

# Minutes of the Veneta Planning Commission

## June 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 Chris Workman, City Recorder & Human Resources/Risk Management Director

---

### I. Review Agenda

James Eagle Eye called the Veneta Planning Commission to order 7:06 at p.m.

### II. Public Comment

None

### III. Approval of Minutes

**MOTION:** Kevin Conlin made a motion to approve the May 7, 2013 minutes. Calvin Kenney seconded the motion which passed with a vote of 5-0.

### IV. Land Use Approval Extension Requests

- SR-3-08 – Veneta Self Storage, Herb Vloedman

Bork said this request is to extend the land use approval for the veneta self storage in cornerstone. The applicant is requesting a one year extension for the approval. Staff reviewed the Land Use Decision and is recommending approval of the extension with the condition that when the final site plan is submitted, the applicant will address the City's current Stormwater Quality Standards given the extent of the impervious surface and drainage conditions on the site.

**MOTION:** Calvin Kenney made a motion to approve a one year extension for the Veneta Self Storage, SR-3-08, with the new expiration date of August 4, 2014 and with the condition final construction drawings conform to the City's current Stormwater Quality Standards. Lily Rees seconded the motion which passed with a vote of 5-0.

### V. Comprehensive Plan Update: Draft Residential Buildable Land Inventory

- Map: Draft Veneta Residential Land Inventory
- Table: Draft Veneta Residential Land Inventory
- Map: Residential Plan Designations

Garbett said staff started from scratch in order to gather and evaluate the most recent GIS data available. The inventory is intended to identify buildable residential land within the urban growth boundary (UGB). Employment land inventories will be done separately. She said residential "land base:" includes all land in the UGB and with a Residential Plan Designation (RPD). The RPD includes R-Rural Residential, L-Low Density Residential, M-Medium Density Residential, and U-Commercial/General Residential.

After gathering the latest GIS from Lane County, staff classified residential land into three categories – Vacant, Developed, and Partially Vacant. ORS 197.296 provided the parameters/definitions for these three categories. The results do not include public facilities, commercial or industrial plan designated lands. Staff's next step will be to identify "unbuildable" land which is primarily land affected by potential constraints like wetlands, slopes, floodplain, or public facilities.

In response to a question from Calvin Kenney, Garbett said the GIS was updated this year and she just got the data about two weeks ago. She said if Mr. Kenney would like to mark the typos please feel free to do so.

In response to questions from Len Goodwin, Bork said the definition for partially vacant land would include parcels with a dwelling on a half-acre or more. Bork suggested we select the minimum lot size and include a buffer. As far as the floodplain constraint, the FEMA maps were digitized by LCOG.

Len Goodwin said there may updated DFIRM map information later this month. He's not sure what they will be and he suggested keeping in touch with the Corp and FEMA to see if they will release any DFIRM updates of the Long Tom.

Kay Bork said we have a related TMDL plan but she's not sure if the Long Tom has salmon species. She will check.

Len Goodwin said if we are, we need to deal with the Audubon litigation if there are any listed species in the Long Tom.

Bork said we do a lot of development in the floodplain as long as it meets the floodplain standards. We could look at that area in more detail and review later. She said the whole area to the west is all floodplain but it won't completely eliminate development. The area is designated commercial.

Len Goodwin said if we do find that there are species, we will run into the need to address the Audubon litigation. He said the most conservative suggestion is to make floodplain an absolute constraint. Whether it's necessary, it's hard to say but it could affect the buildable land study for commercial lands. He said this could have a domino impact on the residential land study if we need to find some additional commercial or employment land.

In response to a question from Len Goodwin, Bork said once we get the population projections we'll convert it into future needed housing units and depending on how that can be allocated; the Planning Commission may want to create a higher density area to capture some of those units.

Len Goodwin said HB2253 - the population bill cleared the ways and means subcommittee this morning and will go to the full ways and means committee in the next couple of days. He said it is expected to clear the house floor possibly by the end of this week or next week so in the future we may be able to rely on Portland State University rather than dealing with Lane County.

In response to a question from Len Goodwin, Bork said we haven't made any decisions about allowing building on lands with a 35% slope. She said this is an area that needs further discussion. She's not 100% comfortable with what's acceptable on certain slopes and perhaps the city engineer should be involved to weigh in on what is reasonable and what isn't. Also would we consider removing those lands from the inventory or choose to have certain slopes with a lot less density applied to it?

In response to a question from Calvin Kenney, Bork said sloped lots will likely require much larger lot sizes, additional requirements, and engineering. And automatically those areas will have significantly less density. Bork said she will review the slope map for the approved subdivisions on Bolton Hill Ranch and speak with the engineer to get some background on this issue. She said she does not have a lot of experience in this area.

In response to a question from Len Goodwin, Bork said it makes more sense to count the commercial inventory as potential redevelopment opportunities or at least apply the same percentage to our commercial inventory. With some accuracy we can determine how many home occupations there might be in a particular area and what might happen with some of those streets.

Len Goodwin suggested we do some research on the possibility of considering a designation of some of the commercial lands in a new classification of employment/mixed use. He said this might give us an opportunity, if we need to, to capture some residential space. He said Eugene has done this in campus industrial zone.

In response to a question from James Eagle Eye, Bork said staff has what it needs to proceed with these updates. She said most of Len Goodwin's comments can be incorporated when we start talking about efficiency measures. Once we determine how much land we need as well as determine the supply, we'll look at ways to maximize or use our land within the UGB more efficiently. This can be done with rezoning and redevelopment. As for the employment lands we can look at mixed use.

In response to a question from James Eagle Eye, Garbett said the map will be brought back with the updates and staff will also include some ground truth verifying and incorporate comments from the Planning Commission.

Bork said staff will bring back maps and summary tables, along with acreages that are constrained with total acreage by lot sizes.

James Eagle Eye said he agrees we should give ourselves as many options as possible but we also don't want to corner ourselves in a box. We need to know what and where our needs are.

## VI. Other

Garbett said the 2013 planning activity report provided activities from January through May. She said inquiries are on the rise. T N T fireworks stand has submitted a temporary use permit renewal in preparation for the upcoming 4<sup>th</sup> of July holiday.

Len Goodwin heard a report this morning that the fire danger will go to an industrial level III in July. He said we're about 15 inches below the average rainfall.

Bork said a few property owners in town received tree permits from the Dept. of Forestry for timber harvesting. She said staff informed the property owners of the City's standards. If the land is in deferral they can log it and activity should start soon off of Bolton Hill and around town. Bork said the house bills will go to DLCD to craft the statutes but it's encouraging to see those bills moving.

## VII. Adjourn

Chair James Eagle Eye adjourned the Veneta Planning Commission to order at 7:28 p.m.

  
James Eagle Eye, Chairman

ATTEST:

  
Darci Henneman, Assistant City Recorder