

Minutes of the Veneta Planning Commission November 3, 2008

Present: Chairman James Eagle Eye, Len Goodwin, Linda Boothe and Jim Bruvold

Absent: Lily Rees

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

I. REVIEW AGENDA

Chairman James Eagle Eye called the Veneta Planning Commission to order at 7:00 p.m. and reviewed the agenda.

II. PUBLIC COMMENT

None

Brian wanted to remind everyone that two Planning Commission vacancies will be available beginning January 31, 2009. He said Planning Commission terms for Len Goodwin and Linda Boothe will expire on January 1, 2009. He asked people to spread the word about the vacancies.

III. APPROVAL OF MINUTES

MOTION: Linda Boothe made a motion to approve the minutes of October 6, 2008. Jim Bruvold seconded the motion which passed with a vote of 4-0.

IV. LAND USE DECISIONS

Request for a 3 lot partition located on Dunham Loop, Boothe partition - M-2-08.

Linda Boothe excused herself from the table.

Zac reviewed his staff report. He said the applicant is Pacific West Engineering, Inc. and the owner of the property is William Boothe. He said the application was received on May 9 and after review, it was deemed complete on September 12. He said the staff report was prepared on October 27, 2008.

Zac said the 4.91 acres is located at the corner of Dunham Loop and Dunham Avenue. He said the property is zoned general residential and the plan design is zoned medium density residential. The applicant is requesting the Planning Commission approve a tentative plan to divide the 4.91 acre parcel into 3 residential parcels (2 additional parcels plus the existing parcel).

Zac said a property line adjustment (PLA) was submitted in May, 2008 and approved June 5, 2008. The PLA was between tax lot 4200 and 300 and was completed to correct a property line adjustment previously recorded without City approval. Prior to the final plat approval of the proposed partition a condition of approval in the tentative plan is that the applicant submit the recorded PLA.

Zac said the property is currently occupied by an existing single family residence which will remain. He said nearly all the property to the west and north of the subject parcel is shown on

the City's Local Wetland Inventory as significant wetlands and is unlikely to be developed in the future.

Zac said access to the property is available from Dunham Avenue and Dunham Loop. He said Dunham Avenue is approved to City standards and Dunham Loop is partially improved to City standards. He said no additional right-of-way is being requested because the City of Veneta Transportation Plan does not require it along Dunham Loop because a 60' right-of-way already exists. Zac said City services are currently available near the proposed partition and connection will occur once the public improvement plans are approved. Stormwater detention will be required for all new facilities on the site. There are significant wetlands, a greenway sub-zone overlay and the property is located within the 100-year floodplain.

Zac said no public comments were received on this application.

In response to a question from Jim Bruvold, Zac said the wastewater will need to be pumped from the property up to Hunter Road because gravity sewer is not available at that site. Zac said staff recommended the wastewater go to the south end of Dunham Loop because the roadway has yet to be completed.

Kyle Schauer said the septic tank located on the site will be required to be removed.

In response to a question from Len Goodwin, Zac said private pumps will be required on the property which will be included in a development agreement for the property.

In response to questions from Jim Bruvold, Zac said a pressure sewer system test has been done. Zac said the existing well within the right-of-way would be required to be abandoned. Zac said the City Engineer said the best scenario for stormwater is to let it drain to the bio swale. He said there is a natural flow to the northwest. He also recommended a requirement that the individual retention facilities and calculation be designed at the time of construction so the engineer can make more accurate calculations.

Zac said based on the findings in the Proposed Final Order, staff recommended approval of the proposed partition, with the conditions reviewed with the Planning Commission and outlined in the Proposed Final Orders.

In response to questions from Len Goodwin, Zac said the access to the property is 211 ft. wide. He said tax lot 200 takes access from the corner of Dunham loop and Dunham Ave. Len Goodwin said he is concerned about five separate lots taking access on a curved radius. He said access on a radius is never a good idea and asked if the City Engineer has reviewed the access issue. Zac said the City Engineer did not reference the access issue in his comments.

Len Goodwin suggested access to the parcels should be to the south because the northern edge is the middle of the radius.

Brian said moving the access to the south would make it difficult to get behind the existing residence. Brian said there are low traffic flows on Dunham Loop and Dunham Ave. He said Tax Lot 500 is unbuildable because of wetlands. He said there may be no development west of the proposed application in the future.

Len Goodwin said there should be no more than four or five single family residential accesses on this roadway. Zac said it's likely they may not build out the rest of the site. He said when

and if parcel 3 is developed a partition or subdivision application would be required and these issues would be revisited.

In response to a question from Len Goodwin, what kind of radius would be required to make that dog leg in to parcel three, Zac said in terms of fire protection services, Heather Hill of LCFD No. 1 did not bring concerns up about this issue or turn around space for the fire equipment.

Zac said a 14 ft. public utility easement would be required on the eastern boundary through the panhandle and parcel 1 and 3 to the sewer plant.

Brian said there is an existing sewer bottleneck at Hunter Road. One option was to take a line through the parcel for future sewer development. He said the northwestern portion of the property is within the 100 year flood plain. He said staff felt the final plat boundary could be certified by an engineer. The engineer would also certify that the flood plain is identified. He said FEMA maps would be used to scale the area.

In response to a question from Jim Bruvold, if a 50 ft. buffer could be built up between the flood plain and the property in question, Zac said they cannot build up to the flood plain. He said the City wants the property line identified so if it is on the boundary line, a flood plain review would be required.

Brian said this is more of a building issue than a land use issue because the requirements are more construction oriented.

Zac said when parcel 3 is developed and if the bio swales will be constructed in the flood plain, a flood plain review would be required.

In response to a question from Jim Bruvold, Zac said fill dirt cannot be added to a flood plain/wetland without approval from the DSL and the Army Corps. of Engineers.

In response to a question from Len Goodwin about potential flooding like the 1996 flood, Brian said the property backs up to the wastewater treatment plant. He said it gets a significant amount of water.

In response to a question from Jim Bruvold, Brian said Tax Lot 200 is owned by the City.

Zac said the City is waiting for concurrence from DSL and it is a condition of acceptance for the application of final plat. He said this has been submitted. The applicant could have to wait 120 days to file if DSL takes the entire statutory amount of time.

Zac said City code requires the 80 foot long grassy swale that appears to be in the wetlands to be moved outside of the wetlands.

Zac said staff recommended approval with specific conditions that he reviewed with the Planning Commission. He asked the Planning Commissioners if they had any questions.

Jim Bruvold said Zac's staff report was very good and thanked him for a thorough report.

In response to a question from James Eagle Eye, Zac said Jerry Elliott said he was concerned about the multiple residents for the street itself. He said Jerry Elliott recommended the

expansion of the street and suggested working with staff to possibly complete that street in the future.

Brian said even if Dunham Loop is constructed it would still be a partial street. He said the other properties on Dunham Loop are not likely to be developed. He suggested the City complete the street as an LID.

MOTION: Len Goodwin made a motion to approve the Boothe partition, M-2-08. Jim Bruvold seconded the motion which passed with a vote of 3-0.

Zac said staff made a few Administrative Decisions. He said on October 15, 2008 a site plan amendment to the Applegate Landing Phase II was approved. He said an amendment to a drainage was required to alleviate problems from a wetland draining to Greenbriar Court. He said a site plan review was submitted as per the Municipal Code and was approved by the engineer. Work as stated will begin soon making sure it is done before heavy rains start. Zac said they are close to being finished with this project.

Brian explained how the wetland stopped on the map and designers assumed the flow stopped. The plans re-route the flow and landscape with appropriate vegetation. Zac said they did a nice job on developing it.

Brian reminded the Commissioners of the two Planning Commission positions that will vacant in January, 2009. He said Linda Boothe positioned will end December 31, 2008 and Len Goodwin's position will expire on that same date. He said Mr. Goodwin may re-apply for his position.

In response to a question from Len Goodwin, Zac said in December staff will be working on site plan amendments. He said there are Transportation Growth Management (TGM) updates that will happen because the City received a grant for code assistance from TGM. He said Mr. Siegel of TGM previously drafted changes and will assist with presentations and the adoption process of the downtown codes, i.e., new zones for West Broadway and Territorial Road and updating infill standards. Zac said a review of the code updates will begin in February, 2009. He said staff would like to conduct joint work sessions of the Planning Commission and City Council and also hold public hearings in March with adoption set for April, 2009.

Zac said unless something is received very soon and is very simple, there will probably not be a December Planning Commission meeting.

VIII. ADJOURN

Chairman James Eagle Eye adjourned the Veneta Planning Commission at 7:48 p.m.

James Eagle Eye, Chairman

ATTEST:

Darci Henneman, Assistant City Recorder