

Minutes of the Veneta Planning Commission
June 2, 2008

Present: Len Goodwin, Linda Boothe, Jim Bruvold, and Lily Rees

Absent: James Eagle Eye

Others: Brian Issa, Community Services Director; Zac Moody, Assistant Planner; and Darci Henneman, Assistant City Recorder.

I. REVIEW AGENDA

Vice-Chairman, Len Goodwin called the Veneta Planning Commission to order at 7:02 p.m. and reviewed the agenda.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

MOTION: Jim Bruvold made a motion to approve the minutes of May 5, 2008. Linda Boothe seconded the motion which passed with a vote of 4-0.

IV. LIMITED LAND USE ACTION:

WENDY'S COURT SUBDIVISION (S-3-08)

(4 Lot Subdivision on East Hunter)

Assessor's map 17-05- 31-23, Tax Lot 2101

A. Staff Report (Zac Moody)

Zac said the application was received on March 20th, completed on April 7th and notices went out April 8, 2008. He said the applicant is Turnbo Construction. They are wanted to create a four lot subdivision which includes one existing lot. He said the subdivision will have access from Hunter Road. City water and waste water services are available and no wetlands or natural resources were located on the property. He said the proposed area is relatively flat. He said agency comments were sent and approved and there were no public comments received.

Zac said based on the agency comments from Lane Fire District No. 1, the stormwater management plan will need to be modified to accommodate a 20 ft driveway instead of the 13.6 ft. driveway proposed. This should not change the configuration of the lot. He said City staff felt an access easement should accommodate the six and one half feet expansion. He said the stormwater management plan will need to be modified in order to update the calculations for post development flow because the driveway is larger. He said the proposed subdivision will have panhandle lots which meet the City's panhandle requirements. He said there are some driveway dedication and right-of-way

inconsistencies in Hunter Road. The city requires a 10 ft. right-of-way from the subdivision.

Zac said a new section of Conditions of Approval were added. Zac said a condition of approval is what the code requires for final plat. He said another change is prior to construction the applicant needs “public and private” improvements plans and make sure they’re consistent with the conditions set by the City. He said wording was changed to say “public/private” or just “public”. He said based on a request from Lane County Fire District No. 1, a change in Subsection C of No. 2, requires an additional fire hydrant be installed prior to construction because of the distance between the existing hydrants. Zac said staff and the applicant can accommodate this.

Zac said the final plat submission requirements meet code. He said if specific conditions are included, they are based on the code and staff will ensure they are met. He said staff will require a stamped copy of the public improvements plans with submission of the final plat. He said it is the applicant’s responsibility to get a stamped copy from the engineer.

He said the standard park dedication, cash in lieu of amount is \$6,216 and will be paid prior to approving the final plat. Zac said any wells located on the property need to be abandoned except if used for irrigation only. He said the applicant is required to show the location and proof that a well was abandoned on the final plat. He said any well that is kept for irrigation only is required to be inspected.

B. Questions from the Planning Commission:

In response to a question from Jim Bruvold, Brian said if there is a well on the property in question it could fall under the Drinking Water Protection Plan. However, it’s not known if there is an existing well on the property.

Zac said the plat requires any existing wells be identified. He said well logs are not always accurate because landmarks were used as identifying markers.

In response to a question from Jim Bruvold, Zac said requiring septic tanks to be abandoned and locating existing wells on property will be standard conditions of approval for future developments within the City limits.

Jim Bruvold said it would be advantageous for the City to require developers to identify existing wells. He said some are a potential threat to the City’s drinking water. He said we should stay on top of identifying the location of existing wells and make sure they’re capped or maintained.

In response to a question from Jim Bruvold, Brian said he isn’t sure if after Water Resources inspects a well if it is traced back and added to their well mapping system. He said many really old wells do not show up on their well logs.

Staff recommends the approval of the subdivision based on the conditions staff

reviewed with the Planning Commission.

Linda Boothe made a declaration that she lives within 300 feet of the proposed subdivision. She said she was notified of the proposed subdivision prior to it coming before the Planning Commission. However, she felt she will be objective in the decision making process.

Len Goodwin said he was missing the second page of Jerry Elliott's recommendation letter. Brian Issa made copies of the missing pages and provided them to the Planning Commission.

Linda Boothe said she is missing page two and page four of the same letter.

MOTION: Lily Rees made a motion to approve the Wendy's Court Subdivision (S-3-08) with conditions including the proposed changes. Jim Bruvold seconded the motion which passed with a vote of 4-0.

V. ADMINISTRATIVE DECISIONS:

- B. TNT Fireworks Temporary Permit (Renewal)
Zac said referrals were sent out and approved. He said no public comments were received.

In response to a question from Len Goodwin, Zac said there is adequate parking for the fireworks tent. Len Goodwin said the City of Eugene is considering banning the sale and use of all fireworks within the Eugene City limits. He said law enforcement is concerned with having enough officers on duty during the Olympic Trials and needed to respond to noise complaints throughout the city.

- C. Farmers' Market Temporary Permit (Renewal)
Zac said the permit was approved.

- D. City of Veneta/St. Catherine's PLA-2-08
Zac said he is still waiting for site plan from surveyor. He should have a decision by the next Planning Commission meeting.

In response to a question from Jim Bruvold regarding the status of Kay Larson lawsuit, Brian said the parties entered mediation and a proposed settlement was reached. The terms of the settlement agreement consisted of a cash payment from the City to the Larsons of \$950,000 in exchange for free and clear title of Tax Lots 400 and 600 (including all wetland permits) to the City. After reviewing the settlement agreement there was a consensus of the City Council to move forward with the settlement. The City has obtained financing for the settlement amount.

Jim Bruvold attended a presentation about converting straw to ethanol sponsored by the Fern Ridge Chamber of Commerce. He said on behalf of the Chamber, Tami Sakany wanted to make a presentation to the City Council and Planning

Commission. He said he would tell her to contact Brian Issa to schedule a presentation.

VI. ADJOURN

Vice-Chairman Len Goodwin adjourned the Veneta Planning Commission at 7:29 p.m.

James Eagle Eye, Chairman

ATTEST:

Darci Henneman, Assistant City Recorder