

# Minutes of the Veneta City Council Meeting

## September 14, 2020

Present: Keith Weiss, Mayor; Thomas Cotter, Council President; Calvin Kenney, Councilor (via telephone); Robbie McCoy, Councilor; Pat Coy, Councilor

Others: Matt Michel, City Administrator; Kyle Schauer, Public Works Director; Evan MacKenzie, Community Development Director; Jana Weaver, Management Analyst; Darci Henneman, City Recorder; Deputy Darreyl Davis, Lane County Sheriff's Office; Robert Haux; Terah Van Dusen, Fern Ridge Review (via telephone)

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### 1. CALL TO ORDER

Mayor Weiss called the Veneta City Council to order at 6:30 p.m. and asked the Council if there was consensus from the Council to read his Mayor's message.

There was a consensus of Council for Mayor Weiss to read his message which he did. A copy is attached and incorporated into these minutes.

### 2. PUBLIC COMMENT

#### **Robert Haux, 24946 Woodland Ave., Veneta, OR**

Mr. Haux said Black Lives Matter Rally (BLM) coming to town has been on everybody's mind and there are a lot of unknowns. He said he is a retired Navy veteran and said people have every right to be on the street, but they need to understand there may be some people show up that are opposed and they have the right to do that as well. He said the protests in Portland and Eugene got ugly and there was a small demonstration in Springfield that also got out of hand. He asked if things go awry, he hopes law enforcement has a plan. He said should there be a meeting with BLM and the other side, there should be a plan in place if that happens. It can get ugly at night and we don't want our city to go in that direction.

### 3. CONSENT AGENDA

**MOTION: Councilor Cotter made a motion to approve the consent agenda as presented. Councilor Robbie seconded the motion.**

**VOTE: Councilor Calvin Kenney, aye; Councilor Thomas Cotter, aye; Mayor Keith Weiss, aye; Councilor Robbie McCoy, aye; Councilor Pat Coy, aye.**

The consent agenda as approved included Minutes for August 10, 2020, Accounts Payable - Paid Invoices Through August 25, 2020, Unpaid Invoices Through September 10, 2020, Arable Brewing Co. Temporary OLCC License for 2020 Pop-Up Retail District (previously approved by City Administrator), Fern Ridge Library Foundation Temporary OLCC License, and Planning Activities Table.

### 4. COUNCIL BUSINESS AND REPORTS

#### a. Business

##### (1) Appoint/Reappoint 3 Vacancies on the Economic Development Committee

Mayor Weiss said we had five people apply for the three positions, we had three that are reapplying and have been very active, and with no objections from the Council, Mayor Weiss re-appointed Dalen Corbett, Tulsie Strickland, and Gina Haley-Morrell to the Economic Development Committee.

(2) Request from Fern Ridge Gleaners to waive Community Center Rental Fee

**MOTION: Councilor Cotter made a motion to waive the community center rental fee for Fern Ridge Gleaners, in the amount of \$1560.00, to use on the 2<sup>nd</sup> and 4<sup>th</sup> Fridays and an occasional 5<sup>th</sup> Friday only and upon availability, beginning September 1, 2020 through August 31, 2021. Additional dates will require full payment. Councilor Coy seconded the motion which passed with a vote of 5-0.**

(3) Request from VFW Post 9448 to waive Community Center Rental Fee  
Staff informed the Council that this request was withdrawn until further notice.

(4) Request from Fern Ridge Library Foundation to Waive Temporary OLCC License Fee

**MOTION: Councilor Cotter made a motion to approve the Fern Ridge Library Foundation's request to waive the City's \$25 Temporary OLCC permit fee for their fundraiser. Councilor McCoy seconded the motion which passed with a vote of 5-0.**

(5) National Preparedness Month and Home Inventory Week Proclamation (previously signed by Mayor Weiss)  
Mayor Weiss said he previously approved a National Preparedness Month and Home Inventory Week Proclamation and he wanted that information included in the record.

b. Council/Committee Liaison Reports

Councilor Coy said the Veneta Homeless Advocacy Board (VHAB) met last month and there will be another meeting this week. He said the Park Board met and reviewed a long Parks, Recreation, and Open Space Master Plan presentation from the consultant and Public Works Director (PWD) Schauer provided an update on the City Park improvements. He said it was a good meeting.

In response to a question from Mayor Weiss, Councilor Coy said as the chairman of Mid Lane Cares he had a consultation with LCSO and LFA, and Mid Lane Cares chose to cancel the 2020 Harvest Festival due to the poor air quality. He said it's unfortunate for Mid Lane Cares because it was a fundraising event for the Service Center. He said they are hopeful to have a successful event next year.

Councilor McCoy said the Chamber Board meeting was postponed until tomorrow and because most meetings have been cancelled, she had nothing to report.

Councilor Cotter said the Economic Development Committee (EDC) met a couple of different times and said he's confident the Council is aware of their progress. He said he's pleased that they're where they are. He said Lane Council of Governments Executive Council met and prepared for the next meeting which is Sept. 24.

Councilor Kenney said he did not attend the Lane ACT meeting but Community Development Director (CDD) MacKenzie did which he asked to provide an update to the Council.

CDD MacKenzie said the meeting did not have a quorum so there wasn't much to discuss and obviously, no decisions were made. He said one of the County folks started the meeting talking about the Lane County Bike Plan, which he is an advisor to. He said so far it looks like a pretty good project and there is a companion effort from Travel Lane County to partner with Lane County

on this project. He said when people start riding bikes, one goal is to get more Eugene folks to ride out to Veneta and hopefully visit some of our local businesses.

Mayor Weiss said he, staff, LCSO, Councilor McCoy, Lane Fire Authority (LFA), a representative from Neighborhood Watch, and the applicant met today to discuss concerns about the upcoming Black Lives Matter (BLM) Rally scheduled for September 21<sup>st</sup> in Veneta. He said they met for about two hours and there were about 11 people in attendance. He said it was a very productive meeting and he just wanted the community to know there are steps being taken that will hopefully address some residents' concerns about this upcoming event.

**5. STAFF REPORTS**

a. Community Development Director.....Evan MacKenzie

(1) Reduction of Transportation System Development Charges

i. Agenda Item Summary

CDD MacKenzie said the Council should be familiar with this resolution, and Mayor Weiss pointed out a typographical error on his Agenda Item Summary. He said the most recent resolution was referred to as 1309 but should have been listed as Resolution No. 1280. He said Transportation SDCs vary and are generated by trip generation and not building square footage. He said for commercial construction, Transportation SDCs are in the tens of thousands of dollars and this resolution reduces those fees by 50%. He provided a list of the businesses that have taken advantage of this resolution. He said one slight modification of the resolution is to change the resolution effective date to October 1, 2020 so it doesn't become effective before the existing resolution expires on September 30, 2020.

ii. **Resolution No. 1309 - A RESOLUTION PROVIDING FOR THE TEMPORARY REDUCTION OF TRANSPORTATION SYSTEM DEVELOPMENT CHARGES FOR NON-RESIDENTIAL DEVELOPMENT FOR ONE YEAR**

**MOTION: Councilor Cotter made a motion to adopt Resolution No. 1309 providing for a 50% reduction of transportation system development charges for non-residential development for one year effective 10-1-2020. Councilor Coy seconded the motion which passed with a vote of 5-0.**

(2) Conflicts & Inconsistencies in the Land Development Ordinance – Off-street Parking

CDD MacKenzie said as part of reviewing existing code, he would like to move a lot of text-based zoning regulations into table form which would provide the information more clearly, rather than having to read every zone to determine permitted and non-permitted uses in each zone. He said the attached tables include every use that exist in our code but he discovered some problems, mostly related to office use and eating and drinking establishments, which we define in several ways, depending on the zone. In order to make our code easier to use and offer more flexibility, staff would like to format our land development code as much as possible with the use of tables for the basic uses and standards for the zones. Text would still be included but anything we could put in a table, we would do. He said this should make the code easier to read and clean up these instances relating to office uses and eating and drinking establishments, as well as a few others.

CDD MacKenzie said relating to that and in concert with our efforts for Economic Development, we have a goal to work toward a mixed use, pedestrian friendly downtown. He said we offer developers the ability to develop downtown lots with 70% lot coverage, which means the building is sitting on 70% of the lot. Mixed use (commercial on the bottom and residential on second and third floors – 20 units or more) can have 80% lot coverage. Unfortunately, our own code prohibits that type of development. Based on numbers he ran, three general uses: office, retail, and restaurant are likely the most common uses in downtown and they have different off-street parking requirements. We allow a 50% reduction in off-street

parking in the Broadway/Commercial zone but even with that reduction, developers would be lucky to get 50% lot coverage. Which means half of a lot is covered with parking and a little landscaping, so buildings will not be close together, it won't be a pedestrian friendly area, and there will be a lot of impervious surface dedicated to off-street parking. Staff would like to initiate a code amendment to waive/remove off-street parking requirements in the Broadway/Commercial zone for commercial development. He said potential developers will likely include some off-street parking but they won't be required to. He said buildings generate more revenue than parking lots. CDD MacKenzie named off several Oregon cities that do not require off-street parking with commercial development. He said he's not asking the Council for approval but to direct staff to initiate an amendment to consolidate our uses into table form and to waive off-street parking requirements in the Broadway/Commercial zone with the hope both will stimulate economic development. CDD MacKenzie said the Planning Commission reviewed the same materials last week and there was a unanimous vote to initiate the code amendment.

Councilor Cotter said he's not sure he has the same downtown in mind that CDD MacKenzie is describing.

In response to questions from Councilor Cotter, CDD MacKenzie said the Broadway/Commercial zone does not extend all the way to City Hall/8<sup>th</sup> St. He said the Service Center is in that zone and what started this conversation is the building diagonally across from the Service Center. Under our current off-street parking requirements, that building cannot be occupied unless they were to wall off a small portion of the building so they would only have to provide two off-street parking spaces.

Councilor Cotter said if someone builds a building with no parking, and then a lot builds next to it, where are people going to park? He said that and the tables are somewhat confusing. He said he couldn't picture what CDD MacKenzie was trying to explain.

CDD MacKenzie said we have off-street parking requirements for commercial use and residential uses. He said for example, multi-family use requires about 1.5 spaces per unit and for single family detached, its 2 spaces per unit. He said we don't have a proposal right now that would reduce off-street parking requirements outside the Broadway/Commercial zone. All the current off-street parking standards apply to zones outside Broadway/Commercial.

In response to questions from Councilor Cotter, CDD MacKenzie said this proposed amendment would apply to new construction and does not apply to existing buildings. He said our code encourages construction with residential on top and business on the ground floor but does not require it. For example, with a three story building with any manner of uses, the only requirement is they couldn't have residential on the ground floor fronting Broadway. He said it could be in the back of the building or on the 2<sup>nd</sup> or 3<sup>rd</sup> floor or all commercial uses in the entire building. Development with residential above or behind or both, with 20 units per acre, includes a lot coverage bonus of up to 80% but you could never get there with the current requirements. It wouldn't be allowed because of the off-street parking requirements, you'd never get above 50% lot coverage. The 70% lot coverage allowance we have now is useless and the 80% bonus is even more useless. He said it appears we have a goal in our code and in the Comprehensive Plan to achieve that type of development but current code prohibits us from doing that and the only way to make that happen is remove the off-street parking requirement for new development or new occupancy of an existing building.

Councilor McCoy said the gym was required to provide parking but they really didn't have to because their parking lot is rarely full. She said they could have probably had a larger building on that site.

CDD MacKenzie said we really have more parking than we need. He said when you have people coming downtown that can't park in front of the business they want to go into, that's a good thing and what we want to see. We want people to walk to other businesses because that increases the chance that they'll spend money at more than one business.

In response to a question from Councilor Kenney, CDD MacKenzie said to address the Americans with Disability Act (ADA) parking standards, we can include a requirement that businesses address ADA parking with off-street parking or we can work to insure that we have ADA parking on street and design spaces with on ramps. We could still require ADA parking which could also double as a loading area. He said deliveries can be coordinated and would use the on-street parking areas in front of the businesses they are delivering to. He said American Market deliveries are on Broadway and they have off-street parking.

Councilor Kenney said he is concerned about on-street deliveries and adequate ADA parking.

CDD MacKenzie said he and Associate Planner (AP) Garbett discussed ADA issue and staff can certainly require that ADA parking be provided.

In response to a question from Councilor Cotter, CDD MacKenzie said some of the existing businesses can take advantage of expanding their businesses into their parking lots without a penalty.

**MOTION: Councilor Cotter made a motion that the City Council directs staff to initiate amendments to the Land Development Ordinance converting the list of permitted and conditional uses to table form and eliminating the off-street parking requirements in the Broadway Commercial zone. Pat Coy seconded the motion which passed with a vote of 5-0.**

b. Public Works Director.....Kyle Schauer

(1) Status of City-wide Clean up

PWD Schauer said for the past 25 years or so, the City has hosted the All City Clean up annually on the first Saturday of May. He said due to COVID-19, the City cancelled this year's event. However, the Council asked staff to see if the event could be rescheduled to the fall. He said in talking with Sanipac, who provides the majority of staffing and equipment, they had expressed concerns about having the event in the fall because many of their employees take time off in the fall. Also, PWD Schauer said as COVID-19 restrictions continue, the same parameters exist now that were in effect in May. Staff is recommending that we not have this event this year but look forward to having the event in May 2021.

Mayor Weiss asked PWD Schauer to tell Aaron at Sanipac we really appreciate what Sanipac does for the City and understands the situation.

c. City Administrator.....Matt Michel

(1) Questions from Councilors

City Administrator (CA) Michel said he has nothing to present other than what he provided in the Friday emails.

Mayor Weiss said he really appreciates the Friday email update Michel provides to the Council. He wanted to tell everyone that Michel has been putting a lot of hours in and he thanked him.

In response to a question from Councilor Cotter, CA Michel said they will get the keys to their new home in Veneta on Wednesday.

**6. OTHER**

Councilor Coy asked if we see the off-street parking amendment be approved, he expects the gym to expand their building. And this may encourage them to do that. He said it's a good facility and they take excellent care of it.

Mayor Weiss said no one knows when the census will end but it will be soon. He reminded everyone to please fill out the online census and that we really need everyone to sign up if they can. He said Veneta is at the national average but felt we can do better than average.

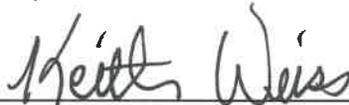
Mayor Weiss temporarily adjourned the Council at 7:22 p.m. and took a short recess. Mayor Weiss reconvened the City Council at 7:25 p.m. and went directly into Executive Session.

**7. EXECUTIVE SESSION - ORS 192.660(2)(e) – Real Estate Transactions**

After making no decisions, Mayor Weiss closed the Executive Session and reconvened the regular Council meeting at 7:37 p.m.

**8. ADJOURN**

Mayor Weiss adjourned the Veneta City Council at 7:38 p.m.

  
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Keith Weiss, Mayor

ATTEST:

  
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Darci Henneman, City Recorder  
(Minutes prepared by DHenneman)



## Statement from Mayor Weiss

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March 23, 2020

### Now is Our Moment

Life in our small town has changed abruptly with the COVID-19 threat. One thing that has not changed—and will not change—is Veneta’s remarkable capacity for compassion.

Easy examples of Veneta’s rare gift of care and concern for others existed well before COVID-19: The LOVE Project, the many faith-based community programs, Kiwanis, and Mid-Lane Cares just to name a few of the many volunteer groups who proudly call Veneta, “Home.”

The weeks and months ahead present us with the opportunity of our lifetimes to show what we, and Veneta, stand for: Small town concern for others and a strong can-do attitude.

Take this time to connect with those around you—six feet apart, of course!—and recognize that we’re in this together. We need each other to ease our stress with a casual conversation, a quick laugh, or a simple act of kindness. Take a leisurely walk or enjoy a bike ride and offer a friendly wave. You can do social distancing and still be sociable. Sharing a clean wipe with another parent after play equipment or door handles, things like that, is a kindness that you can pay forward.

Take this time to help our local businesses weather this storm on behalf of their employees, who are our neighbors and friends. Take time to send thank you notes to our local first responders bravely doing what comes second-nature to them: Serving others. And take time to recognize that you have a role to play in helping the Veneta community adjust to this new “normal.” See if our local food pantry, LOVE Project, needs help. Contact the Red Cross to give blood. Help a neighbor with their yard, shop or prepare a meal for a nearby shut-in.

This is a unique time in our nation’s history and our personal histories. Be the change that is needed now to adjust to new ways of interacting, while keeping with our old ways of treating each other with care and compassion.

The City is here because of you and for you. We stand ready to embrace this challenge with you and come through it a stronger community. Take care of yourself, and one another.

Keith Weiss, Mayor