

Minutes of the Veneta Planning Commission
May 5, 2008

Present: Chairman James Eagle Eye, Linda Boothe, Jim Bruvold, and Lily Rees

Absent: Len Goodwin

Others: Brian Issa, Community Services Director; Zac Moody, Assistant Planner; Sheryl Hackett, City Recorder; Jerry Elliott, City Engineer; Bill Kloos; Phil Velie; and Brent Erickson, EGR & Associates

I. REVIEW AGENDA

Chairman James Eagle Eye called the Veneta Planning Commission to order at 7:05 p.m. and reviewed the agenda.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

MOTION: Lily Rees made a motion to approve the minutes of April 7, 2008. James Bruvold seconded the motion which passed with a vote of 4-0.

IV. LIMITED LAND USE ACTION:

Bolton Hill First Addition (S-1-08)
Assessor's Map 18-06-01-00, Tax Lot 1702

A. Staff Report (Zac Moody)

Zac provided the Planning Commission with written clarification of the staff and several proposed changes to the findings report. The applicant is proposing to develop a 54 lot subdivision on the south side of Bolton Hill Road. Zac reviewed the characteristics of the property and the services available to the site as stated in the staff report which included transportation, water, sewer, stormwater, and natural resources. No public comments were received.

Zac said the slope of the property exceeds 30% in some areas which could impact drainage. The applicant is proposing to build detention facilities and a piped conveyance to control the runoff. He clarified for the Planning Commission that based on comments from the City Engineer, staff has recommended that the applicant provide an analysis of the impacts of a 100-year storm on the detention facilities as well as a post-development hydrologic analysis outlining the impacts on downstream development.

Zac said no public improvements are scheduled for the section of Bolton Hill Road abutting the property so staff is recommending a condition of approval that the developer enter into a non-remonstrative agreement with the cost of future improvements being shared by all of the lots. He said Perkins Road will be stubbed out to the Southwest Area Plan. The City Engineer pointed out the grade requirement for a major collector is 10%; however, it may not be possible for Perkins to meet that requirement. The code allows the Planning Commission to approve a road greater than 10% based on topography. Staff has recommended that the slope between contours be provided to make sure the road does not exceed 15% as an average slope does not accurately show if any portion of the road exceeds 15%. He said the maximum grade acceptable to the Fire District is 20% and any homes abutting streets exceeding 15% must have residential sprinkler systems.

Zac also pointed out that some of the intersections within the development do not currently meet code requirements. He provided clarification on the road intersections which can be resolved with conditions of approval to realign Road "A" to be perpendicular to Perkins Road and realign Road "B" so there is 100 feet of tangent at the intersection of Perkins Road. The City Engineer has commented that the conditions could be in conflict with American Association of State Highway and Traffic Officials (AASHTO) standards of safety because of the topography of the land. Staff has recommended that if the conflict cannot be resolved through a redesign of the intersection then the applicant shall apply for a variance.

In response to a question from Jim Bruvold, Jerry Elliott said tangent means the point at which a road intersects at a curve and the road should be perpendicular to the tangent for a distance of 100'.

Brian explained that the code allows the Planning Commission to approve some alternative street standards such as grades and width; however, there is no provision to allow alternatives to street intersections.

Zac also clarified that the detention ponds will be maintained by the Home Owners Association (HOA).

Zac reviewed several proposed amendments to the final order. Page 2 includes an amendment to condition #9 to require a variance if meeting the current road intersection criteria creates a conflict with accepted AASHTO standards. Page 3 amends the requirement that the applicant provide an analysis of the impact of a 100-year storm on proposed facilities and provide a post-development peak flow hydrology analysis. Page 6 adds a condition that any parcels that front a street or driveway that has a slope of greater than 15% shall provide residential fire sprinklers. Page 7 adds the specific dollar amount required as cash in-lieu of

park dedication. Page 11 clarifies the findings supporting the condition of approval to resolve any conflicts with AASHTO standards for intersections. Some additional findings have been added on page 12 to support the conditions of approval to provide a revised grading plan that clearly identifies the slopes between contour lines along Perkins Road and requirements for lots adjacent to slopes greater than 15%. Additional findings have also been added on page 21 to support the conditions of approval to submit additional drainage analysis that includes catch basins.

Based upon the amendments to the proposed final order and the requirements for additional technical information to meet the conditions, staff recommends approval of the application.

B. Questions from the Planning Commission:

In response to a questions from the Planning Commission about street grades, Zac explained that the Fire District will not approve anything over 20% and they will require residential sprinklers for lots adjacent to streets exceeding 15% grade. He said the Fire District, City Engineer, and Public Works Superintendent will all be involved with approving the final design of the road to make sure it meets all standards. Staff is asking the developer to show exact grades between contours instead of an average. Brian explained that the Planning Commission does have the discretion to allow grades that exceed the standard. Jerry Elliott explained that strict adherence to the code would require the street to have 30 feet of fill where it abuts the Southwest Area Plan which would place an unreasonable burden on the adjacent property owner. Jerry said the grades need to work with the topography as well as allow for fairly flat areas at intersections which means some sections of the road will probably need to exceed 15%. Jerry said he would like to avoid as much slope as possible but he would prefer a little more slope if required to match the grade at the property line.

The Planning Commission reached consensus to amend the conditions to state “The grades shall be the minimum possible to allow development of the site in accordance with generally accepted engineering practices as reviewed and approved by the City Engineer.

In response to a suggestion from Linda Boothe to reduce the road width and bike lanes on Perkins Road as was done for the first phase of Bolton Hill Ranch Subdivision, Brian said Perkins changes from a major collector to a local street north of Perkins Road. Brian said the section of Perkins Road south of Bolton Hill follows the contours of the hill which required greater cuts and fill. The section of Perkins Road in this subdivision goes more uphill, reducing the slopes on the side of the road.

Brian said the developer has met the code requirement for the width of Perkins Road and the Planning Commission does not have the discretion to require narrower streets. James Eagle Eye said the width of the street will not affect the slope.

The Planning Commissioners agreed that having an analysis of a 100-year storm event is important because it allows downstream developers to design for it. They also felt that information would help the City make future code amendments to address stormwater.

In response to questions about maintenance of the detention ponds, staff explained that the HOA will be responsible for mowing and aesthetic maintenance but the City will monitor them to make sure they work properly. The City will incur the operational costs because the ponds accept water from public streets as well as from private property.

By consensus the Planning Commission agreed with staff to accept cash in-lieu-of park land dedication.

In response to a question from James Eagle Eye about the City's ability to oversee the development of a site that requires special technical reviews for hillsides and soils, Jerry Elliott explained that engineers on both sides provide that oversight. If Weber Elliott does not get weekly inspection reports they will send someone out to do it. He said the geotechnical report is required to be on site and is actively used in the inspection process. He said they maintain a detailed punch list for closing out a project.

Brian added that the City has the ability to hire additional consulting engineers to provide technical expertise if needed and the developer is required to reimburse the City for any expense that is incurred.

In response to a question from James Eagle Eye about the sanitary lift station, Jerry Elliott said he will do everything he can to work with the developer to find a way to provide gravity flow to 8th Street. He said the type of lift station needed for this subdivision is very expensive and it may be more cost effective for them to work with the neighboring property owner to get gravity flow. Brian said the conditions make it very clear that the City accepts no responsibility for the maintenance and operation costs for the lift station.

MOTION: Linda Boothe made a motion to approve the tentative plan for Bolton Hill Ranch 1st Addition subject to the amendments presented by staff and a condition that the grades shall be the minimum possible to allow development of the site in accordance with generally accepted engineering practices as

reviewed and approved by the City Engineer. Lily Rees seconded the motion which passed with a vote of 4-0.

V. ADMINISTRATIVE DECISIONS

Zac advised the Planning Commission that staff has made no administrative decisions this past month; however, there are two pending temporary use applications being processed at this time. Both applications are for renewals of previously approved temporary uses, TNT fireworks and Cup-of-Joe. Zac said he will provide the Planning Commission with an update at their next meeting.

In response to a question from the Planning Commission about how the land use fee issue was resolved for Cup-of-Joe, Brian said staff is working on amendments to the site review section of the code to find ways to find some middle ground between permanent, semi-permanent, and temporary uses that will not put an undue burden on applicants.

In response to a question from Jim Bruvold about adopting architectural design standards, Brian said the City has some draft amendments that are specific to the downtown area. Currently staff time has been spent working on amendments to the tree code.

Zac said staff is also working on revisions to the hillside criteria that will incorporate criteria for addressing soil, fill, grading, and stormwater.

Staff has a couple of subdivision applications that will be forwarded to the Planning Commission at their June and July meetings. Wendy's Court is a 4 lot subdivision on E. Hunter Road that will be on the June agenda. Madison Avenue is a 5 lot subdivision that has been deemed incomplete but will be on the July meeting if all of the required information is submitted.

VI. ADJOURN

Chairman James Eagle Eye adjourned the Veneta Planning Commission at 8:35 p.m.

Len Goodwin, Vice-Chairman

ATTEST:

Darci Henneman, Assistant City Recorder