

Minutes of the Veneta Planning Commission November 2, 2009

Present: Jim Bruvold, Len Goodwin, and Estelle Sweet

Absent: James Eagle Eye and Lily Rees

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

I. REVIEW AGENDA

Vice-Chair Len Goodwin called the Veneta Planning Commission to order at 6:58 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 October 5, 2009. Estelle Sweet seconded the motion which passed with a vote of 3-0.

IV. LIMITED LAND USE DECISION:

JAKL Partition (M-1-09), 3 lots, Assessor's Map 18-05-06-23, Tax Lot 100

A. Staff Report

The property is located on Perkins Road, between Perkins Country Estates phase 1 and 3. The subject parcel has frontage on both Irenic Avenue and Perkins Road. Both frontages of the parcel are served by sewer and water. The property is currently occupied by a single family residence located to the front of the parcel with two outbuildings on the western portion of the property, all of which will remain. The parcel is 1.68 acres and is zoned General Residential. The application was received on July 24, 2009 and deemed incomplete. The applicant was required to resubmit the tentative partition maps with individual maps for existing conditions, utilities and the proposed partition as outlined in the Land Division Ordinance. All the necessary materials were received and the application was deemed complete on August 31, 2009. The applicant is requesting the Planning Commission approve a tentative plan to divide the 1.68 acre parcel into 3 residential parcels (2 in addition to the existing residence).

This application was scheduled for review by the Planning Commission on October 5, 2009 but the applicant requested a postponement of the decision and a timeline extension from December 29, 2009 to February 12, 2010.

Transportation Services

Access to the northern portion of the property is available from Perkins Road, a major collector which is not improved to City standards. Access to the southern portion of the property is from Irenic Avenue, a local street. No additional right-of-way is being requested because the City of Veneta Transportation Plan does not require it along either Perkins Road or Irenic Avenue. The current configuration of Perkins Road allows for future expansion and improvement of the collector street.

The applicant requested a modification to the frontage requirements and requested approval of one parcel to be a panhandle lot. The proposed division will allow parcels 2 and 3 to share access through a reciprocal driveway easement, reducing the amount of accesses onto Irenic Avenue.

Wastewater/Water Services

Wastewater and water services are available from Perkins Road and Irenic Avenue.

Stormwater

The stormwater on parcel 2 and 3 currently flows to the north into a natural drainage. Parcel 1 currently flows to the southeast towards the natural drainage which flows west to east. A stormwater management plan was included with the application which identifies separate stormwater detention facilities for the newly created parcels. The runoff will be collected and any excess stormwater will be directed from the detention facility to the natural drainage north of the proposed parcels. The applicant established the system capacity based on a 10-year storm and will be required to submit a final drainage design prior to the issuance of building permits for each lot, which will ensure the proper impervious surface for each lot has been calculated.

Natural Resources

A natural drainage flows from the southwest to the northeast in the mid-section of the subject property. According to the City's wetland inventory map, there are no wetlands indicated within the drainage or on the site.

In response to questions from Jim Bruvold, Zac said the existing house was hooked up to City water and sewer services last month. The proposed parcels will access service from Irenic. Detention sites for parcels 1 and 2 will not be determined until the final design of the homes have been submitted and the amount of impervious surface has been determined. The sewer line will connect to Irenic and will run below the stormwater line.

Zac said park dedication fees were taken into consideration and will be required prior to submittal of the final plat. The applicant shall enter into an irrevocable agreement and make a deposit to cover the cost of improvements on Perkins Road. The final dollar amount is not known but when Perkins Road is developed the homeowner will be required to pay the difference if the cost exceeds the applicant's deposit.

Brian said the City Council recently approved requiring developers to pay for street improvements up front. Perkins Road will be improved in the future but grades have not yet been established.

In response to questions from Jim Bruvold, Zac said small partitions are not required to pay up front improvement costs until the final plat is submitted. He said an Irrevocable Petition is a document signed by a property owner indicating they will not remonstrate (refuse to participate) in an LID. Irrevocable Petitions are submitted with the final plat.

Brian said a letter of substantial completion is required prior to the final plat submittal.

Zac said there is one change in section (7)(d) of the Final Order. The fire marshal only requires an emergency vehicle turnaround if the driveway is 150 ft. or more.

After a brief discussion, the Commissioners recommended to add a condition to require an emergency vehicle turnaround area if it's required by Lane County Fire District (LCFD) No. 1.

Staff agreed to include the requirement that an emergency vehicle turnaround may be required by LCFD No. 1 if the panhandle driveway is 150 ft. or more in section (7)(d) and anywhere else in the Final Order.

MOTION: **Jim Bruvold made a motion to approve the Tentative Plan with specific conditions of approval based on the findings in the Proposed Final Order including adding a condition and findings for an emergency vehicle turnaround. Estelle Sweet seconded the motion which passed with a vote of 3-0.**

VI. OTHER

Zac said now that the code revisions are winding down for the Planning Commission, staff will be working on providing quarterly planning reports to the Commissioners. Hayden Homes has chosen to utilize the SDC deferral program on two homes they are currently building. Staff is hopeful construction on their future phases will start soon.

Brian will be working on the Public Facilities Plan (PFP) and the Comprehensive Plan now that the coordinated population numbers have been finalized. The Water Master Plan and Sewer Master Plan updates will lay out water and sewer needs for the next 20 years.

Brian indicated stimulus funds are available through the United States Dept. of Agriculture (USDA) for large infrastructure projects. Staff submitted a preliminary application for funding of a water transmission pipeline from EWEB (at Hynix in west Eugene) to Veneta.

Kyle Roberts is the new R.A.R.E. intern. He will be with the City through September, 2010, working on water conservation programs as well as other projects

In response to a question from Len Goodwin, Brian said the PFP Amendment depends on the grant. He is hopeful to get it done in three months and without the need of an updated buildable lands inventory. Assistance from Department of Land Conservation & Development would be helpful.

VII. ADJOURN

Vice Chair Len Goodwin adjourned the Veneta Planning Commission at 7:37 p.m.

James Eagle Eye, Chairman

ATTEST:

Darci Henneman, Assistant City Recorder