

# Minutes of the Veneta Planning Commission

## February 3, 2015

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

Others: Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Darci Henneman, Assistant City Recorder; Forrest Cooper, West Lane Technical Learning Center, and Jed Truett, Metro Planning, Inc.

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### I. Review Agenda

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

### II. Public Comment

None

### III. Approval of Minutes

**MOTION:** Lily Rees made a motion to approve the January 6, 2015 Planning Commission minutes. Calvin Kenney seconded the motion which passed with a vote of 4-0.

### IV. Request for Preliminary Subdivision Approval, S-2-14, Madrone Ridge (Postponed to March 3, 2015)

### V. Request for Minor Site Plan Amendment Approval, SR-1-15, West Lane Shopping Center/ West Lane Technical Learning Center

Garbett said staff presenting a minor site plan amendment to allow West Lane Technical Learning Center (WLTLC) to occupy the vacant Macenzi's Too restaurant in the West Lane Shopping Center. She said WLTLC will use the space to offer a culinary arts program as well as health and computer occupational programs. She said the site plan review and a decision from the Planning Commission is needed based on interpretation of the use being a low impact use in terms of public and semi-public uses. The land development ordinance does allow public and semi-public but doesn't provide a definition for low impact. The staff report indicated there was a definition for high impact which, in general, addresses traffic and other nuisance types. Notice was sent and posted at the site and ODOT commented on the proposal indicating traffic was not a concern. Garbett provided a copy of that email because it was received after the packets were mailed. Staff is recommending approval with conditions that the applicant obtain a sign permit, if applicable, and a yearly business registration with the City. Garbett asked if there were any questions.

In response to questions from Calvin Kenney, Bork said with regard to the medical marijuana facility (MMF) located in the shopping center, the Council wrote the ordinance to read a school wouldn't be prohibited if it came in after the fact but if there was a school there previously, the MMF couldn't locate there. They allowed that to occur because similarly the code prohibited a MMF from locating 1000 ft. from a park but if a park were to come later, the MMF could be allowed.

In response to a question from Calvin Kenney, Mr. Cooper said the school will operate Monday through Friday, from 8:00 a.m. to 3:30 p.m. and will be open some Saturdays to prepare for catering events.

**MOTION:** Kevin Conlin made a motion to approve the Site Plan Amendment with the conditions of approval as outlined. Calvin Kenney seconded the motion which passed with a vote of 4-0.

## **VI. Review and Comment on Veneta Economic Development Strategy Draft Report**

James Eagle Eye said he doesn't see a lot of new information or changes in the Report.

Bork said the Draft Report will be sent to the citizen committee members and Council for comment. She said Bob Parker is working on a schedule for a joint meeting on March 9<sup>th</sup> to review the Report, including the comments, and prepare a final Report. She said he will also talk about the Economic Opportunity Analysis at that meeting. She asked the Planning Commissioners to provide feedback to her prior to the tentatively scheduled March 9<sup>th</sup> meeting.

Bork said she will send out a notice once she receives confirmation from Mr. Parker. . She said with regard to "Goal 3 – Retail and Commercial Businesses" Mr. Parker agreed that a strategy should be added as an action item to revise the land development ordinance in order to promote commercial development in the industrial commercial zones and make those zones available for those types of development. She also said she thought, under strategy "Strategy 4.2 – Make aesthetic enhancements to make Veneta attractive to resident, visitors, and potential industries" we had talked about making downtown Veneta more visible from Highway 126 and potential ways to create that line of site. She asked it was discussed as a strategy or action item.

James Eagle Eye said that was talked about trying to do something with the intersection and we always run into the problem with it being in ODOT jurisdiction which limits what we can and can't do.

Bork said we also talked about areas past the intersection near downtown.

James Eagle said we talked about doing something on Jack Kelley Dr. but as he recalls the conversation went in the direction that we need to actually have something to point them to. He said eventually we do need to find a way to make that happen.

Herb Vloedman said there were no specifics but a general direction to look for opportunities for that but there wasn't any definite details or actions determined.

Kevin Conlin agreed and said we knew it was a problem but he didn't recall coming up with any specific list of things to do about it.

Kevin Conlin said people have told him that the existing Veneta sign isn't clear whether to continue down Territorial or to turn.

Calvin Kenney said when you get to Broadway you have no idea to turn.

James Eagle Eye said the Park N Ride has the monument at the corner of W. Broadway where we could eventually put something up to direct people into the downtown area.

Bork said the report the Planning Commission received tonight will be sent to the City Council and the community members for review and comment. She said Mr. Parker would like those comments prior to the March 9<sup>th</sup> so he can incorporate the comments. She said the City Council will adopt this Report by resolution separate from any comprehensive plan amendments. She said the economic opportunity analysis (EOA) is a similar exercise to the Residential Buildable Land Inventory; looking at the 20 year supply of employment land based on employment forecast. She said he'll have that whole document ready to go. She said we will adopt the study into our Comp Plan because we need to show how we have a 20 year supply of commercial, industrial and residential land. She said we'll incorporate the study into the Comprehensive Plan, usually by reference but there may be some policies that we may also want to update. She said that will come later. She said Ingham is anxious to

get the economic strategic plan adopted so some of the activities included in the Plan can be included in this year's budget..

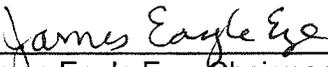
**VII. Other**

Garbett said the Madrone Ridge subdivision will be brought to the Planning Commission March 3<sup>rd</sup> meeting and will include some issues regarding tree code and panhandle lots.

In response to a question from Calvin Kenney, Garbett said the Madrone subdivision is between Bolton Hill Estates and Phase 3 of Applegate Landing.

**VIII. Adjourn**

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

  
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James Eagle Eye, Chairman

ATTEST:

  
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Darci Henneman, Assistant City Recorder