

# Minutes of the Veneta Planning Commission

## June 4, 2012

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

Absent: Len Goodwin

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

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### I. REVIEW AGENDA

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 Kenny made a motion to approve the April 2, 2012 minutes. Kevin Conlin seconded the motion which passed with a vote of 4-0.

### IV. PUBLIC HEARING:

Linda Boothe, Oregon Dome, LLC (CUP-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 Public Hearing is for approval of a Conditional Use Permit (CUP) to allow a caretaker dwelling unit within the existing office which started out as a model home, in order to provide security for the industrial site. The applicant is requesting the caretaker unit continue for the life of the industrial use. The property is located at 25331 Jeans Rd., east of the intersection of Todd Way. The site is currently developed with the Oregon Dome manufacturing facility. Property surrounding the site is zoned industrial and land uses in the area include the New Hope Christian Church. The current use was previously reviewed and approved by the Planning Commission through Site Plan Review SR-9-00. The site currently is serviced by City water and sewer. Stormwater facilities service the site and no significant natural resources will be affected.

Article 8 of the Veneta Lane Development Ordinance No. 493 regulates Conditional Use Permits with section 8.10 and 8.11(4) containing relevant criteria for "Caretaker or watch person dwelling on the premises of a non-residential use."

In response to a question from Kevin Conlin, Kay clarified that a successor in interest can also have the same right to keep the caretaker residence as long as the business is some type of manufacturing and the business has remained in operation. A new owner would inherit the right to continue use of the caretaker unit without needing to reapply to the Planning Commission as long as the site use meets the criteria.

Brian said conditional uses are limited to three years unless a building permit has been issued. This provides approval for the applicant and it's good indefinitely until or unless circumstances change to a use that it would no longer fit the criteria. He said a CUP may be transferred from one owner to the new owner when the new owner submits an affidavit stating they will continue

with an approved use.

In response to a question from Calvin Kenney, Kay said if the applicant went out of business and the building sat vacant for more than two years, the caretaker unit would cease and not pass on to a new owner. Should Oregon Dome continue to operate and in the future sell the business, the new owner would be allowed to continue with the caretaker unit as long as there was no lapse in the usage of the site.

In response to a question from Kevin Conlin, Brian said there are a few ways the City can verify vacancy. He said if the building becomes vacant and a problem develops staff included language in the permit that allows the City to step in and recall the caretaker unit.

#### 4. Public Testimony

##### **Herb Vloedman, 25515 Luther Lane, Veneta, OR**

Mr. Vloedman said Oregon Dome is a seed manufacturing business in that industrial area and it's important to have a business in that area. He sees the benefit of having a residential caretaker unit at a business in that area as well as the potential to have some negative activity go unseen if there isn't an onsite caretaker.

#### 5. Questions from the Veneta Planning Commission

In response to a question from Kevin Conlin, Brian said there isn't an acute security issue in that area but several homeless camps have been found near the City's Jeans Rd. water plant and there's also evidence of people dumping trash in the area. Brian said it's very secluded there and he agreed with Mr. Vloedman that there is a potential for negative activity to happen in the area.

#### 6. Close of Public Hearing at 7:15 p.m.

#### 7. Deliberation and Decision

**MOTION: Lily Rees made a motion to approval the Conditional Use Permit based on the findings and conditions outlined in the Proposed Final Orders. Kevin Conlin seconded the motion which passed with a vote of 4-0.**

### V. OTHER

Kay said staff is applying for a Transportation Growth Management (TGM) grant to continue the work of the Hwy 126/Fern Ridge Corridor Study. The study boundary ended at Huston Rd. Staff would like to see the study continued through the City's Urban Growth Boundary (UGB) along Hwy 126. An ODOT planning representative suggested the City submit a strong application by including bicycle and pedestrian connectivity as well as access management strategies for commercial properties on Hwy 126 near Cornerstone and look at a more coordinated effort for that area. Staff is also looking at the build-out of the employment center and impacts to the intersections and other areas of the City to really get a handle on what kind of improvements a developer would be expected to make in order to develop the area because the current requirements in the TSP are old and the figures are outdated. She said ODOT's mobility standards and their access management standards are changing to allow for a little more congestion and include more flexibility in their access management plans so we can have an entirely different plan. The application will be submitted June 16<sup>th</sup>

In response to a question from Lily Rees, Kay said the grant is for \$75,000 and has a 10% required match but the City will be able to use an in-kind match with staff time rather than a dollar match.

Brian said the engineering phase has been completed for the water pipeline and most of the permits have been received. The latest word from LandWatch Lane County is a suit against the City of Eugene but LandWatch did not request an immediate injunction. Staff continues to move

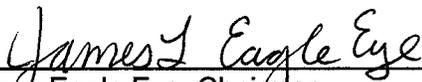
forward with the project. Brian said attorneys for USDA and the US Dept. of Fish & Wildlife have reviewed the complaint and no one seems to be terribly worried about it.

Kay said the final designs are completed and the architect for the Fern Ridge Service Center has completed the final drawings and final details. The project should go out to bid mid-July and hopefully construction will start in September.

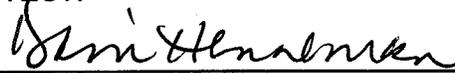
Brian said the pool is opening on June 16<sup>th</sup>.

**VI. ADJOURN**

Chair James Eagle Eye adjourned the Veneta Planning Commission to order at 7:20 p.m

  
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James Eagle Eye, Chairman

ATTEST:

  
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Darci Henneman, Assistant City Recorder