

AGENDA
Veneta Planning Commission Meeting
Tuesday – February 7, 2023 – 6:30 p.m.
Veneta City Hall – J.W. “Bill” Smigley Room
88184 8th Street, Veneta, OR 97487

All City of Veneta Public Meetings can be accessed via teleconference. To listen to or participate in this meeting, call 1- 862-799-9663. To submit public comments electronically, email comments to gjelks@ci.veneta.or.us by 3:00 p.m. Wednesday preceding meetings. All public comments must include your name and address.

1. REVIEW AGENDA

2. PUBLIC COMMENT

If you wish to address the Planning Commission; state your name, address, and limit your comments to 3 minutes. Maximum time 20 minutes. The Planning Commission will not engage in any discussion or make any decisions based on public comment at this time; however, they may take comments under advisement for discussion and action at a future Planning Commission meeting.

3. ADMINISTRATIVE

- a. Approval of the January 10, 2023 minutes (pgs. 1-3)

4. PUBLIC HEARINGS

- a. NONE

5. OTHER

- a. Planning Commissioner Training with City Attorney, Carrie Connelly (handout)
- b. Parkland in Lieu of Fee for Non-Residential (verbal)
- c. Open Discussion

6. PC CALENDAR REVIEW

7. ADJOURN

Times are approximate. This meeting will be digitally recorded. Location is wheelchair accessible (WCA). Individuals needing special accommodations, such as sign language or foreign language interpreters, should make such requests by contacting the City Recorder at 541-935-2191(voice) or by e-mail at: mlaird@ci.veneta.or.us. Requests made after 10:00 a.m. two working days prior to a meeting may not be accommodated.

Los tiempos son aproximados. Esta reunión se grabará digitalmente. La ubicación es accesible para sillas de ruedas (WCA). Las personas que necesiten un alojamiento especial, tales como lenguaje de señas o intérpretes de idiomas extranjeros, deben hacer tales peticiones poniéndose en contacto con el registrador de la ciudad en 541-935-2191 (voz) o por correo electrónico a: mlaird@ci.veneta.or.us. Las solicitudes hechas después de las 10:00 a.m. dos días hábiles antes de una reunión no pueden ser acomodadas.

To access Planning Commission meeting material please go to <http://www.venetaoregon.gov/meetings>

Planning Commission Procedures and Opening Statement

Material submitted by applicants is available ten days in advance of the meeting. Staff reports are available seven days in advance of the meeting at City Hall. If you would like to obtain additional information regarding any of the matters to be discussed or if you have questions, please contact the City of Veneta, 88184 8th Street, Veneta, OR 97487. Telephone 541-935-2191.

If special accommodations for hearing, visual, or manual impairment are needed to allow an individual to participate, or if an interpreter is needed, please contact the City by the Monday before the meeting.

The criteria for approval of a land use action are contained in the staff report(s). Copies of all staff reports are available at the hearing. If none are available, staff will make additional copies.

If you wish to participate in this hearing, including challenges for bias or conflict of interest, you must complete the sign in form. Please be mindful of time limits on providing testimony, and only address the approval criteria.

Testimony will be taken in the following order:

1. Staff Report
2. Applicant
3. Testimony in favor (limited to 2-3 minutes per speaker)
4. Testimony in opposition (limited to 2-3 minutes per speaker)
5. Rebuttal by applicant
6. The Chair may open the hearing to additional testimony, followed by a final applicant rebuttal
7. Hearing closed to public comment – no additional testimony accepted
8. Planning Commission deliberation and a decision.

When recognized by the Chair, please come forward to the podium, give your name, address and make your statement. **All testimony, arguments and evidence presented regarding this request must be directed toward the applicable criteria** or other criteria in the plan or land use regulation which the person believes to apply to the decision. **Please address only the applicable criteria for the decision.**

Please do not repeat testimony. If you wish, you may choose merely to agree with a previous speaker's statements. The Chair may limit testimony to a certain time limit (generally no more than five minutes). When recognized by the Chair, Commissioners may ask questions of staff and participants without affecting time limits.

Please do not speak unless recognized by the Chair. Please do not make comments, noises or gestures that may distract the person speaking, the members of the Commission, or the audience. Once the hearing has been closed and the Commission begins deliberation, no further public testimony will be accepted.

An issue which may be the basis for an appeal to the Land Use Board of Appeals (LUBA) shall be raised not later than the close of the record at or following the final evidentiary hearing. Such issues shall be raised and accompanied by statements or evidence sufficient to afford the Commission and the parties an adequate opportunity to respond to each issue. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision makers and the parties an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

Failure of persons to participate in the public hearing, either orally or in writing, precludes that person's right of appeal to the city council or LUBA. Written testimony submitted prior to the hearing constitutes participation in the hearing.

Failure of the applicant to raise constitutional or other issues related to proposed conditions of approval with sufficient specificity to allow the decision maker to respond to the issue precludes an action for damages in Circuit Court.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. Such requests may be granted by continuing the public hearing pursuant to the standards contained in ORS 197.

If the hearings authority grants a continuance, the hearing shall be continued to a date, time and place certain at least seven days from the date of the initial evidentiary hearing. An opportunity shall be provided at the continued hearing for persons to present and rebut new evidence, arguments or testimony. If new written evidence is submitted at the continued hearing, any person may request, prior to the conclusion of the continued hearing, that the record be left open for at least seven days to submit additional written evidence, arguments or testimony for the purpose of responding to the new written evidence.

If the hearings authority leaves the record open for additional written evidence, arguments or testimony, the record shall be left open for at least seven days. Any participant may file a written request with the local government for an opportunity to respond to new evidence submitted during the period the record was left open. If such a request is filed, any person may raise new issues which relate to the new evidence, arguments, testimony or criteria for decision-making which apply to the matter at issue.

A continuance or extension shall be subject to the limitations of ORS 215.427 or 227.178 and ORS 215.429 or 227.179, unless the continuance or extension is requested or agreed to by the applicant. Unless waived by the applicant, the local government shall allow the applicant at least seven days after the record is closed to all other parties to submit final written arguments in support of the application. The applicant's final submittal shall be considered part of the record, but shall not include any new evidence. This seven-day period shall not be subject to the limitations of ORS 215.427 or 227.178 and ORS 215.429 or 227.179.

The failure of the property owner to receive notice as provided in this section shall not invalidate such proceedings if the local government can demonstrate by affidavit that such notice was given.

CITY OF VENETA PLANNING COMMISSION
COMMISSIONERS:

LEN GOODWIN (CHAIR)
DAVID VOLTZ (VICE-CHAIR)
CRAIG SODERBERG

PAULA PHILLIPS
LILY REES

MINUTES

Planning Commission Meeting
Tuesday, January 10, 2023 6:30 PM
Veneta City Hall – J.W. “Bill” Smigley Room
88184 8TH Street, Veneta, Oregon

Present: Chair Len Goodwin, Commissioner Paula Phillips, and Commissioner Craig Soderberg
Absent: Commissioner Lily Rees and Vice-Chair David Voltz
Staff: Community Development Director (CDD) Matt Laird, and City Recorder (CR) Grace Jelks
Other: Lane Council of Governments (LCOG) – Associate Planner (AP) Henry Hearley

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1. REVIEW AGENDA
Chair Goodwin called the meeting to order at 6:30 p.m. and reviewed the agenda.
 2. PUBLIC COMMENTS
None.
 3. ADMINISTRATIVE
 - a. Approval of the December 6, 2022 Minutes

MOTION: Commissioner Phillips made a **motion to approve the minutes as presented**. Commissioner Soderberg seconded the motion. **The motion passed unanimously (3-0).**

4. PUBLIC HEARING
 - a. Site Plan Review, File No. SR-3-22, Iron Clad RV/Boat Storage

Chair Goodwin read the instructions for quasi-judicial public hearings and opened the hearing at 6:38 p.m.

Henry Hearley (LCOG – AP) presented their staff report.

Commissioner comments included concern about controlling dust, building and maintaining a gravel road that meets the weight requirement, hours of operation, lighting and security, traffic and intersection failure at Jeans Rd.

Jason and Cindy Bomark, “the applicants”, and Pete Cobarrabia, “co-applicant”, answered questions related to Commissioner questions and concerns about parking spaces, grading and gravel, dust, and hours of operation in relation to security.

Testimony in Favor of the Proposal

None.

Testimony Neutral to the Proposal

None.

Testimony Opposed to the Proposal

None.

Chair Goodwin closed the hearing and the record at 7:04 p.m.

MOTION: Commissioner Soderberg **made a motion to approve the site plan with specified conditions of approval based on the findings in the proposed final order, and adding a condition requiring employee parking inside the gate.** Commissioner Phillips seconded the motion. **The motion passed unanimously (3-0).**

5. OTHER

- a. CDD Laird presented the 2022 Planning and Building Activity Report. Discussion ensued.
- b. CDD Laird presented Measure 109 Oregon Psilocybin Services Act, Approved November 2, 2020, Effective January 2, 2023. Discussion ensued.
- c. Review VLDO 493, Sec. 5.26(5) for Non-Residential (Reference Resolution 1348 & FCS Report). Discussion ensued.

There was a **consensus to give direction to staff to initiate a Veneta Land Development Ordinance text amendment for park pay-in-lieu fee for non-residential uses.**

- d. Open Discussion.
- 6. Planning Commission Calendar Review.
CDD Laird presented the 2023 Planning Commission Calendar for review. Discussion ensued.
- 7. ADJOURN
Chair Goodwin adjourned the meeting of the Veneta Planning Commission at 7:35 p.m.

ATTEST:

Len Goodwin, Chair

Grace Jelks, City Recorder