

Minutes of the Veneta Planning Commission

February 4, 2013

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

Others: Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Ric Ingham, City Administrator; and Darci Henneman, Assistant City Recorder, and Herb Vloedman

I. REVIEW AGENDA

James Eagle Eye called the Veneta Planning Commission to order at 7:04 at p.m.

II. PUBLIC COMMENT

Herb Vloedman, 25115 Luther Lane, Veneta, OR

Mr. Vloedman thanked the Planning Commissioner for the time they put forth to serve the City.

III. APPROVAL OF MINUTES

MOTION: Calvin Kenney made a motion to approve the June 4, 2012 and January 7, 2013 minutes. Len Goodwin seconded the motion which passed with a vote of 5-0.

IV. PUBLIC HEARING

A. Amendments to Land Development Ordinance 493 and Land Division Ordinance 494 (A-3-12)

1. Chair James Eagle opened the Public Hearing at 7:07 p.m.

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

3. Staff Report

Lisa said staff is requesting the Planning Commission recommend adoption of the proposed amendments to Land Development Ordinance 493 and Land Division Ordinance 494 to the City Council. The most significant changes include adding back the definition of Single Family Dwelling as well as language to allow the opportunity to request one (1) year extensions, up to two (2) times, for unexpired land use approval. Both of these provisions were removed from Ordinance 493 and 494 in 2010 when the code was amended. The other amendments are minor and address inconsistencies in the code.

Kay said the reason staff added the extension language to the Land Development Ordinance came after Mr. Vloedman's site plan review extension letter was sent. She said staff realized the original code didn't include extensions to conditional uses and variances so staff is recommending the language be added as well. Kay said attached to the staff report are the findings of fact that show how the proposed amendments comply with the City's Comprehensive Plan and Ordinances 493 and 494.

4. Public Testimony

Mr. Vloedman 25115 Luther Lane, Veneta, OR

Mr. Vloedman said he is concerned the extensions proposed don't necessarily help new development and he is hoping that it could be open to a two year extension so that existing plans could move forward with some assurance that a developer wouldn't have to start over from the beginning. He agrees the safety of the community should take first position. He felt there could be an advantage to a two year extension so developers can begin working with lenders. He said many developers would appreciate longer extension periods.

5. Questions from the Planning Commission

In response to a question from Len Goodwin, Kay said a two two-year extension is an option but currently staff is proposing two one-year extensions.

Mr. Vloedman said there's a risk that City code can change between the two one-year extensions so that the second extension may not be awarded.

Kay said things can change and it's the Planning Commission's prerogative to not approve the second one year extension. Kay said she doesn't have any strong opinions to deny the second one year extension unless conditions change.

Lily Rees asked how the code would define conditions changing. She suggested offering one two year extension would give the same time frame but cover some of the risk Mr. Vloedman was talking about.

Kay said a two two-year extension is pretty significant.

In response to a question from Kevin Conlin, Mr. Vloedman said if the economy sees some growth he would be okay with one two-year extension and potentially a one year extension after that. He said the Planning Commission has the potential to change the code in the future.

James Eagle Eye said in terms of the current three year blanket extension we need to have an opportunity to review it. He said if the Planning Commission did extend it to two years it opens up the issue of too long of a period without the possibility of a change.

Len Goodwin said a two year extension creates more risk of code changes and those changes would be protected by the two one-year extensions provided a review after one year and if so a second extension could be denied if code changes. But what is the probability that there will be significant changes in the code or the plan or other conditions that would make a two year extension imprudent.

Kay said staff doesn't have any plans to make any changes to the zoning ordinance and two years is a pretty quick turnaround to do a significant zoning code amendment. She said the only condition that would change would be if a lot of development happened and the transportation analysis changed and would no longer be sufficient because conditions have changed. She doesn't see that happening so there isn't as much risk with the two year extension. She understands why the City would want the two one-year extensions because it splits the risk down the middle and limits the risk to the City and also offers some relief to the applicant. She said there's not a lot happening in the next two years but once the amendment is adopted, it's on the books as a one two-year extension potentially for every applicant.

Len Goodwin is concerned one large development in transportation could throw everything askew. He said it's unlikely but the unlikely has happened.

Kevin Conlin said just because an event is not likely doesn't mean we can ignore it. He said he is unclear on whether or not anyone has been denied financing because of these extensions and he doesn't know how significant it is. He said he is biased not to upset the apple cart too much and make unnecessary changes. If the Planning Commission is talking about resolving inconsistencies that's one thing but really we're talking about making a substantive change which could limit the City's options in the future.

James Eagle Eye realizes that the economy is different and we're going back to pretty much the original code of one year extensions.

In response to a question from Len Goodwin, Kay said the one year extensions are pretty common in other cities. She said the current code for site plans, conditional uses, variances, etc. already have a three year approval and the original code allowed for two one-year extensions which is really five years to get everything underway. She felt that's pretty significant already.

Len Goodwin said that's a good point. Lily Rees agreed that changes things.

6. Planning Commission Chair James Eagle Eye closed the public hearing at 7:24 p.m.
7. Deliberation and Decision

MOTION: Len Goodwin made a motion to recommend the approval of the proposed amendments to the Land Development Ordinance 493 and the Land Division Ordinance 494 to the City Council as shown in Exhibit A. Kevin Conlin seconded the motion which passed with a vote of 5-0.

V. DISCUSS FUTURE PLANNING COMMISSION MEETING DATES

Kay said staff brought this issue to the Planning Commission in order to discuss changing the meeting date to accommodate Mr. Goodwin's meeting schedule. Staff has created a Work Plan that will require the Planning Commission meet monthly.

Lily Rees and Kevin Conlin both indicated that Thursday meetings will not work for their schedules.

Kay said staff is proposing the Planning Commission meetings get changed to either the first or third Tuesday or the first or third Wednesday of the month.

Len Goodwin said he may miss one Tuesday or the first Tuesday following a holiday.

After a brief discussion it was the consensus of the Planning Commission to change the meeting dates to the first Tuesday of the month.

VI. OTHER

A. Comprehensive Plan Amendment – Draft Scope of Work – March 4, 2013

Kay said she didn't have time to finish a draft Scope of Work she was planning on providing at tonight's meeting. She will provide it at the March 5th meeting. A public hearing will also be held at the March 5th meeting on a permit and staff will provide the Comprehensive Plan update timeline.

In response to questions from Len Goodwin, Kay said staff is not proposing a complete Comprehensive Plan update but the Work Plan that Brian began last year regarding the City's buildable land inventory, also reviewing residential and employment lands, a housing needs analysis and updating the economic opportunities analysis. She said that original work plan included an update to the Public Facilities Plan, which was done last year and adopting the coordinated population into the Comprehensive Plan. So at the March 5th meeting, staff would bring the buildable land inventory, the economic opportunities analysis and the housing needs. She said we can discuss the benefits of combining the residential and commercial updates or doing them in segments. Kay said when staff did the quick analysis it didn't show a real need to expand the Urban Growth Boundary (UGB) but there may be a need to update some of the policies in the Comprehensive Plan and maybe look at some re-designations of some of the lands inside UGB, particularly the employment and commercial lands.

In response to a question from Len Goodwin, Kay said she heard Eugene is looking to expand north toward the River Road area. She said the closest area for expansion to Veneta would be the airport. She doesn't know of any industrial lands near Terry St. that would be expanded. She said the last time she reviewed that map was almost eight months ago.

Len Goodwin said he doesn't think anything has changed. He said Eugene is looking for residential lands in the Clear Lake, airport and the Lane Community College areas and the Metropolitan Planning Organization (MPO) boundary may expand. He was just thinking if Veneta were to be included within the MPO, because of the census data, it might change the approach we take to the Comprehensive Plan update.

Kay said she can check into the MPO boundary expansion plans. She said she thinks Junction City is being considered because of their urban densities but she can check.

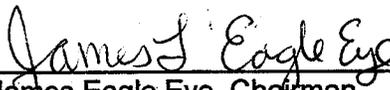
Ric said staff will follow up on what is the MPO's timeline and confirm what direction it will go. He said staff pulled back because it showed our population numbers were declining.

Kay said she will bring those options to the March 5th meeting. Kay also provided a copy of Mr. Velie's engineer's letter regarding his extension. Mr. Velie said if the Planning Commission moves forward with changing the extension period, he would agree to the new stormwater standards and request an extension.

In response to a question from Lily Rees, Kay said she has not asked the City Engineer to spend the time to review Mr. Velie's letter.

VII. ADJOURN

Chair James Eagle Eye adjourned the Veneta Planning Commission to order at 7:36 p.m


James Eagle Eye, Chairman

ATTEST:


Darci Henneman, Assistant City Recorder