

AGENDA
Veneta Planning Commission
MONDAY – April 5, 2010 - 7:00 p.m.
Veneta City Hall

- I. REVIEW AGENDA
- II. PUBLIC COMMENT:
If you wish to address the Planning Commission about an issue which is not on the agenda; state your name, address, and limit your comments to 3 minutes
- III. APPROVAL OF MINUTES:
 - a. November 2, 2009 Planning Commission (A)
- IV. REVIEW NEWLY ADOPTED COMPREHENSIVE PLAN
- V. REVIEW NEWLY ADOPTED VENETA LAND DEVELOPMENT ORDINANCE 493 (A)
REVIEW NEWLY ADOPTED VENETA LAND DIVISION ORDINANCE 494
- VI. OTHER
 - a. Discuss Upcoming Training Opportunities
 - b. Elect Planning Commission President and Vice President
- VII. ADJOURN

Location is wheelchair accessible (WCA). Communication interpreter, including American Sign Language (ASL) interpretation, is available with 48 hours notice. Contact Sheryl Hackett Phone (541) 935-2191, FAX (541) 935-1838 or by TTY Telecommunications Relay Service 1-800-735-1232.
THIS MEETING WILL BE TAPE-RECORDED.

MEMORANDUM

TO: Veneta Planning Commission

FROM: Zac Moody, Associate Planner

DATE: March 29, 2010

RE: Adopted Land Development 493 and Land Division Ordinances 494

On January 25, 2010 the Veneta City Council adopted the Veneta Land Development and Land Division Ordinances based on the recommendation from the Planning Commission. Legal counsel had some minor changes related mainly to ordinance structure and text. With the Council's approval, staff made the requested changes.

Please take a moment to review the attached summary and the adopted ordinances. If there are any questions in regard to these changes, please feel free to give me a call at City Hall or bring your questions to the April 5, 2010 meeting.

Requested Action

Please review the attached summary and approved Ordinance 493 and 494 repealing and replacing the Land Development Ordinance 461 and Land Division Ordinance 462. Staff will take some time to go over the attached summary and other changes.

Planning Commission Meeting

Summary

Section 5.13

Provides two processes for submitting site plan reviews for commercial buildings

Standard compliance with design standards

Track 2 process – modified design standards that vary from the standard (requires public hearing)

Key requirements for standard process:

New buildings must have primary access facing within 20 feet of ROW (pg 89)

Corner buildings must have access facing corner

Building entrances must have pedestrian shelters

Buildings must have a defined base/middle/top.

Building lengths over 50 feet must have some have varying roof lines.

Buildings heights must transition

Building elevations in the downtown area must have openings (windows, doors, balconies) covering at least 60%

Guidelines for Track 2 process:

7 guidelines for PC to review to ensure consistency with the goals and purpose of the commercial design standards.

Public hearing required

Section 5.16

Added to ensure consistency with the goals and policies of the Comprehensive Plan and the TMDL (total maximum daily load) Implementation Plan adopted in Feb 2008.

Land division ordinance currently requires new development to keep post development flows below pre development flows or detain on-site.

New development that creates 500 sq ft of new impervious surface requires treatment and detention consistent with the provisions of the Portland Stormwater Management Manual.

Section 5.20

Parking table updated to include new bicycle parking standards identified in Section 5.20 (17).

Some new uses identified in table and some previous uses modified to reflect increased available parking downtown.

Vehicle stacking and queuing requirements added to help facilitate onsite circulation of traffic.

Bicycle parking modified to use type of use for determining number of spaces rather than number of required parking spots. Provides more realistic requirement based on uses (ex: large furniture store may have 200 required spaces, but no have a use for much bicycle parking 200 vps = 28 bps).

Two types of required parking

Long Term/Short Term

More than 2 hours/ Less than 2 hours

Covered/Not Covered

Location and Design of required bicycle parking

Section 5.29

Intended to protect and enhance the appearance, safety and livability of Veneta.

Key requirements for standard process:

Building Orientation

Building Design

Parking

Residential design standards provide a clear and objective standard for single family or multifamily dwellings. Requirements for multifamily are more detailed.

Designed to prevent the worst case scenario.

Article 6

Added clear and objective standard for determine when a site plan review is required (pg141)
10% or 1000 square feet of improvement.

Track 2 process added to Section 6.03

Addition of specific improvement requirements intended to make new or expanded uses or building improvements proportional to the expansion.

EX: 10,000 building, 100,000 sq lot = 10% of site
51,000 building, 100,000 sq lot = 51% of site = Full improvements

5,000 building, 100,000 sq lot = 5% of site
21,000 building, 100,000 sq lot = 21% of site = 21% Improvements

Article 7

Changes to outdoor storage. Storage exceeding 180 days requires CUP

Temporary food vending carts allowed 1 year temp use. After that they must apply for SR.

Article 8

Mini storage moved from permitted use in HC to CUP with new cup criteria. Design standards.

Veneta Planning Commission for April 5, 2010

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To view these documents go to the City's website at www.ci.veneta.or.us and click Codes/Enforcement then Comprehensive Plan; Veneta Land Development Ordinance 493 and Veneta Land Division Ordinance 494