

AGENDA

Joint Work Session of the Veneta City Council & Planning Commission

Monday – May 18, 2009 - 5:30 p.m.

Veneta Administrative Center, 88184 8th Street, Veneta, Oregon

- 1. CALL TO ORDER**
 - a. Veneta City Council
 - b. Veneta Planning Commission

- 2. CODE UPDATES (A)**

- 3. ADJOURN**
 - a. Veneta City Council
 - b. Veneta Planning Commission

(A) - Indicates an attachment

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CONSENT AGENDA - All matters listed under the consent agenda are considered to be routine by the Veneta City Council and will be enacted by one motion and no separate discussion unless that item is removed from the consent agenda for discussion. 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.

TIMES ARE APPROXIMATE.

THIS MEETING WILL BE TAPE-RECORDED

Memorandum

To: Veneta City Council & Veneta Planning Commission
CC: Siegel Planning Services, LLC
From: Zac Moody, Assistant Planner
Date: May 18, 2009 – 5:30 pm
Re: Joint PC/CC Code Revision Work Session

On May 4, 2009, the Council and the Planning Commission held a joint work session and began reviewing the zoning sections of the Veneta Land Development Ordinance. Attached is a copy of the meeting notes from May 4, 2009 detailing what changes were discussed.

Included in the original packet was a memo from Siegel Planning dated April 5, 2009, summarizing the key code changes of the draft, as well as proposed code revisions in track-changes format. Please bring these copies to the work session again as they will be your working copies. The key changes that will be discussed at this meeting are as follows

Commercial and Mixed-Use Design Standards (Veneta Land Development Ordinance, Section 5.13)

Residential Design Standards (Veneta Land Development Ordinance, Section 5.29)

Note: All materials are posted on the City's website at <http://www.ci.veneta.or.us/plandocs.html>

It is important that during this work session that we finish up any zoning questions and get through all of the Commercial and Mix-Use and Residential Design standards in order to keep the process moving. Another work session is scheduled for June 1, 2009 at 5:30 pm to work through all of the technical code changes. A revised copy of the proposed code changes will be mailed on May 25, 2009 in order to give adequate time for review.

Action Requested: Please review the proposed code changes within Section 5.13 and 5.29 of the Veneta Land Development Ordinance and attached materials from Siegel Planning outlining what changes were discussed at the last work session.

City of Veneta TGM Code Assistance Phase 2
PC Work Session #2

May 4, 2009, 5:30-8:15 p.m.

Attendance: Brian Issa and Zac Moody (city), Rachel Ferdaszewski (DLCD-TGM), and Scot Siegel (SPS)

City staff presented the results of the Rowell Brokaw downtown concepts to the planning commission and explained the options for incorporating downtown design guidelines into the code under the two-track review process. Scot presented the draft code amendments for the SFR, GR, and RC zones and answered the commissioners' questions regarding design standards. Some commissioners questioned the need for design standards and wanted to know the risks of not adopting them.

Scot explained that it is a matter of defining the community's vision, e.g., for the downtown, and striking the right balance between predictability and flexibility in the code. The following summarizes the commission's review of the SFR, GR and RC amendments:

- The commission discussed the maximum density standards and asked that Scot revise the draft for consistency with the comprehensive plan (7 units per acre in SFR and 15 units per acre in GR)
- The commission discussed the proposal to allow duplexes on corner lots in SFR; staff asked if site plan review is required for duplexes in other communities. Scot explained that site plan review is not necessary if all of the applicable standards are straightforward and similar to those that would be required for single family homes (e.g., setbacks, height, coverage, clear vision, driveway spacing, garage orientation, etc.).
- The commissioners discussed the proposal allowing accessory dwellings and asked whether the city needs additional criteria for other accessory structures. There was general agreement that the accessory dwelling standards are appropriate and existing code for workshops, sheds, fences, and other accessory structures are okay.
- The commission discussed the options for allowing multifamily in SFR and understood that the current CUP process does not comply with state law. City staff and consultants will follow up on this and either recommend deleting multifamily uses from the SFR zone, or allowing them subject to clear and objective standards.
- The commission asked about the proposed design standards for multifamily. Scot explained that the standards address building orientation and setbacks for compatibility with single family. The standards also require common open space and private open space in multifamily projects.
- Agreement on minimum lot size of 8,000 in hillside overlay
- Agreement on proposed setbacks, lot coverage, and height in SFR and GR, provided that height step-back standard should be based on the number of stories instead of height. The commission requested that one standard be provided for all building types in RC, instead of having different standards for residential buildings versus commercial and mixed-use buildings.
- The commission wanted to know why the draft code requires a conditional use permit for transportation projects that are not included in the TSP. Scot explained that it is a catch-all for projects that are deemed "inconsistent" with the TSP. The

city has latitude in determining whether a transportation improvement is consistent with the TSP.

City staff requested two more work sessions with the planning commission, one to review the downtown and residential design standards, and another to review staff's technical code amendments. Scot was asked to attend the work session on design. The project can stay on schedule if the work sessions are complete by May and Scot can revise the code for deliver in early June. The meeting adjourned at 8:15 p.m.