

MINUTES OF THE VENETA CITY COUNCIL & PLANNING COMMISSION
WORK SESSION
June 1, 2009

Council

Present: Mayor Sharon Hobart-Hardin, T. J. Brooker, Darrell Carman, and Sandra Larson

Planning

Commission: Chair James Eagle Eye, Jim Bruvold, Lily Rees, and Estelle Sweet

Absent: Commissioner Len Goodwin and Councilor Marion Esty

Others: Ric Ingham, City Administrator; Zac Moody, Assistant City Planner; Sheryl Hackett, City Recorder; Darci Henneman, Assistant City Recorder; and Herb Vloedman

Zac reviewed modifications to the draft code changes that were provided to the Planning Commission and City Council prior to the Work Session and gave the Commissioners and Councilors the opportunity to comment.

Page 26 5.b. the word “new” was added before ‘subdivisions’.

Jim Bruvold brought up an issue with the amount of property required when large animals are allowed in residential zones. Zac said he would add clarification for lots one acre or larger, the square footage requirement is for the amount of space required for each type of animal allowed on large lots. For example, 20,000 sq. ft. of pasture is required for one horse.

In response to an inquiry by Zac, the Commissioners and Councilors both agreed that future eating and drinking establishments in the Residential/Commercial (RC) zone should not be allowed to serve alcohol and that Bed & Breakfasts in that zone should be subject to a Conditional Use Permit.

Zac said mortuaries and crematoriums are businesses that are allowed in RC zones. It was the consensus of the Commissioners and Councilors that the small lot sizes in RC zones would not allow for this kind of business. They agreed to leave the code as is.

The Commissioners and Councilors also agreed not to increase the building heights in the RC zone because it is a transition area and higher buildings could have an adverse impact on a neighboring residential use. Zac pointed out that there is a proposed amendment to allow taller buildings in the Commercial Zone on W. Broadway.

In response to a question from Darrell Carmen about the definition of building height and how it should be measured, Zac said he would do some research to see if there is a way to measure building height that does not limit the roof pitch and design of a building. He said he would also review the design standards proposed by Scot Siegel to make sure there are no conflicts in the code definitions and design standards.

Because the Territorial and Broadway districts overlap somewhat and there isn't much distinction between the two, staff suggested leaving Territorial as Community Commercial (CC) and creating a new W. Broadway/Commercial (BC) zone. The CC zone will be more traffic focused and the BC zone more pedestrian focused. He said the suggested change to create section 4.15 establishing overlay zones on Territorial and Broadway has been deleted. A Broadway Commercial zone will be drafted to replace the proposed subzone.

Zac explained that there is also a proposal to change the zone on the south side of W. Broadway from RC to the new BC.

Zac proposed moving outdoor sales of landscape and rock products from a Conditional Use to a Site Plan Review in the Commercial Zone. After much discussion, it was decided that any type of outdoor sales of bulk products that require the use of heavy equipment for loading the product should remain a Conditional Use but sales of products packaged in bags could be a permitted use.

Zac said he removed the temporary use of a manufactured dwelling from the IC and MI zones and replaced it with "caretaker dwelling" to better address the intent of the use.

In response to a question from Darrell Carman, Zac said a new building would still be required to go through a site plan review. In the BC zone, once a residence is used as commercial, it cannot go back to residential. He said if the commercial use of the building changes, a site plan review is still required. He said the original version of the code was very vague and staff is trying to clarify what can and cannot be done. Zac said he would work on this.

Ric said as Veneta grows, the W. Broadway area will be a transitional zone.

Herb Vloedman said he is concerned with the proposal to move rental storage units from site plan review to conditional uses without knowing what types of criteria and conditions will be proposed. Mr. Vloedman pointed out the purpose of the IC zone is to allow warehousing which is something storage units do.

Ric pointed out that Mr. Vloedman's property is zoned HC and the purpose of the HC zone is to accommodate travelers which storage units do not do.

It was decided that the requirements in Article 5 which reference "Projections from Buildings" could be incorporated into the residential design standards and that section could be deleted.

Zac said the code states that detention pond standards are to be adopted by Resolution of the Council which has not yet been done but is something staff will work on.

Zac added a new type of "Blade Sign" to the sign code to allow for narrow signs to be placed above the entrances to commercial buildings. He is doing some research to establish a measurement. The Commissioners and Councilors agreed that blade signs should not be limited to buildings but each commercial entrance should be allowed to have a blade sign or if multiple businesses use one entrance an alternative code would need to be drafted.

Zac said the Comprehensive Plan calls for stormwater detention and treatment. Staff has proposed some new code language to address that issue but some additional work is needed. He said staff will also find out if the Council should adopt the Portland Stormwater Manual.

Stacking and queuing requirements have been added to parking requirements but staff is still doing research to determine the number of stacked vehicle spaces that should be allowed for each type of use.

The Commissioners and Councilors agreed with staff that the size requirement for final maps should be increased from 11 X 17 to 18 X 24.

In response to a question from Jim Bruvold, Zac said he will delete the reference to “solar access” from the standards for accessory buildings. He said at this time the City does not have a way of determining “solar access”.

Zac told the Commissioners and Councilors that he has a few more changes to present before the draft is ready for public hearing in August. The Commissioners and Councilors agreed to hold separate work sessions to finish their review of the Land Development Ordinance Articles 6, 7, and 8 and changes to the Land Division Ordinance and Comprehensive Plan. The Commission will hold a work session on July 6th and the Council will hold a work session on July 13th. The public hearing will be scheduled for August 3rd which allows staff time to mail the Measure 56 notice.

Mayor Sharon Hobart-Hardin adjourned the Veneta City Council and Planning Commission
Chairman James Eagle Eye adjourned the Veneta Planning Commission at 7:04 p.m.

Mayor Sharon Hobart-Hardin

ATTEST:

Darci Henneman, Assistant City Recorder

James Eagle Eye, Chairman
Veneta Planning Commission

Darci Henneman, Assistant City Recorder