

AGENDA
Veneta Planning Commission
TUESDAY – July 7, 2015 – 7:00 p.m.
Veneta City Hall

1. Review Agenda

2. Public Comment

If you wish to address the Planning Commission; state your name, address, and limit your comments to 3 minutes. Maximum time 20 minutes. The Planning Commission will not engage in any discussion or make any decisions based on public comment at this time; however, they may take comments under advisement for discussion and action at a future Planning Commission meeting.

3. Review Proposed Comprehensive Plan and Development Code Amendments

4. Other

5. Adjourn

The Planning Commission considers all public comments, staff reports, and City ordinances in arriving at a final decision. **Staff reports are available for review at Veneta City Hall - 88184 8th Street - Veneta, Oregon.**

LAND USE DECISIONS - Veneta Municipal Code Chapter 18.05

Whenever this chapter is in effect, the following procedures or procedure similar thereto shall be followed by the city staff and applicable decision-making body: (1) Preparation of brief statement setting forth the criteria and standards considered relevant to the decision of the city staff. Such shall utilize criteria and standards found in the applicable ordinance, the comprehensive plan, and other ordinances and rules and regulations now in effect as from time to time adopted by the city council and appropriate decision-making body.

Location is wheelchair accessible (WCA). Communication interpreter, including American Sign Language (ASL) interpretation, is available with 48 hours' notice. Contact Darci Henneman; Phone (541) 935-2191, FAX (541) 935-1838 or by TTY Telecommunications Relay Service 1-800-735-1232.

THIS MEETING WILL BE DIGITALLY RECORDED.

VENETA PLANNING COMMISSION

AGENDA ITEM SUMMARY

Title/Topic: Review Final Draft of Comp Plan and Development Code Amendments

Meeting Date: July 7, 2015
Department: Community Development

Staff Contact: Kay Bork, Director
Email: kbork@ci.veneta.or.us
Telephone Number: 541-935-2191 Ext.314

ISSUE STATEMENT

Staff is presenting final draft amendments to the Comp Plan and Development Code for Planning Commission review and comment.

BACKGROUND

The Veneta Comprehensive Plan and Land Development Ordinances are being amended to reflect the recently adopted Residential Buildable Land Inventory and Housing Needs Analysis (2013) and Economic Opportunity Analysis (2015). Following is a summary of the proposed amendments:

Housing

1. Amend Goals, Findings, and Policies of the Residential and Housing Element, Chapter III, Section C, to reflect findings of the 2013 Residential Buildable Land Inventory and Housing Needs Analysis.
2. Adopt the 2013 Residential Buildable Land Inventory and Housing Needs Analysis into the Comprehensive Plan by amending text to reference the study.
3. Amend Veneta Land Development Ordinance, Section 8.11(11) Special Conditional Use Standards for Multi-Family in Single Family Residential Zone to add siting standards and remove density maximum.

Economic Development

1. Amend Goals, Findings, and Policies of the Economic Development Element to reflect findings of the adopted 2015 Economic Opportunity Analysis.
2. Adopt the 2015 Economic Opportunity Analysis into the Comprehensive Plan by amending text to reference the Study.
3. Amend Veneta Land Development Ordinance 493:
 - Section 4.05 Broadway Commercial Zone, by combining retail use categories
 - Section 4.08 Industrial Commercial, by expanding retail shops maximum square footage from 10,000 to 40,000 square feet
 - Section 4.09 Light Industrial, deleting requirement that all uses must be in an enclosed building; adding 'Personal & Business Services' and 'Eating and Drinking Establishments (excluding drive through)' as permitted uses, and removing interim stables as a conditional use

- Section 4.10, Medium Industrial, removing interim stables as a conditional use.

Public Facilities/Urban Service Boundary

The Urban Service Boundary was a concept established in the 1977 Comprehensive Plan and was an area identified inside the UGB that could be served by city sewer and where urban density development would occur. The analysis at that time stated: “the holding capacity of the City is in excess of the planning population. As a result, it is not necessary or advisable to allocate the entire City area for urban density development.” Since that time, the City expanded the sewer treatment plant in 2000 to increase capacity and in 2009 adopted an updated Wastewater Master Plan that included the entire UGB in the service area analysis. The master plan did not consider the urban service boundary in the analysis. The recommended improvements in the Wastewater System Master Plan provide for expanded sewer collection systems to service all land within the urban growth boundary. The Wastewater Master Plan was used to update the most recent Public Facilities Plan which was adopted into the Comprehensive Plan in 2012, file #A-1-12.

The 2009 update of the Water Master Plan concluded that it is unlikely Veneta will be able to meet long term demand through development of groundwater sources alone and recommended seeking a regional solution such as obtaining water from EWEB. With the construction of the Veneta water pipeline in 2013, Veneta can serve growth well over the 20 year planning period.

An urban service boundary is no longer necessary in the Comprehensive Plan since the City assumes all lands inside the UGB are available for development to urban densities and uses when water and sewer are extended to serve that development. The amendments will remove reference to the urban services boundary. The City will retain the existing Rural Residential Plan Designation which delineates where rural uses are allowed to continue until urban services are extended or become available for development.

Comprehensive Plan chapters to be amended to address Urban Service Boundary:

1. Chapter III. Section E. Utilities, Findings
2. Chapter IV. Comprehensive Plan Map and Land Use Designations, Narrative
3. Chapter V. Implementation and Updates to the Plan, Paragraph A

Other Amendments to Veneta Comprehensive Plan

Amendments to the following sections will reference the current studies being adopted and update population and employment projections and findings with current data from housing and economic studies being adopted.

1. Preface
2. I. Introduction
 - B. Relationship to Other Plans And Policies
3. II. Planning Framework
 - B. General Findings
 - C. Population And Employment Projections

ATTACHMENTS

A. Proposed Amendments for Review.

PROPOSED AMENDMENTS VENETA COMPREHENSIVE PLAN

III. PLAN ELEMENTS AND POLICIES

C. RESIDENTIAL LAND AND HOUSING ELEMENT

NARRATIVE:

The Residential Land and Housing Element addresses the housing needs of current and future residents of Veneta. ~~This element addresses State Housing Goal 10, "To provide for the housing needs of citizens of the state."~~

~~Most of the newly developing residential areas in Veneta are of low density character. This type of development occurred primarily because of consumer demand for this particular lifestyle and because of sewer limitations. Higher density residential areas are in the areas adjacent to downtown (west of Territorial and south of West Broadway, along East Broadway, Dunham, McCutcheon, and Hunter). Single Family Residential areas are located on Bolton Hill and the Oak Island/Perkins area.~~

~~The future growth and attraction of Veneta as a residential area will, to a large degree, be dependent upon the residential character resulting through this type of development. Even though low density residential development will likely dominate the housing market, a greater mix of housing types is likely to be built over the next twenty years to respond to the housing needs of existing and future residents. These needs include affordable housing options such as multi-family and single-family attached.~~

~~The City needs to take a more active role in enforcing nuisance abatement and property maintenance ordinances to ensure that these residential areas remain attractive. In addition, it is recommended that the City construct sidewalks, using street funds and property assessments, in residential areas that do not have them. These projects have been included as capital improvements in Veneta's Transportation System Plan. Adding street lighting along residential streets and at intersections will also enhance livability and safety. The Residential Land and Housing Element addresses the housing needs of current and future residents of Veneta. The Housing Element is intended to comply with Statewide Planning Goal 10 (Housing). It assesses housing needs for a 20-year planning horizon in order to determine (1) whether sufficient residential land exists to meet the 20-year needs, and (2) to develop housing policies to ensure the city is meeting the needs of current and future residents.~~

In 2013 the City conducted a Residential Buildable Land Inventory and Housing Needs Analysis to determine whether there is a sufficient amount of buildable land to meet future housing demands within the existing Urban Growth Boundary. The study provides the technical analysis required to determine the 20 year need for residential land, consistent with Oregon Statewide Goal 14, Oregon Revised Statute (ORS) 197.296, and Oregon Administrative Rule (OAR) 660-008.

The Housing Needs Analysis determined the number of housing units and acreage needed to meet the forecasted population growth over the next 20 years. A more detailed demographic analysis, looking at

local, state, national trends, and the demographic characteristics helped the City understand the types of housing that will best meet the needs of the community.

The future growth and attraction of the residential areas of Veneta will, to a large degree, be dependent upon the small town residential character, the development of livable neighborhoods, and the close proximity to jobs in Eugene/Springfield metro area for easy commuting. The future growth and attraction of Veneta as a residential area will, to a large degree, be dependent upon the residential character resulting through this type of development. Even though low-density residential development will likely dominate the housing market, a greater mix of housing types is likely to be built over the next twenty years to respond to the housing needs of existing and future residents. These needs include affordable housing options such as multi-family and single-family attached dwellings.

GOALS:

- ~~1. Encourage efficient land development patterns that minimize service and infrastructure costs and provide viable, livable neighborhood centers with nodal development, mixed land uses, housing types and alternative or non-conventional building practices.~~
- ~~2. Generate new housing starts to adequately insure that all people in Veneta will have the opportunity and choice to acquire safe, sanitary, and affordable housing.~~
- ~~3. Maintain an attractive residential community in an appealing rural setting.~~

1. Provide an adequate supply of residential land and encourage land use regulations that allow a variety of housing types that will be able to meet the housing needs of a range of age groups, income levels, and family types.
2. Encourage efficient land development patterns that minimize service and infrastructure costs.
3. Encourage land use patterns that provide livable neighborhoods; allow mixed uses, and allow a variety of housing types.
4. Encourage land use patterns that protect and enhance Veneta's natural resources.
5. Facilitate new housing starts to ensure there is adequate opportunity and choice to acquire safe, sanitary, and affordable housing.

Current Policy: "Generate new housing starts to adequately insure that all people in Veneta will have the adequate opportunity and choice to acquire safe, sanitary, and affordable housing."

Option: Strive to provide adequate opportunity and choice to acquire safe, sanitary and affordable housing.

6. Maintain an attractive residential community in an appealing rural setting.

FINDINGS:

The Residential Buildable Land Inventory and Housing Needs Analysis (2013) adopted by City Council determined there is a sufficient amount of buildable land to meet future housing demands within the existing Urban Growth Boundary. The Housing Needs Analysis determined the number and type of housing units needed to meet the forecasted population growth over the next 20 years. A detailed demographic analysis helped the City understand the types of housing that will best meet the needs of the community. Following are findings from the analysis:

- ~~1. Veneta's population is projected to increase to 4,800-5,760 people by the year 2020. This translates into a total of 2,019-2,423 housing units.~~
- ~~2. Veneta currently does not have any group quarters (dormitories, nursing homes, jails). It is projected that by 2020, about one percent of the population is likely to live in group quarters such as nursing homes.~~
- ~~3. Veneta's average household size in 1970 was 3.27, in 1980 it was 2.84, and in 1990 it was 2.79. Households are becoming smaller because people are having fewer children, there are more empty nesters, and there are more single-parent households. By 2020, Veneta's average household size is projected to decrease to 2.45 persons.~~
- ~~4. In 1990, 33% of households were married couple families with children under 18, 26% were married couples with no children under 18, 15% were single-parent families, 21% were single-person households, and 5% were non-family households.~~
- ~~5. In 1990, thirty-five percent of Veneta's residents were under the age of 20; 11% were over the age of 65.~~
- ~~6. Approximately two-thirds of households owned their homes and one-third rented in 1990. This percentage has stayed fairly constant over the past thirty years.~~
- ~~7. In 1989, Veneta had a lower median income than Lane County or Oregon. It also had more people living in poverty. Although median incomes in Veneta increased from 1979 to 1989, the percentage of people living in poverty also increased from 15.3% to 18.3%.~~
- ~~8. According to the Department of Housing and Urban Development, if a household is paying more than 30% of its income for housing, housing is a cost burden. Over one-fourth of Veneta's owner households paid more than 30% of their incomes on mortgages in 1989. Forty percent of renter households paid more than 30% of their incomes on rent in 1989.~~
- ~~9. Housing costs have been increasing faster than incomes over the past two decades. If this trend continues, the demand for more affordable housing will continue to increase. Projected job diversification in Veneta may be enough to offset the generally faster paced inflation of housing prices.~~
- ~~10. A market for high-end housing may develop in Veneta if high-paying professionals move to Veneta to take new managerial jobs.~~

- ~~11. All housing types are attainable to high income households. Upper middle income households can generally afford to purchase a new small lot or attached single-family house or a manufactured home. Low to middle income households have difficulty purchasing a new home so either purchase older homes or find affordable rentals. Low and very-low income households often need subsidized housing.~~
- ~~12. In 1998, two-thirds of Veneta's housing stock was single-family detached, 9% was single-family attached (duplexes), 11% was multi-family (apartments), and 14% were spaces in manufactured dwelling parks.~~
- ~~13. In 1998, 248.7 acres were developed with single-family residential uses, 10.0 acres with single-family attached (duplexes), 8.9 acres with multi-family, and 49.2 acres as mobile homes.~~
- ~~14. All of the housing built during the 1990s was single-family detached. In the early 90's, one mobile home park expanded, providing more spaces for manufactured dwellings.~~
- ~~15. There is an estimated need for 677 new single-family detached housing units, 168 new single-family attached housing units, 200 new multi-family units and 248 additional spaces in manufactured dwelling parks to meet the projected population needs in 2020.~~
- ~~16. Densities of single-family detached units are projected to increase as the rural areas of Veneta become more urbanized with the presence of city sewer, and as a way to keep single-family homes affordable.~~
- ~~17. Recent changes in the income tax code regarding capital gains may allow people to purchase homes to meet their needs rather than buying a more expensive house to avoid paying income tax on the capital gains.~~
- ~~18. Some of Veneta's existing housing stock is substandard and in need of rehabilitation.~~

1. Population Growth

- (a) Veneta's population is forecast to more than double between 2013 and 2035 from 4,635 to 10,505. In 2033 Veneta's population is estimated to be 10,242.
- (b) Growth will be higher between 2010 and 2020 and will begin to slow afterwards until 2035.
- (c) Veneta's growth will be comparable to the cities of Creswell and Junction City and is expected to grow much faster than Lane County and the Eugene-Springfield Metro area as a whole, with an annual average growth rate of 4.3%.

2. Residential Land Inventory

- (a) Veneta has a total of 475.8 acres of buildable residential acres. The majority of buildable residential land acres is designated Rural Residential and Low Density Residential totaling 347.6 acres and the remaining 128 acres is designated Medium Density Residential.

3. Housing and Land Need

- (a) Veneta will need to provide 2,120 new dwelling units between the years 2013-2033 plus an additional 63 group quarter units to accommodate the forecasted population.
- (b) Single family dwellings will remain the dominant housing type based on demographic trends, i.e. higher incomes, attraction of family households and family households with children in Veneta.
- (c) The future housing mix shows a majority of the dwelling units needed will be single family detached homes (84.0%) and the remaining needed housing types will be multi-family (10%), duplexes and single family attached (4%), and mobile homes (2%).
- (d) Group quarter population is forecasted to double by 2033. An additional 3.3 acres will be needed to accommodate new group quarter facilities.
- (e) Single family dwellings are forecast to develop at 6.2 dwelling units per acre and multi-family dwellings at 11.9 dwelling units per acre.
- (f) The City of Veneta will need a total of 321.8 acres of residential land; 287.2 acres of Low Density Residential Land and 34.6 acres of Medium Density Residential land.

4. Comparing Supply and Demand of Residential Acres

- (a) Veneta has a surplus of 153 acres of residential land. There is a surplus of approximately 60 acres of Low Density/Rural Residential land and 93 acres of Medium Density Residential land.
- ~~(a)~~
- (b) Veneta has an adequate supply of residential land to meet the 20 year projected demand within its current UGB.

POLICIES:

- 1. ~~1. ————~~ Designate adequate land to support the residential needs for a population of 5,760. Provide an adequate supply of residential land to meet the 20-year projected demand —for 2013-2023.
- 2. ~~Provide~~ Encourage a variety of residential neighborhoods including rural residential with large —lots, ~~tr~~traditional single-family subdivisions with standard lots, areas with a mix of housing —types, and mixed-use neighborhoods where commercial and residential are blended_——such as in the downtown area.
- 3. ~~—————~~ 3. ———— Encourage development of vacant lands within the sewer service area on the west side of Veneta as a first priority. Prioritize infrastructure investment that will promote infill development of vacant and ———— partially vacant lands within the Urban Growth Boundary.
- 4. ~~4. ————~~ Control further subdivision of land in the rural residential area to allow for easy —conversion of rural residential properties to urban densities in the future when full city —services become available.

~~55. Through zoning and land use regulations, Encourage a range of housing prices-types that can be built to serve including high-end, mid-range, and affordable housing that is available for purchase or rent.~~

~~66. Promote private construction for low income housing and encourage private developers to utilize government programs to construct housing for low income families.~~

~~7. Allow various housing types such as multi-family housing, townhouses and co-housing so the market provides housing choices to Veneta residents.~~

~~87. Locate multi-family housing where traffic circulation problems and safety hazards are minimized.~~

~~In general, units should not be allowed to obtain direct access from an arterial street.~~

~~8. 9. Encourage high density apartment uses to locate as close to the downtown area employment, service, and retail centers, as possible.~~

~~Comment: Discussion was to delete reference to downtown only and include other major activity centers where it would be beneficial for high density multi-family housing to locate.~~

~~1089. Keep Locate manufactured dwelling parks out of the downtown area where they would in order not to disrupt the historic street pattern connectivity and traffic flow.~~

~~11. Increase residential densities where water and sewer facilities are available so that services and utilities can be provided economically.~~

~~12910. Allow increased densities and flexibility in lot size and housing type using in the priority development areas (areas with city sewer service) through professionally prepared planned developments. Allow flexibility in lot size using the variance process. the Planned Development process.~~

~~131011. Maintain consistency with the original plat of Veneta by allowing lot sizes in the downtown area consistent with the original lots.~~

~~14121. Allow smaller lot sizes than the zoning districts otherwise allow for development to protect natural resources and to provide open space using Planned Development process. If public open space is provided, allow smaller lot sizes than zoning districts otherwise allow. In this way, the overall gross density of development does not increase, but the open spaces may be used to protect natural resources or provide more viable recreation areas.~~

~~151213. Allow accessory dwelling units on the same lot as the main house in some zoning districts such as the downtown area and newly developing residential areas in accordance with specific standards intended to ensure consistency with surrounding development and the purpose of the base zone.~~

~~161314.~~ . ——— Require standards for landscaping, fencing, and off-street parking in residential developments ~~of five units per net acre or more.~~

~~17.~~ — Educate the public about potential programs available for upgrading substandard structures, rehabilitating homes, or providing needed repairs.

~~18.~~ — Explore the option of coordinating with a non-profit organization or banking institution to set up a revolving loan fund to assist with rehabilitation, upgrades, and repairs.

~~191415.~~ . ——— Enforce land development, ~~and~~ nuisance ordinances, and building codes to help maintain the appearance and safety of the existing housing stock.

~~201516.~~ . ——— Protect all persons from housing discrimination.

~~21.~~ — Consider state and area-wide activities when determining local housing policies and procedures.

~~22167.~~ . ——— Develop and implement street lighting standards for residential neighborhoods and arterial streets.

~~[Policy 15 amended by Ordinance 491, November 23, 2009]~~

D. ECONOMIC DEVELOPMENT ELEMENT

NARRATIVE:

The purpose of economic development is to help expand the local economy. This element addresses State Economic Development Goal 9, "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."

In Veneta, particular attention is directed toward developing the city as a commercial and service center for the Fern Ridge area. Veneta captures much of the regional commercial demand ~~with the regional shopping center, West Lane Center, and to a lesser extent, with Harold's Fern Ridge Center.~~

The downtown area including West Broadway and streets to the south (Territorial Hwy, Dunham, McCutcheon, and W. Hunter) is comprised of small parcels ranging in size from 5,000 square feet to 2.5 acres. There is anticipated growth of government services, professional offices, minor retail, and personal services which now intermix with residential uses. ~~The downtown area generally has water and sewer services available, although a portion of West Broadway does not have sewer service.~~ Street improvements to urban standards are needed prior to dense commercial development in the area.

To attract new industries, Veneta must provide large buildable vacant parcels, serviced or readily serviceable with adequate public facilities, which are located in close proximity to Highway 126. Veneta has identified ~~two one-large~~ industrial sites ~~in the plan, Tanglewood Park Veneta Business Park (approximately 46 acres) and Tanglewood Park (approximately 49 acres) in the northeast quadrant of the city. The Tanglewood Park (54.67 acres) and Jeans Road (45.47 acres).~~ This industrial area has sites have few development constraints.

The number of home-based businesses will continue to increase as an affordable, convenient option for economic development among Veneta residents. These businesses are often located in residential zones. They fit well in the downtown mixed-use area.

GOAL:

Pursue the economic interest of the City of Veneta by constructing and implementing policies and programs, including but not limited to the following functions:

- a)1. Guide the responsible expansion and growth of business and industry in Veneta and the Fern Ridge area.
- b)2. Develop a working relationship with economic development-related public and private agencies, community groups, and business organizations.

e)3. Engage in dialogue with interested parties about the development of Veneta's industrially and commercially zoned properties, and other development and interests related to Comprehensive Plan Goals.

4. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses.

5. Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses.

FINDINGS:

1. Veneta is a bedroom community to the Eugene-Springfield Metro Area. In 2011, five percent of Veneta residents worked in Veneta. Fifty-one ~~Seventy-two~~ percent of employed persons living in Veneta commuted to Eugene/Springfield for work in ~~1990~~2011.

2. ~~In 1990, 13 percent of jobs in Veneta were held by persons living in the Eugene/Springfield metropolitan area. Very few residents both live and work inside Veneta. In 2011 ninety-five percent of workers commuted to work outside the City and eighty six percent of the Veneta workforce lives outside the City.~~

3. Veneta's economy has changed from timber-dependent to service-oriented.

4. Much of Veneta's commercial activity has moved from downtown to the West Lane Center, located along Highway 126.

~~5. There is commercial space available in Veneta, both in Harold's Fern Ridge Center and the West Lane Shopping Center. Professional and office services and retail could be expected to develop in this space.~~

~~6. Medium to large size parcels are available for industrial growth, but land for industrial growth has largely remained vacant due, in part, to lack of infrastructure, particularly sanitary sewer and buildings.~~

~~7. Lane County continues to experience strong economic growth with technology and service-based businesses as significant contributors to the county's economy. Between 2001 and 2013 employment in Lane County increased by 935 jobs or 1 percent. Sectors with the largest increases in employment were: Health & Social Assistance; Government; Accommodations & Food Services; and Retail sectors which combined accounted for 8,220 new jobs. Manufacturing accounted for the largest decreases, with a loss of 7,118 jobs~~

- ~~86. In 1996, the highest percentage of jobs located in and around Veneta within Census Tract 9.01 was in retail trade (34%), followed by education (19%), and services (18%). In 2012, Retail Trade and Accommodation and Food Services had the largest share of employees in Veneta, accounting for 15 percent and 18 percent of the workforce. Management of Companies and Enterprises (\$48,302) and Government (\$34,557) accounted for the largest average payroll of the sectors provided.~~
- ~~97. The 1990 Census indicates that the highest percentage of residents in Veneta work in the operators, fabricators, and laborers occupation category. The next highest percentages are clerical and administrative support; services; and precision, production, craft, and repair occupations. According to 2009-13 American Community Survey (ACS) data, Office and Administrative Support (20 percent), Management, Business, and Financial (18 percent), and Sales and Related Occupations (12 percent) account for half of the jobs held by Veneta residents.~~
- ~~10. Occupations that have been difficult to fill in Lane County include heating, ventilation, and air conditions (HVAC) technicians; engineers' construction trades; truck drivers; and welders. Job openings at Hyundai and HMT have put pressure on local firms looking for employees.~~
- ~~11. In 1990, more than half of the persons in the Fern Ridge Area (Census Tracts 9 and 10) over the age of 25 completed some education beyond high school. Eighteen percent of persons in the Fern Ridge Area completed college~~
- ~~12. In 1996, Veneta had 504 jobs. In order to achieve a jobs/housing balance, Veneta will need to provide a total of 1,990 to 2,520 jobs in the year 2020.~~
- ~~138. The majority of new jobs in Veneta are projected to be provided in the retail trade; and services and FIRE (finance, insurance, and real estate) sectors. Education; government; non-durable manufacturing; and construction sectors should also add a substantial number of jobs. The sectors that will lead employment growth in Lane County for the ten-year period are Health Care and Social Assistance (adding 3,800 jobs), Government (adding 3,700 jobs), Leisure and Hospitality (adding 2,900 jobs), Professional and Business Services (adding 2,700 jobs), and Retail Trade (adding 2,100 jobs). Together, these sectors are expected to add 13,100 new jobs or 60 percent of employment growth in Lane County.~~
- ~~14. Although increasing in number, the proportion of jobs in the retail trade and government sectors is projected to decrease as a percentage of the total employment in Veneta.~~
- ~~159. Currently in In 2013 Veneta, there is no durable manufacturing that does not involve lumber and wood products. There is no employment in the wholesale trade sector either. However, as Veneta's economy diversifies, each sector is expected to comprise two percent of total future employment.~~

~~1610.~~ Projections indicate that five percent of total jobs in Veneta will be home-based occupations.

~~1711.~~ ~~SixtySeventy~~-nine acres of Veneta's undeveloped land designated for industrial or commercial development is constrained with wetlands and/or is within the 100-year floodplain.

POLICIES:

- ~~1. Enhance Veneta's role as the Fern Ridge commercial and service center.~~
- ~~2. Encourage businesses which provide meaningful employment and sense of financial security to local residents.~~
- ~~3. Encourage locally-owned businesses to provide a full spectrum of products and services for the community.~~
- ~~4. Encourage a diverse mix of unique and interesting shops.~~
- ~~5. Establish and actively enforce nuisance and property maintenance regulations to create attractive, well-maintained industrial and commercial areas.~~
61. Diversify and expand Veneta's economic base by providing opportunities for mixed use areas for both industrial and commercial development.
- ~~7. Maintain a list and description of vacant and redevelopable sites designated for commercial and/or industrial development.~~
- ~~8. Actively market available properties and community assets through recruitment organizations and the Internet.~~
- ~~9. Develop and conduct familiarization sessions for industrial realtors in order to attract appropriate industrial employers to create local manufacturing jobs.~~
- ~~10. Provide information and contacts for local businesses wishing to start-up or expand in the area. Encourage community financial institutions and civic groups to inform the business community about small business loans.~~
- ~~11. Check into feasibility of creating a federal Empowerment Zone (to leverage private investment and foster community development institutions) and establishing non-provider organizations such as the Rural Community Assistance Corporation.~~
- ~~122. . Seek grant opportunities to pay for needed infrastructure such as roads or utilities that would encourage job creation. Make strategic investments based on Capital Improvement Planning to install utilities adjacent to employment sites so properties are ready to develop. Seek grant~~

opportunities to pay for needed infrastructure such as roads or utilities that would encourage job creation.

~~13. Install utilities adjacent to employment sites so properties are ready to develop.~~

143. Encourage the installation of an advanced communications or broadband network fiber optics line to Veneta to help the city move more fully into the communication age. Develop a telecommunications ordinance to guide investments and installation of telecommunications facilities.

154. Allow home occupations in accordance with provisions of City code. Additional or different home occupation practices will be allowed only through approval of an appropriate zone change.

~~165. Establish and actively enforce nuisance and property maintenance regulations to create attractive, well-maintained industrial and commercial areas.~~

~~6. Ensure that major traffic hazards are avoided along Highway 126 and have the Planning Commission review all commercial or industrial development adjacent to the highway.~~

~~7. 17. Prevent excessive strip commercial development along Highway 126 in keeping with the state's goals of moving highway traffic quickly and safely through Veneta with minimal congestion. Limit development to uses which are not heavy traffic generators, thus avoiding potential traffic hazards and problems along the highway. Encourage development along Highway 126 that provides services to support tourism and the traveling public and provides large scale commercial services to meet the needs of the Fern Ridge area.~~

~~18. Encourage commercial development on unconstrained lands as a first priority, even though some property adjacent to Highway 126 is constrained.~~

~~19. Encourage commercial development that results in more employees per acre and thus does not require as much land to meet the projected employment need.~~

208. Promote business development in the downtown area by:

- upgrading city streets to include on-street parking, curbs, gutters, and sidewalks.
- consolidating small parcels into larger parcels for commercial development;
- fully utilizing the land through redevelopment;
- promoting ~~high density~~ mixed use commercial-residential development within and adjacent to the downtown.

~~219.~~ Serve the large-scale retail needs of Veneta and the surrounding area through continued development of West Lane Center, Fern Ridge Center, and Northeast Employment Center. ~~These sites are desirable to commercial development because of their excellent access to Highway 126 and Territorial Road, high visibility, available water and sewer, and large parcels.~~

~~2210.~~ Maintain and possibly expand the commercial area on Territorial Highway south of Bolton Hill Road. This area ~~houses a family grocery store and feed 'n' seed store and~~ is a neighborhood service area. Expansion of this commercial area could provide some services to future residential neighborhoods in southwest Veneta.

~~2311.~~ ~~Promote visibility and pedestrian access to business by encouraging parking to be located at the sides or behind commercial buildings. Encourage an attractive streetscape through plantings and flexible set-backs that range from 20 feet to zero. Encourage the use of various architectural elements intended to enhance curb appeal and visual interest such as windows, awnings, and building articulations. Develop and adopt design standards for the RC, BC, and CC zones that focus on streetscapes and setbacks that create an attractive urban environment.~~

~~24.~~ ~~Support cottage industries.~~

~~2512.~~ Locate industrial lands adjacent to arterial or collector streets, rail, and public facilities to allow easy development on the sites.

~~26.~~ ~~Allow industrial uses which meet performance standards based on environmental impacts and resource demands.~~

~~2713.~~ ~~_____~~ Designate sufficient lands for industrial uses to encourage immediate industrial development in Veneta and protect lands in large parcels which will be needed for future industrial development.

~~28.~~ ~~Restrict industrial uses along Highway 126 to those uses which are located entirely within an enclosed building.~~

~~2914.~~ ~~_____~~ Use landscaping to create attractive business environments and conserve existing native and heritage trees.

~~15.~~ ~~Conduct an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends every 5 to 10 years as conditions change.~~

~~16.~~ ~~Develop and periodically review policies concerning the economic development opportunities in the community every five to ten years.~~

~~17.~~ ~~Provide a 20-year supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies.~~

18. Limit uses on or near sites zoned for industrial and commercial uses to those which are compatible with proposed uses.

~~[Policies 20, 21, and 23 amended by Ordinance 491, November 23, 2009]~~

III. PLAN ELEMENTS AND POLICIES

E. UTILITIES

FINDINGS:

- ~~1. Provision of infrastructure for new development most directly benefits the developer of a property rather than the community as a whole.~~
21. There are instances when the community benefits from services extended for a private development, whether it be because of the nature of the development or the area to which services are being extended.
32. There are times when infrastructure needed to service a particular development will not be sufficient to handle requirements for future development in the same area or beyond.
3. In some instances, oversizing infrastructure in anticipation of future development at urban densities contributes to the logical and efficient delivery of services within the urban growth boundary ~~(or urban service area).~~
54. Resolution 775 (February 25, 1999) establishes that "The City may elect to participate in the cost of water main oversizing for pipes greater than 8 inch nominal diameter."
65. Many areas of Veneta developed prior to current standards and are now in need of service upgrades. In some instances right-of-ways are too narrow; in other cases water mains are of inadequate size or are in poor condition.
76. According to Veneta's ~~1998-2013 residential~~ buildable lands inventory, ~~and 2015 commercial and industrial lands inventory,~~ there is ~~more a surplus of~~ land inside Veneta's city limits and UGB than is needed to provide housing and commercial/industrial land for the ~~next 20 years~~ 20 year planning period.
87. The 1989 Comprehensive Plan designated an urban services boundary to demarcate the area that would be considered the priority development area. The remainder of the city was not planned for development at urban densities with urban services within the 20 year planning period. However, the service areas studied for the 2009 Wastewater Master Plan and 2012 Water Master Plan, included the entire UGB and the Urban Service Boundary is no longer a necessary tool.
- ~~9. The 1997 Wastewater Facilities Plan extended the urban services boundary to the east to encompass an additional approximate 350 acres of rural residential property.~~
- ~~8. 10. Serving the eastern part of the city, beyond the urban services boundary established in the 1997 Wastewater Facilities Plan, with sanitary sewer is not possible using gravity sewer lines. Some additional mechanism, such as a new pump station, a new treatment plant or a STEP system would be required (Wastewater Facilities Plan, 1997, chapter 7, page 9).~~

~~11.~~—Lands ~~outside the urban services boundary but~~ inside the urban growth boundary are ~~planned for eventual development at~~ urban densities, either beyond the 20-year ~~planning~~ period or as feasible and needed.

~~12.~~—The Phase I and II development areas are the areas to which the City can economically extend wastewater services within the 20-year planning period in order to serve the city's projected population. Extending wastewater services to the Phase III development area, however, would be very costly. See Growth Management Element for map of Phase I, II, and III development areas.

~~13.~~—The City would benefit if a developer chooses to pay to extend wastewater services to the Phase III development area.

~~149.~~—Water quality and quantity are key concerns for the citizens of Veneta.

~~4510.~~ In addition to water provided by the recently constructed EWEB pipeline from Eugene to Veneta, the City also depends on groundwater for its drinking water supply. Therefore, it is important to the city and its residents that this water supply be protected from potential contamination.

~~11.~~ A preliminary assessment by the Oregon Health Division indicates that the estimated 10-year ~~time-of-travel capture~~ zone for the two City of Veneta wells in active use (Wells 4 & 9) includes most of the land within the city limits as well as land outside the city limits.

~~1612.~~ Some city residents ~~outside the urban services boundary~~ rely on well water for their drinking water supply. There is concern that new private wells may impact the water supply for existing private wells.

~~17.~~—~~Veneta depends on groundwater for its drinking water supply and intends to do so into the future. Therefore, it is important to the city and its residents that this water supply be protected from potential contamination.~~—(Moved to #10)

~~1813.~~ As of late 1998, it is estimated that as many as 50 private wells are located within the UGB. Some of these shallow wells were contaminated via private septic systems. Contamination potential remains, particularly since a number of private wells have not been properly abandoned.

~~1914.~~ The entire urban growth boundary is eventually planned to receive city water, either beyond the 20-year planning period or as feasible and needed.

~~2015.~~ The city experiences some localized flooding with heavy rains. Maintenance of drainage ways is helpful in preventing these problems. Many drainage ways throughout the city run across private property.

~~2116.~~ In 1994, Territorial Highway modifications and developments altered drainage system components.

- | 2217. The 1996 storms and subsequent flooding caused drainage system failure and concern in the Oak Island area and Baker Lane area as well as along Eighth Street.
- | 2318. As of mid-1999, the City does not have an ongoing maintenance program for the stormwater drainage system and does not collect any revenue for stormwater projects.
- | 2419. The City has used swales and other more natural methods to control stormwater run-off rather than relying exclusively on pipes.
- | 2520. Much of the City's drainage system are wetlands. Wetlands can be an effective means for removing pollutants.
- | 2621. As of 1999, Veneta is not yet required to meet Environmental Protection Agency (EPA) requirements regarding stormwater management plans.
- | 2722. The Wastewater System Master Plan plans for a population of 9,960 to receive city sewer service in 2030.
- | 2823. The Water Master Plan plans for a population of just over 10,000 at build out (2035)
- | 2924. The stormwater master plan will plan for a serviceable population of 5,760.

POLICIES:

1. Develop and implement groundwater protection and conservation programs to ensure a reliable supply, protecting the ability of the land to recharge the groundwater supply. The City of Veneta will work with the Long Tom Watershed Council on developing measures to protect the groundwater supply.
2. Protect groundwater from the potential of contamination through improperly abandoned wells and protect city water from contamination by private wells by requiring proof of proper abandonment/isolation of private wells at the time of any development action on property with one or more private wells.
3. Encourage use of city water and wastewater services by requiring all new development to connect to the city water supply when practical.
4. Protect the aquifer from contamination by eliminating, when practical, substandard private wells that have the potential to contaminate the groundwater.
5. Pursue acquisition of "right of entry" along drainage ways of sufficient width to allow city maintenance of drainage ways to help prevent problems with flooding. The City will only make use of these "rights of entry" if a property owner does not maintain the easement on his own.
6. Incorporate wetlands and other natural systems into stormwater drainage plans to the greatest extent possible.

7. In order to preserve drainage ways, the level of stormwater discharged due to a new development in the city limits should be no greater than the stormwater flow from the property prior to the development being in place (post-development flows shall not be greater than pre-development flows).
8. Require new development to pay for extension of infrastructure needed for new development and system development charges to cover their share of system capacity, as set forth in System Development Charges ordinances.
9. Consider subsidizing the provision of infrastructure to help further economic development or other types of development deemed beneficial to the community as a whole.
10. Allocate resources as available to upgrade existing public infrastructure to current city standards during development of City's facility plans. Investigate and support cost-sharing schemes for upgrading the existing public infrastructure to current city standards whereby the city and property owners who benefit share in the cost of making these upgrades.
11. Require property owner to agree to install and pay for required improvements either at the time of development or in the future as determined by city ordinances. Includes the installation of necessary streets, storm drainage, sanitary sewers, water mains, street lights and driveways to city standards and specifications.
12. Determine if oversizing of infrastructure is needed in light of future potential development (based on development at urban densities).
13. Oversizing of water and wastewater pipes shall be paid for by the City; these costs shall be covered by funds collected through water and wastewater systems development charges.
14. Focus development and associated infrastructure in the Phase I Priority Development Area.
15. ~~Maintain~~ Allow ~~properties outside the urban service boundary as essentially~~ rural properties until such time as the conversion to urban densities is feasible and needed.
- ~~16. Change the urban services boundary as the system is expanded either by City initiated capital improvements or by developers paying to extend services.~~
1716. Locate key urban facilities within the UGB to the greatest extent possible, recognizing that there may be instances when it is most practical to locate urban facilities outside the UGB.
1817. Ensure that future developments make provisions for utilities through easements and utility corridors.
1918. Coordinate new developments with utility companies.
2019. If utilities are required to be extended to service new land divisions then said utilities shall be

placed underground.

~~2120.~~ Place overhead electric lines underground in existing commercial areas and on Territorial Road when these projects are feasible and compatible with the remaining electrical distribution system.

~~2221.~~ The City of Veneta shall be the ultimate provider of wastewater, water, and stormwater services.

~~, however the City does not plan to provide this full complement of public utilities to the Phase III development area within the 20-year planning period.~~

~~2322.~~ The water, wastewater and stormwater sections of the Veneta Public Facilities Plan shall serve as the basis for guiding water, wastewater and storm sewer improvements in Veneta.

~~2423.~~ Additions to or deletions from the project list or significant change to project location requires amending the Public Facilities Plan.

~~2524.~~ Changes to the Public Facilities Plan project timing or anticipated costs and financing shall be made in accordance with budgeting and capital improvement program procedures and do not require amendment of the Public Facilities Plan. Modifications should be reflected in the Public Facilities Plan at the next regularly scheduled update.

~~2625.~~ Both timing and financing provisions for public facilities are not considered land use decisions, and therefore cannot be the basis of appeal in accordance with state law.

IV. COMPREHENSIVE PLAN MAP AND LAND USE DESIGNATIONS

NARRATIVE:

The Comprehensive Plan map is a graphic designation of future land use in Veneta. Specific development decisions should be checked against the individual plan element. If a conflict appears between plan policies and the Comprehensive Plan map, the plan policies shall prevail. Land use designations in the Plan are the basis for the zoning map and shall be referred to in updating or revising the zoning map. In Veneta the Urban Growth Boundary and City Limits are the same.

~~The Comprehensive Plan map depicts three boundaries which define the jurisdictional area and service boundaries of the plan:~~

- ~~• Urban growth boundary (UGB);~~
- ~~• Urban service boundary;~~
- ~~• City limits.~~

~~A comprehensive plan's jurisdiction extends out to the UGB. In Veneta, the UGB is the same as the city limits. In Veneta, the urban service boundary is the priority development area (Phase I and Phase II) which can be served with public sewers. The urban service boundary encompasses all commercial and industrial properties in the city, with the exception of the Highway 126 east commercial area. The urban service area is less than the total city limits area and will change as the sewer system is expanded. Lands inside the urban service boundary are identified as the Phase I and II Development~~

~~Area.—Land in the Phase III Development area will essentially remain rural until such time when conversion to urban densities is feasible and needed.~~

The Comprehensive Plan map depicts 10 (ten) plan designations.

- Industrial (I)
- Industrial/Commercial (IC)
- Commercial (C)
- Commercial/General Residential (U)
- Medium Density General Residential (M)
- Low Density Single-Family Residential (L)
- Rural Residential (R)
- Public (X)
- Parks (P)
- Open Space/Greenway (O)

PLAN DESIGNATIONS

RURAL RESIDENTIAL (R)

Purpose of Plan Designation:

- ~~Maintain-Allow~~ rural residential areas and uses of land to continue until conversion to urban uses and densities occurs or when water and sewer services are extended.
- ~~Provide Rural residential and agricultural reserve areas outside urban service boundary.~~
- ~~Allow conversion of rural lands to urban uses and densities when city water and sewer services are extended.~~

Comment: Discussion was to change code to permit rural uses of land until urban services become available and remove the reference to urban service boundary.

- Allow ~~either~~ the City of Veneta or the property owner to initiate a plan designation change to either Low Density or Medium Density Residential, and applicable ~~and~~ zoning map amendments, when development to urban uses and densities is desired and services ~~do~~ become available.

Comment: Discussion was to allow flexibility in plan/zone designations for future development. Applying SFR or GR allows a greater choice of housing types and residential uses.

- When reviewing land divisions for minimum lot sizes, the Planning Commission shall take into consideration problems of water supply, sewage disposal, and stormwater runoff. All land divisions must result in lots or parcels that are at least one acre in size.
- Allow development or land divisions in the Rural Residential area when the following requirements are met:

- (a) Future Development Plans: A plan for the full development of the property to urban densities showing future streets and lot lines (shadow plat) is approved by the Building and Planning Official or Planning Commission.
- (b) Sewage Disposal: On-site disposal systems for individual lot development is approved by the Lane County Department of Environmental Management prior to approval of the land division or building permit.
- (c) Water Supply: Property owner has obtained approval to connect to City of Veneta water supply or has county approval for use of a private well.
- (d) Street Improvements: All lots abut an existing paved street that can handle the additional traffic generated by the proposed development. If the street is not improved to jurisdictional standards (city, county, or state requirements), the property owner must improve the street frontage to those standards or sign an agreement for future street improvements.

- Allow property owners in the rural residential zone to use a private well if development with city water is not practical, consistent with the city's policy of eliminating private wells.

V. IMPLEMENTATION AND UPDATES TO THE PLAN

A. IMPLEMENTATION OF THE PLAN

The measure of success of the Comprehensive Plan would be how well the Plan dealt with the objectives and the problems which were outlined and if the plan policies are implemented.

Veneta's Comprehensive Plan's primary focus is the process of urbanization, or the conversion of rural lands to urban uses. The entire plan is based on a rational and economical pattern of growth which promotes contiguous urbanization in relation to land requirements for the planning population, and the City's ability to provide services and utilities. The Plan, through designation of ~~an urban service boundary~~ Rural Residential land, also makes clear distinctions between areas of rural ~~uses~~ and urban ~~uses~~ during this process of urbanization, especially in view of the fact that the area within the Urban Growth Boundary is capable of supporting ~~30-40 percent~~ more population than the ~~20-year~~ planning population.

PROPOSED AMENDMENTS VENETA COMPREHENSIVE PLAN

PREFACE

This plan was ~~most recently~~previously updated in 2012 to incorporate the coordinated population numbers adopted by Lane County in June of 2009. This update was limited in nature and included only those amendments necessary to incorporate the new population numbers and information from the new sewer and water master plans adopted in 2009 and 2012 respectively. In 2013 the City initiated a buildable lands inventory, housing needs analysis, and economic opportunities analysis as part of a Comprehensive Plan update. Goals, findings and policies were updated in elements of the Plan to reflect current data. The City did not initiate a buildable lands inventory, housing needs assessment, economic opportunities analysis, or UGB analysis as part of this update, though those studies are anticipated to be completed by 2015. Incorporation of the updated population numbers without updating other elements of the plan results in some internal inconsistencies, but provides the framework for initiating utility upgrades necessary to provide water and sewer service in the short to mid term.

I. INTRODUCTION

D. RELATIONSHIP TO OTHER PLANS AND POLICIES

Coordination with Existing Plans

Veneta recognized the importance of coordinating with other existing plans in the revision of the Comprehensive Plan. Veneta relied on the following documents for data and direction:

~~*1999 Comprehensive Land Use Evaluation (CLUE)*~~

~~This document contains findings and policy recommendations of the CLUE Steering Committee. It was prepared by Lane Council of Governments with funding from the Transportation and Growth Management Program and the City of Veneta. It includes the buildable lands inventory, projected housing needs, projected employment needs, a comparison of land supply and demand, recommended Comprehensive Plan amendments, and suggested implementation measures. This study complies with Statewide Planning Goals 9 and 10.~~

Economic Opportunity Analysis (2015) and Residential Buildable Land and Housing Needs Analysis (2013). These documents include a buildable lands inventory, projected housing needs, projected employment needs, economic development vision, a comparison of land supply and demand, and recommended Comprehensive Plan amendments. The studies comply with Statewide Planning Goals 9 and 10.

II. PLANNING FRAMEWORK

B. GENERAL FINDINGS

Findings are essentially facts about the community, based on historical evidence. These general findings, unlike the more specific findings included in each plan element, provide the underlying platform on which the entire plan builds. They are also used to develop the assumptions which guide the plan. These assumptions are discussed in Section C.

General Findings

1. Veneta's population grew at a rate of 2.9% from 1962-1998 and 4.73 percent from 1998-2010. The 2013 population in Veneta was estimated at 4,635 and is forecast to increase to 10,505 in the year 2035. ~~Veneta's population grew at a rate of 2.9% from 1962-1998 and 4.73 percent from 1998-2010.~~ According to Portland State University 2009 Coordinated Population Report for Lane County, growth will be higher between 2010 and 2020 and will begin to slow afterwards until 2035 with an annual average growth rate of 4.3%. Recent growth rates have been much faster than projected at the time of the last Comprehensive Plan update in 2000.
2. Unplanned urban growth can result in long-lasting problems that are difficult to solve.
3. Planning policies have social, economic, and environmental impacts on the community and the region.
4. Economic inequities can be avoided by containing growth in areas intended and designated for growth. This prevents urban residents from bearing the burden of tax costs for services that benefit residents outside the urban area, where services are less efficient to provide.

C. POPULATION AND EMPLOYMENT PROJECTIONS

In forming policy for the next twenty years, the Comprehensive Plan relies on basic population and employment projections that are consistent throughout the plan. These projections, and the assumptions involved in their formation, are described below.

Employment Projections and Assumptions

1. ~~In order to achieve a jobs/housing balance, Veneta would need to provide a total of 1,990 to 2,520 jobs in the year 2020.~~ Veneta's employment forecast for the 2015 to 2035 period is based on the OAR 660-024-0040(9)(a)(A) regional employment growth rate safe harbor. The regional employment growth rate for the safe harbor is 1.43%. Applying this to the base year employment estimate of 1,789 yields a 2015 employment estimate of 1,867 and a 2035 forecast of 2,479. This is a net increase of 612 employees over the 20-year forecast period.
2. ~~The economic future of Veneta will be as a service area for the Fern Ridge area.~~
 2. ~~The industries that fit with the Community's aspirations for growth and identified as having growth potential in Veneta are:~~
 - Food Processing – with a focus on specialty items
 - Professional, Scientific, and Technical Services – focus on high-tech
 - Secondary Wood Products – focus on niche markets

- Small-scale or Specialty Agriculture including Greenhouse, and Floriculture Products
- Tourism and Wine Industry

3. The sectors that will lead employment growth in Lane County for the ten-year period are Health Care and Social Assistance (adding 3,800 jobs), Government (adding 3,700 jobs), Leisure and Hospitality (adding 2,900 jobs), Professional and Business Services (adding 2,700 jobs), and Retail Trade (adding 2,100 jobs). Together, these sectors are expected to add 13,100 new jobs or 60 percent of employment growth in Lane County. The majority of new jobs in Veneta are projected to be in retail trade, services, and FIRE (fire, insurance, and real estate). Education, government, non-durable manufacturing, and construction sectors are also anticipated to add a substantial number of jobs.
4. Projections indicate that five percent of total jobs in Veneta will be home-based occupations. Therefore, Veneta should continue to allow home-based occupations.
5. The City needs to develop a main street and central business district to accommodate the local demand for goods and services. Over time, West Broadway will become more of a main street for downtown Veneta.
6. The City will work to offer a broader range of retail and commercial services, with emphasis on attracting businesses to the downtown area.
- 7.6. The Veneta area needs to attract new industrial employers to create local manufacturing jobs. The City of Veneta will be a complete community that provides an array of job opportunities and local services in addition to residential opportunities.

LAND DEVELOPMENT ORDINANCE REVISIONS

SECTION 4.05 BROADWAY COMMERCIAL

In the BC zone, the following regulations shall apply:

- (1) Purpose. Create a pedestrian friendly environment within the downtown area with a mixture of land uses that provides direct, safe, and convenient access from residential areas to commercial services, public spaces, and transit connections while maintaining access for automobiles and bikes.
- (2) Uses Permitted Subject to Site Plan Review. In a BC zone, the following uses and their accessory uses are permitted subject to the site plan review provisions of Article 6, provided all operations, except off-street parking, recreational facilities, common areas (e.g., plazas), and permitted temporary activities associated with an allowed use, shall be conducted entirely within an enclosed building (excludes drive-thru facilities):
 - (a) Retail stores or shops exceeding 10,000 square feet and contained in a mixed-use building where residential uses are located above commercial space.
 - (b) Retail ~~store or shop~~ establishments not exceeding 10,000 square feet including:
 - ~~1. Cafes, ice cream, and soda shops.~~
 - ~~2.~~ 21. Restaurants (excluding drive-thru facilities), tasting rooms, catering and other food services.
 - ~~3.~~ 32. Bakeries and other food and beverage manufacturing (with retail outlet).
 - ~~4. Pharmacy or variety stores.~~
 3. ~~_____~~ Medical Marijuana Facility, when not located within 1,000 feet of real ~~_____~~ property comprising a public park.

~~_____~~ For purposes of this subsection, “within 1,000 feet” means a straight line measurement in a radius extending for 1,000 feet or less in every direction from any point on the boundary line of the real

property comprising an existing, public park. This buffer shall not apply to new parks located within 1,000 feet of an existing Medical Marijuana Facility.

~~6(c):~~ ___ Personal service establishments, ~~such as beauty and barber shops, shoe repair shops and tailor or dress-making shops.~~

~~(e)(d)~~ Museums and art galleries.

~~(d)(e)~~ Professional, financial and business offices.

~~(e)(f)~~ Medical, dental clinics, or medical laboratories.

~~(f)(g)~~ Financial institutions.

~~(g)(h)~~ Indoor commercial amusement or recreation establishments.

~~(h)(i)~~ Community buildings and social organizations, including but not limited to senior centers.

~~(i)(j)~~ Bed and breakfast; boarding, lodging or rooming home.

~~(j)(k)~~ Manufacturing and production of jewelry, candy or other similar items (less than 5,000 sq. ft. with retail outlet that is a minimum of twenty-five (25) percent the size of the manufacturing area).

~~(k)(l)~~ Laundromat or cleaning agencies.

~~(l)(m)~~ Technical support and telemarketing centers, ~~except on ground floor.~~

SECTION 4.08 INDUSTRIAL-COMMERCIAL (IC)

In an IC zone, the following provisions shall apply:

- (1) Purpose. To provide areas suitable for limited manufacturing, warehousing, and commercial activities which have minimal emissions or nuisance characteristics.
- (2) Uses Permitted subject to Site Plan Review. In an IC zone, the following uses and accessory uses are permitted, subject to the provisions of Article 6, Site Plan Review. All operations except off-street parking and temporary activities associated with the established businesses shall be conducted entirely within an enclosed building:
 - (a) All permitted uses in the Light-Industrial zone.

- (b) Rental storage units.
- (c) Caretaker or watch person dwelling on the premises of a non-residential use.
- (d) Retail stores or shops not exceeding ~~10,000~~40,000-square feet. **[Consider expanding the 10,000 sf restriction]**

Note: Bi-Mart is approx. 34,000 sq. ft. and Rays is approx. 26,000 sq. ft. The West Lane shopping Center is a total of approx. 87,500 square feet.

- (e) Personal or business service.
- (f) Medical Marijuana Facility, when not located within 1,000 feet of real property comprising a public park.

For purposes of this subsection, “within 1,000 feet” means a straight line measurement in a radius extending for 1,000 feet or less in every direction from any point on the boundary line of the real property comprising an existing, public park. This buffer shall not apply to new parks located within 1,000 feet of an existing Medical Marijuana Facility.
- (g) Repair and maintenance service, excluding auto and truck service stations, maintenance, and repair.
- (h) Eating and drinking establishments, excluding drive-thru restaurants.
- (i) Professional, financial and business offices.
- (j) Indoor commercial amusement or recreation establishments.
- (k) Low impact public and semi-public uses, including transit facilities and transportation improvements conforming to the City of Veneta Transportation System.
- (l) Outdoor sales of plants and pre-packaged garden supplies.
- (m) Uses similar to the above permitted uses as provided by Section 2.05.

SECTION 4.09 LIGHT INDUSTRIAL (LI)

In an LI zone, the following regulations shall apply:

- (1) Purpose. To allow for light industrial uses in a business park environment. Such development could include flexible space for a variety of small industrial

manufacturing, storage, distribution and office uses. Such space is commonly used as business incubators for small local businesses and could ideally be used by artisans and craftspeople as industrial studio space.

(2) Uses Permitted subject to Site Plan Review. In an LI zone, the following uses and accessory uses are permitted subject to Site Plan Review ~~provided all operations except off-street parking are within an enclosed building.~~ All uses must meet and continually comply with the Performance Standards of Section 4.09(4). Any uses specifically listed as only allowed in the Medium-Industrial district are not allowed in the Light-Industrial District.

- (a) Small scale manufacturing, wholesaling, compounding, assembling, and processing.
- (b) Plant-based food processing.
- (c) Storage and warehousing, including mini-storage rental units.
- (d) Research and development and testing laboratories and facilities.
- (e) Construction businesses.
- (f) Automotive, truck and heavy equipment repair and service.
- (g) Media productions, including but not limited to TV and radio broadcasting, motion picture production, and newspaper/book publishing.
- (h) Offices for business, labor, scientific, and professional organizations.
- (i) Retail sales in conjunction with manufacturing, provided the sales area is not greater than 25% of the total floor area.
- (j) Offices in conjunction with an industrial use.

(k) Personal or business service.

Suggested addition: Personal or Business services in response to request from Linda Booth and similar use already present in the Medium Industrial Zone

(l) Eating and drinking establishments (excluding drive-thru facilities).

Suggested Addition: Eating and drinking establishments. Consider if this fits with the purpose of LI. Might support the small, artisan business uses.

~~((km))~~ Medical Marijuana Facility, when not located within 1,000 feet of real property comprising a public park.

For purposes of this subsection, “within 1,000 feet” means a straight line measurement in a radius extending for 1,000 feet or less in every direction from any point on the boundary line of the real property comprising an existing, public park. This buffer shall not apply to new parks located within 1,000 feet of an existing Medical Marijuana Facility.

~~((ln))~~ Parking lots and parking garages, including truck parking

~~((mo))~~ Low impact public and semi-public uses, including transit facilities and transportation improvements conforming to the City of Veneta Transportation System.

~~((np))~~ Interim agricultural cultivation on undeveloped land provided the spraying, dust, odors and other side effects of such uses do not interfere with the successful operations of adjacent land uses.

~~((pg))~~ Uses similar to the above permitted uses as provided by Section 2.05.

(3) Conditional Uses Permitted. In the LI zone, the following conditional uses are permitted subject to the provisions of Article 8. All uses must meet and continually comply with the Performance Standards of Section 4.08 (4). All permitted uses are subject to Site Plan Review provisions of Article 6.

(a) Open display, sales or storage outside exceeding 180 days.

(b) Caretaker or watch person dwelling on the premises of a non-residential use.

(c) ~~Interim use of stables provided the dust, odors, noise, and other side effects of such uses do not interfere with the successful operations of adjacent land uses.~~

~~((dc))~~ High impact transportation facilities such as heliports, helistops, and bus or train terminals.

~~((ed))~~ Transportation improvements not identified by the City of Veneta Transportation System Plan.

~~((fe))~~ Uses similar to the above conditional uses as provided by Section 2.05.

SECTION 4.10 MEDIUM INDUSTRIAL (MI)

In an MI zone, the following regulations shall apply:

- (1) Purpose. To allow industrial uses which cater to the more traditional sectors. These include secondary work products manufacturing and processing, other durable manufacturing enterprises.
- (2) Uses Permitted subject to Site Plan Review. In an MI zone, the following uses and accessory uses are permitted subject to Site Plan Review. All uses must meet and continually comply with the Performance Standards listed for the LI zone. Any uses specifically listed as only allowed in an MI zone (except item (a)) are not allowed in a LI zone.
 - (a) All uses permitted in the LI zone.
 - (b) Large scale manufacturing, wholesaling, compounding, assembling, and processing.
 - (c) Recycling facilities.
 - (d) Manufacturing, assembling, and/or storage of:
 - 1) Chemicals and chemical products
 - 2) Lumber, wood, and paper products
 - 3) Metal and metal alloy products
 - 4) Paints, varnishes, lacquers, enamels and allied products
 - 5) Concrete blocks, cinder blocks
 - 6) Septic tanks
 - (e) Animal-based food processing (slaughter houses not allowed)
 - (f) Transportation improvements identified by the City of Veneta Transportation System Plan.
 - (g) Uses similar to the above permitted uses as provided by Section 2.05.
- (3) Conditional Uses Permitted. In the MI zone, the following conditional uses are permitted subject to the provisions of Article 8. All uses must meet and continually comply with the Performance Standards of Section 4.08 (4), unless specifically exempted. All conditional uses are subject to Site Plan Review provisions of Article 6.
 - (a) Any of the above uses requiring relaxation of one or more of the performance standards.
 - (b) Open display, sales or storage outside exceeding 180 days.

- (c) Caretaker or watch person dwelling on the premises of a non-residential use.
- (d) ~~Interim use of stables provided the dust, odors, noise, and other side effects of such uses do not interfere with the successful operations of adjacent land uses.~~
- (ed) Transportation improvements not identified by the City of Veneta Transportation System Plan.
- (fe) Uses similar to the above conditional uses as provided by Section 2.05.

CONDITIONAL USES

Section 8.11 –Special Conditional Use Standards

- (11) Standards for multi-family in Single-Family Residential Zone. The Planning Commission may allow more than one dwelling on a legal lot if the proposed use meets the following standards:-
 - (a) Minimum legal lot size is 18,000 square feet.
 - (b) Existing lot is incapable of division to City standards.
 - (c) ~~Density does not exceed one dwelling unit per 6,000 square feet.~~
 - (c) Shall minimize detrimental impacts on neighboring properties, such as obstruction of views, limiting solar access, and intrusion on privacy. Planning Commission may impose conditions such as maximum height of structure, minimum setbacks, and required buffering in order to limit detrimental impacts.