MidLane Community Partnership (MLCP) have been working on the final design and MLCP are now reworking the internal space because the process for delivering services has changed.

**VI. ADJOURN**

Chair James Eagle Eye adjourned the Veneta Planning Commission to order at 7:25 p.m

  
James Eagle Eye, Chairman

ATTEST:   
Darci Henneman, Assistant City Recorder