

Minutes of the Veneta Planning Commission

January 6, 2015

Present: James Eagle Eye, Len Goodwin, and Lily Rees

Absent: Kevin Conlin and Calvin Kenney

Others: Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Darci Henneman, Assistant City Recorder; Ken Wood, and Ron Osibov

1. Review Agenda

Chair James Eagle Eye opened the Veneta Planning Commission meeting at 7:01 p.m. and reviewed the agenda.

2. Public Comment

Ken Woody, P.O. Box 100, Elmira, OR

Mr. Woody said he is the director of West Lane Technical Learning Center (WLTLC) which is a public online charter high school located in Elmira and sponsored by the Fern Ridge School District. He said WLTLC serves up to 120 students from 16 school districts mostly in Lane County; 40 of which are from the Veneta- Elmira area. He said WLTLC offers automotive, welding-fabrication and electric vehicle programs and in 2014 expanded its career-technical program adding Culinary and Health occupations. He said many WLTLC students work full time, are pregnant, parenting, or have physical problems which makes attendance in the traditional school impossible.

He said Elmira High School is expanding and will no longer have space for WLTLC. He said Fern Ridge School District renewed the charter for another five years but its lease expires in June 2015 so they need to find a new location. As a result, Lisa Garbett and Kay Bork from the City will work with Mr. Hammer, owner of the West Lane Shopping Center, to allow WLTLC to lease space vacated by Macenzi's Too restaurant. He said the certified kitchen would house the culinary program and also provide catering facilities. He said WLTLC provides catering services to Lane Fire Authority, Deep Woods Events, and the Fern Ridge Chamber of Commerce. He said that location is also desirable because of the transit bus service at the Center. He said WLTLC received high marks from the Oregon School Board because it services students previously underserved. He said with support from the Veneta Planning Commission, WLTLC will be able to maintain that position. He said he wanted to make a brief presentation to the Planning Commission to let Commissioners know that this is in the works.

In response to questions from Len Goodwin, Bork said the zoning in that area is Highway/Commercial which doesn't allow schools so staff would propose amending the code to add schools as a permitted use. She said we can't do a variance for a use that doesn't apply to a specific provision of the code. She said staff explored other options and determined that this is the only way to allow that use in that zone. Bork said Mr. Hammer is working with WLTLC and has hired Metro Planning to prepare the application. She said because of the notice requirements this matter could come before the Planning Commission at the March 3, 2015 meeting and to the Council in April. She said if timing allows and all goes well, the Council could review the application at the March 23rd or April 13th meeting.

Ron Osibov, 86726 Central Rd., Eugene, OR 97402

Mr. Osibov said he is on the WLTLC Board of Directors. He said he is retired from the Crow/Applegate School District as a principal at Crow High School. He said Valerie Brooks, a teacher at WLTLC has taken nothing to something and is very excited about what this program would bring to our community in terms of a retail business. He said she is a proven asset and member of WLTLC. He said there is a lot of potential growth in the area of helping kids with career technical education.

In response to a question from James Eagle Eye, Mr. Woody said the automotive program would be eliminated because of the location but WLTL Board has talked with the School Board about combining and maintaining that program at the high school. He said currently WLTL partners with the District in the auto program and WLTL offered to partner with the District 50-50% for next year but that's up to the School Board. He said they are also looking to add a fire science program. He said currently WLTL offers a health occupation program and a culinary program. He said they received a grant for a career technical construction program. He said there are three federal grants that feed vocational education and WLTL is active in all those grants. He said they are looking forward to more supplemental funding in that way. He said the federal government is giving Career Technical Education (CTE) program funding right now. He said WLTL is a fully certified high school.

Len Goodwin said it would be important to make sure what's drafted is carefully drawn so that we don't have to review it several times. He said it would be very unfortunate if we couldn't make the tight timeline.

Bork said the application would be sent immediately to legal for review.

3. Public Hearing: Legislative Land Use Decision. Amendments to the Veneta Land Development Ordinance 493 & Land Division Ordinance 494 – Improvement Requirements

1. Chair James Eagle Eye opened the Public Hearing at: 7:15 p.m.

2. Staff Report

Bork said the Planning Commission is being asked to make a recommendation to the City Council on proposed code amendments to Veneta Land Development and Land Division Ordinances relating to required improvements and irrevocable petitions in lieu of improvements at the time of partitioning or development and to add broadband fiber conduit as a utility improvement. Code currently requires property owners to construct improvements or sign an irrevocable petition for improvements to be constructed at a later date. She said the proposed amendments are intended to eliminate the either/or option of the current code language and will allow a waiver for any type of improvements, not only sidewalks, when construction of the improvement is not practical. The amendments will require construction of improvements if practical or allow the City Administrator to substitute the improvements with an irrevocable petition for all required improvements. Also a developer may be required to submit a deposit to cover construction costs of all or some of the improvements.

Bork reviewed the specific amendments. She said the required 35 day notice was sent to the Oregon Dept. of Land Conservation & Development (DLCD) and notice of the public hearing was published in the Fern Ridge Review 10 days prior to the first public hearing. No comment was received.

3. Public Testimony

None

4. Questions from the Planning Commission

Len Goodwin said the overstrike in Section 6.04(1)(h) should exclude the word "facilities".

Bork said the word "facilities" would be retained in Section 6.04(1)(h).

5. Chair James Eagle Eye closed the Public Hearing at: 7:21 p.m.

6. Deliberation and Decision

None

MOTION: Len Goodwin made a motion to recommend approval of the proposed amendments as presented in Exhibit A of the Proposed Final Order and to include the word “facilities” in Section 6.40(1)(h). Lily Rees seconded the motion which passed with a vote of 3-0.

I. Approval of Minutes

MOTION: Len Goodwin made a motion to approve the October 7, 2014 minutes of the Joint Meeting of the Veneta City Council and Veneta Planning Commission. Lily Rees seconded the motion which passed by a vote of 3-0.

MOTION: Lily Res made a motion to approve the October 7, 2014 minutes of the Veneta Planning Commission. Len Goodwin seconded the motion which passed with a vote of 3-0.

MOTION: Len Goodwin made a motion to approve the October 29, 2014 minutes of the Joint Meeting of the Veneta City Council and Veneta Planning Commission. Lily Rees seconded the motion which passed with a vote of 3-0.

MOTION: Lily Rees made a motion to approve the November 4, 2014 minutes of the Veneta Planning Commission. Len Goodwin seconded the motion which passed with a vote of 3-0.

MOTION: Len Goodwin made a motion to approve the November 19, 2014 minutes of the Joint Meeting of the Veneta City Council and Veneta Planning Commission. Lily Rees seconded the motion which passed with a vote of 3-0.

II. Other

Bork asked the Planning Commission if there were any questions about WLTLTC's proposal. She said our code actually allows public and semi-public uses in Community/Commercial, Broadway/Commercial, and Residential/Commercial. WLTLTC's planner asked if he should include “semi-public” use within the Highway/Commercial but our definitions of public and semi-public buildings or uses “owned or operated by a religious charitable or other nonprofit organization, public utility, social agency such as a church, school, auditorium, meeting hall, nursing or care home, stadium, library, art gallery, museum, . . . , fire station, sports field, or community center.” She said staff was debating that it might be too all encompassing for that zone so staff recommended we be more specific to a vocational training school or a reference to semi-public and public uses be included because we have several other Highway/Commercial lots that's could be affected. She said staff is recommending we be more specific.

Len Goodwin suggested it's less risky if we are more specific.

James Eagle Eye said we need to make sure we regulate what fits in that Center and make it clear from the beginning what they can't grow into and clarify what can't go in the Center.

In response to a question from Bork, James Eagle Eye said there's no point trying to regulate against something that may or may not come along in the future. He said if they grow into something else they will need to build a new facility.

In response to a question from Lily Rees, Len Goodwin said typically a culinary school would offer a retail counter as well.

Lily Rees said a culinary school with a retail restaurant and catering services will provide many opportunities for our community.

James Eagle Eye said he's not opposed to it but he doesn't want to change code to fit one particular situation.

Len Goodwin said Mr. Wood said WLTLIC was a fully accredited high school. He said if we specify a vocational technical facility, we may be excluding something that is a fully accredited high school. He said we don't want to include them only to exclude them.

Bork said she will talk with WLTLIC to confirm the right definition so we don't exclude the school use.

James Eagle Eye said since WLTLIC is chartered through the Fern Ridge School District, it might not be a bad idea to get some information from the District.

It was the consensus of the Planning Commission to direct staff to move forward with this but make sure it's done the right way.

In response to a question from Bork, James Eagle Eye said they would have to provide a vehicle repair facility if they wanted to include that program at that site. He said as long as we have the process to make sure WLTLIC's use fits the zoning.

Bork said if they did want to construct a facility in that zone, it would require a conditional use permit and site plan process.

Bork said for public and semi-public uses, we could determine that the school facility is low impact for public use which does not require a code amendment. She said the long definition she previously read didn't include a definition for "low impact" it just included uses. She said WLTLIC just contacted staff today so they haven't had time to do a lot of research.

In response to a question from Len Goodwin, Bork said we could ask WLTLIC to complete an application for interpretation which wouldn't need to be approved by the City Council which would shorten the timeline.

After a brief discussion, it was determined that a code amendment may not be required.

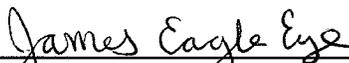
Len Goodwin suggested staff check with legal counsel for an interpretation.

Bork suggested the applicant do the interpretation and legal counsel could tell us what parameters would make it low impact. She said low impact is generally refers to transportation, traffic, and any significant impacts to infrastructure and environment

Len Goodwin said he can't see this facility having any impact to the civil infrastructure because the facility is already there.

III. Adjourn

Chair James Eagle Eye adjourned the Veneta Planning Commission at 7:44 p.m


James Eagle Eye, Chairman

ATTEST:



Darci Henneman, Assistant City Recorder