

Minutes of the Veneta Planning Commission

December 3, 2013

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

Others: Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Darci Henneman, Assistant City Recorder, Bert Jones, and Thom Lanfear

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: Len Goodin made a motion to approve the November 5, 2013 minutes. Kevin Conlin seconded the motion which passed with a vote of 4-0.

IV. Review Partition Request, M-1-13 Jones Partition and Associate Tree Removal

a. Request approval of a tentative plan to divide a 1.23 acre parcel into 3 parcels and associated tree removal request.

1. Open public meeting at 7:02 p.m.
2. Declaration of Conflict of Interest or Ex-Parte Contacts: None
3. Staff Report

Garbett said the applicant, Bert Jones of Seven J, LLC and their representative Thom Lanfear with Lanfear Consulting, are requesting approval of a tentative plan to divide a 1.23 acre parcel into three parcels and associated tree removal.

The site is located at the north end of Woodberry Lane on the west side of the street and developed with one residence served by an existing individual septic system. It is in the Single Family Residential zone with a Greenway-Open Space Subzone overlay. The existing home will remain and will continue to access the site via an existing 25 ft. easement from tax lot 4300 located on Trinity St. Tax lot 4300 is also owned by the applicant. On September 18, 2013 notice was mailed to all property owners within 300 ft. and only one response was received. Garbett said Woodberry Lane is classified as a Local Street which requires a 60-foot right-of-way including 36 ft. total paved width, and 10 ft. travel lanes, with 8 ft. parking on both sides. She said due to the size of fire apparatus and turning radius, the current driveway serving the proposed lot #3 must be 16 ft. wide year around surface and able to withstand 80,000 pounds. She said an updated response dated November 25, 2013 from Lane Fire Authority indicated the proposed 50 ft. alternative right-of-way along Woodberry Lane is acceptable. Staff is recommending approval with conditions.

In response to a question from James Eagle Eye, Garbett said the tree cutting permit will be issued concurrently with the building permit just for parcels one and two.

4. Public Testimony

Thom Lanfear, of Lanfear Consulting, 591 Willamette St., Ste., 402, Eugene, Oregon

Mr. Lanfear spoke on behalf of the applicant. He said they appreciate the time and the hard work that staff has put into reviewing the application. He said the fire marshal has agreed that the 16 ft. wide driveway could be graveled and not paved. He said the applicants felt it was appropriate to leave the sidewalk construction to parcels one and two concurrent with issuance of the building permits so they can coordinate the cut outs with the home placement. He addressed the letter from the Welch's. He said the applicant wanted to show how the future build out of the three parcels; (the Welch's parcel, the applicant's, and the future parcel 3) could

be developed into a cul-de-sac. He said the 30 ft. easement on the western parcel with the cul-de-sac easement will allow parcel three to be developed regardless of what happens with that parcel. He said they are making sure parcel three can be developed independently. When the Welch's corner lot is developed, they will be able to access off the road on that side. Even though their house is in that location, this is only one design, and doesn't commit the Welch's to one specific design. But the applicant is required to provide a design scenario of some kind.

5. Questions from the Planning Commission

Bert Jones, 29400 Santiam Hwy, Lebanon, OR

Mr. Jones said he and his six siblings are the applicant. He said they started out to develop two lots on Trinity. He said they are a limited group of seven with not a lot of money and are held up by the park fees along with all the other fees. He said they inherited the property from their parents and they're just trying to do what's right with the property.

In response to a question from James Eagle Eye, Garbett said the easement will be 25 ft. on the east side of tax lot 4300.

Fire Marshal Dean Chapel said if the property was developed into more than one property the road would need to be paved. He said he wanted the buyer to be aware of that. He said he approves a gravel roadway as long as the gravel can support year round traffic.

Len Goodwin said specifying a gravel driveway doesn't necessarily mean any gravel driveway will have a load strength of 80,000 lbs.

Mr. Jones said it's an existing road that's been used for years. He said the only thing they're doing is removing trees on parcel 3 to make room for the cul-de-sac. He said as long as those trees are coming out they will remove enough trees to make room for a fire truck to turn around.

In response to a question from James Eagle Eye, Bork said we could write a finding that they provided an access without specifying it would be a gravel access.

Lilly Rees said the applicant is proposing to move 15 ft. of the 50 ft. wetland buffer from one parcel to another. She is concerned if the Commission approves the application, the 15 ft. buffer could be developed. She asked if a condition to protect the buffer should be included in the final plat.

Len Goodwin said it would continue to be subject to greenway development.

Kevin Conlin said if it's clean and workable, leave it where it is and if it turns out to be a problem, we'll address it then.

Bork said all development is subject to the zoning ordinance. She said the map will be updated to make sure the buffer is to scale.

6. Close of Public Meeting at 7:27 p.m.

7. Deliberation and Decision

None

MOTION: Len Goodin made a motion to approve the proposed partition and associated tree permit, with the conditons outlined in the Proposed Final. Kevin Conlin seconded the motion which passed with a vote of 5-0.

V. Review Draft Residential Buildable Land Inventory and Housing Needs Analysis Report

Bork provided the Planning Commission with a draft of the residential buildable land inventory and housing needs analysis report. She asked the Commissioners to please review these materials. She anticipates a final report in the next couple of months.

Lily Rees said, if we had some industry and manufacturing jobs, we would tend to see other types of housing. She said we're pretty much a bedroom community and she was hoping the call center would be up and running by now.

Bork said the Call Center might have an impact on rental market.

Len Goodwin said per regional dispersal, the cost of housing is increasing in Eugene and in Springfield it's more sharply than expected. He said given the growth management policies of both of those cities the trend may shift the demographic into the smaller cities in a higher proportion than we've experienced in the past. He said we may see our population growing more rapidly at a younger age. Both large cities are looking at comprehensive plans that suggest a significant increase in residential density. He said this would likely push that trend because the younger families may not be able to afford the higher density that Eugene and Springfield are going for.

Bork said she can look at housing costs and see how they compare.

In response to a question from Lily Rees, Bork said it gets really complicated to try to track the numbers by way of property taxes. She said we could pull sample data and compare Veneta to Eugene as far as what the property taxes are.

Bork said the American Community Survey for the U.S. was just released for housing preferences. She said more people are interested in moving into rural communities and out of urban areas. She will send these surveys to Commissioners.

In response to a question from James Eagle Eye, Bork said it would be helpful to get comments back from Commissioners by January and she'll work on summarizing the data and at the next meeting get direction on housing types and what direction the Planning Commission would like to go. She said she would also like to add a section on infill and redevelopment. She said we can add acres for what we think the infill and redevelopment will affect but it should be added to meet DLCDC requirements. She said the survey done in 2000 added an insignificant amount of land. She felt it wouldn't have a huge impact on the inventory but when you look at the acreage available and what we estimate we'll need, it doesn't show that we will need to add any more land to the UGB. She said the next issues the Planning Commission needs to discuss is whether our zoning and plan designations are adequate to accommodate housing types the City desires.

VI. Other

- a. Discussion: Potential Code Amendment to parking standards in Broadway Commercial Zoning District.

Bork said this was placed on the agenda to put the Planning Commission on notice that a development proposal on West Broadway will be submitted to the planning department very soon. She said the parking standards for already developed property are somewhat excessive for the use and may hinder development of this property. She said combined with the stormwater standards it eats up a lot of available land. She said staff is asking the Planning Commission if it would consider creating a reduction of off-street parking or not requiring off street parking. She said this is an anticipated development issue for downtown. She said the Planning Commission has options; move forward with a variance for this property or look at a code amendment prior to that happening in anticipation of downtown redevelopment. She said many cities have eliminated or reduced downtown parking standards.

Len Goodwin said it makes sense to make downtown more walkable and would have a positive effect on downtown.

James Eagle Eye said we still need some downtown parking.

Bork the Downtown Master Plan called for shared parking lot somewhere - City owned property or developed privately.

In response to a question from Lily Rees, Bork said the Planning Commission could explore giving the property owner a variance prior to making any changes to downtown parking zones.

James Eagle Eye said it depends on what happens and what comes in. He said trip amounts and other things need to be looked at. He said the use may not fit what this one development is but if we change our code then it may not fit in with future development.

Kevin Conlin said many people have a modest definition of what constitutes a walkable distance. He said but in general he likes the idea of a walkable space but would like to see more details.

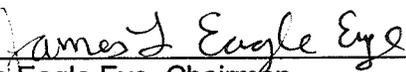
Bork said she just wanted feedback from the Commission if it wanted staff to spend some time on this prior to the application being submitted. She said this discussion came up a few weeks ago on the planners list serve. She said there's a lot of information out there from other cities and it could easily be compiled for the Commission. She said some cities are eliminating parking, or reducing it and some are updating the code to make it a variance type procedure. She said there are many options to reduce parking in areas rather than eliminate it completely.

Len Goodwin suggested the discussion should be had and if and when the application comes forward, we could consider a variance.

Bork said she will bring this issue back at the next meeting.

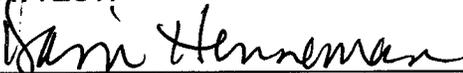
VIII. Adjourn

Chair James Eagle Eye adjourned the Veneta Planning Commission to order at 7:50 p.m



James Eagle Eye, Chairman

ATTEST:



Darci Henneman, Assistant City Recorder