

AGENDA
Veneta Planning Commission
TUESDAY – October 6, 2015 – 6:30 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. Approval of Minutes

- a. July 7, 2015 (pgs. 3-5)
- b. August 4, 2015 (pgs. 7-9)

4. Sproat Ranch Estates Partition - Lots 1 & 2 (M-1-15) (Postponed until November 3, 2015)

5. Request for Site Plan Approval, SR-3-15, Veneta Veterinary Hospital (begins on pg. 11)

6. Other

7. 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.

Minutes of the Veneta Planning Commission

July 7, 2015

Present: James Eagle Eye, Len Goodwin, Kevin Conlin, Calvin Kenney, Lily Rees

Others: Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Darci Henneman, City Recorder, and Linda Boothe

I. Review Agenda

James Eagle Eye opened the Veneta Planning Commission meeting at 7:01 p.m.

II. Public Comment

Linda Boothe, 25127 Hunter Rd., Veneta, OR

Ms. Boothe said she appreciates that the Commissioners are reviewing the Comprehensive Plan and looking at ways to promote economic dynamics in our community. She said in just over six months two hair dressers have closed their doors in Veneta. She said that makes many folks go to Eugene for those services. She thanked the Commissioners for doing all that they do.

III. Review Proposed Comprehensive Plan and Development Code Amendments

Bork said she needs feedback from the Commissioners regarding a few changes staff made and she would like to confirm those changes are correct prior to the public hearing next month. She reviewed the changes with the Commission, which have all been reviewed by legal counsel.

Len Goodwin suggested the first bullet should read “rural residential uses to continue” instead of “areas and”. . . . He said leaving it in might raise the question, when we do an application to convert urban density, are we converting an area or use? And if we’re converting only part of any area to an urban use, are we getting into some kind of conflict? He suggested striking “area and”.

Bork confirmed it will read “to add rural residential uses of land to continue”. She said she added the zoning designations for rezoning rural residential land when developed to urban densities. She said currently it can be rezoned to either single family or general residential. She said that is to allow flexibility in development because of the different uses. She said stormwater was added as an additional utility. The general findings after page 21, no. 1, 2, and 3, are updated to reference the current studies that we’re adopting (Economic Opportunity Analysis (EOA) and the Residential Buildable Lands Study). She said she also updated some outdated findings that related to old population projections that are no longer needed. Bork said policy no. 6 was added since all the work done is consistent with the EOA and Economic Development Strategy. She reviewed recommended language from those studies that she’d like to use in the Comp Plan updates.

Len Goodwin suggested using the word “broad” instead of “broader” in policy no. 6. He commended staff on a job well done.

Bork reviewed staff’s recommended changes to the Land Development ordinance. She said the changes will reflect the studies. In the Broadway/Commercial staff decided to leave retail more broad instead of listing all the allowed retail, which will read “retail establishments not exceeding 10,000 sq. ft.” However, she did leave the existing businesses in the Broadway/Commercial zone because they’re slightly different than retail. She said the Council just added medical marijuana as a use within all the Commercial/Industrial zones.

In response to a question from Len Goodwin, Bork said we need to address recreational marijuana as well. She said she hasn’t read if the state has specific restrictions on where they can locate.

Len Goodwin said we need policy direction from the Council before the Planning Commission makes any decisions.

Calvin Kenney said he read that the medical marijuana dispensaries will also dispense recreational marijuana. He said the article also indicated if cities allow the sale of recreational marijuana, they can tax sales up to 8%.

Bork said if they have the same siting standards as the medical marijuana dispensaries, there's no place for recreational dispensaries to establish other than the east end of Highway 126. She said the City Council passed a resolution to tax recreational marijuana sales at, she believes, 5%.

Bork said the changes in the Industrial/Commercial zone are based on Bob Parker's suggestion to increase the square footage but she suggested limiting it to 40,000 sq. ft. which is a reasonable building size or roughly the size of the Veneta BiMart.

There was a consensus of the Commission that limiting buildings to 40,000 sq. ft. in the Industrial/Commercial zone sounded good.

Bork suggested striking out language that requires uses to be entirely in an enclosed building. She said there have been some services wanting to locate in that area but they can't because they're not completely in an enclosed area. Also to allow personal or business services and eating and drinking establishments, excluding drive through facilities. She said Mr. Parker recommended moving forward with adding those businesses which is consistent with the EOA and the Economic Development Strategy. She said Stable use will also be removed from that zone.

Len Goodwin suggested moving forward with the public hearing.

Bork said the public hearing is scheduled for the August 4th meeting. She said she will send out a Measure 56 notice to residents in that area to notify them that a permitted use is being removed from that zone.

In response to a question from Len Goodwin, Bork said legal counsel is currently reviewing the findings.

IV. Other

Garbett said the Sproat partition on Jeans Rd. will likely be on the September agenda. She said this is a partition that was originally approved in 2007 but abandoned. She said the applicant wants to subdivide a large parcel with two lots within City limits and seven lots in the County.

In response to a question from Lily Rees, Garbett said the City Engineer worried about the site distance and the number of lots that are in Lane County. He recommended the applicant submit additional information, which she received today. She said she will send it on to Lane County as well.

In response to a question from Len Goodwin, Garbett said she sent out the referrals and is reviewing the previous staff report. She said there was a lot of discussion about conditioning the application from the City with the development in the County. She said the access is a private street, which raised some questions, and also if public improvements would be required on Jeans Rd.

Bork said at the time the City Engineer recommended a private street because it accessed two jurisdictions. She said she will ask the City Engineer to provide comment on that subject.

In response to a question from Len Goodwin, Bork said the City will not extend sewer to the county lots.

Garbett said she will talk with the City Engineer to confirm that City services will not be provided to lots outside City limits.

In response to a question from Calvin Kenney, Garbett said there is a nearby fire hydrant on Jeans Rd. so the City may require water to the City lots but not to the lots outside of City limits. She said once she sends the referrals out, she'll have more information.

Garbett said she has processed several tree permits for tree removal and staff has scheduled interviews for two intern positions, one of which will be a Regional Assistance for Rural Environments (R.A.R.E.) intern.

Bork said one intern will assist with the City's economic development and a PPPM student to assist with the hazard mitigation plan that Ingham and Chief Ney of Lane Fire Authority are working on with Lane County. She said Lane County received a grant and the consultant is working with small cities with hazard mitigation plans and Veneta is benefiting from that grant. She said the interns will be here by the fall.

Bork said the School District is underway with their permits.

In response to a question from Len Goodwin, Bork said Ingham didn't indicate to her the current status of the School District and Veneta Veterinary Clinic other than they are moving forward.

Bork said Hayden Homes is pulling permits but they won't be released until they have roads constructed. Lane Fire Authority isn't allowing any combustible materials without adequate street access.

In response to a question from Calvin Kenney, Bork said Hayden was allowed to build one house as their model home but that is the only one.

Bork said the Madrone developers continue to indicate they will submit their public improvements plans and that they're hopeful construction will start soon but staff hasn't seen any plans yet. She asked if the Commissioners had a chance to think about an earlier meeting start time or if they wanted to keep the meeting start time at 7:00 p.m.

Lily Rees said she's concerned that residents may not be able to make a 6:00 p.m. meeting.

After a brief discussion, it was the consensus of the Commission to change the Planning Commission meeting start time to 6:30 p.m. and see how it works for everyone.

V. Adjourn

Chair James Eagle Eye adjourned the Veneta Planning Commission at 7:37 p.m

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James Eagle Eye, Chairman

ATTEST:

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Darci Henneman, City Recorder

Minutes of the Veneta Planning Commission

August 4, 2015

Present: James Eagle Eye (arrived at 6:35 p.m.), Len Goodwin, Kevin Conlin, Calvin Kenney, Lily Rees

Others: Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Ric Ingham, City Administrator; and Darci Henneman, City Recorder

I. Review Agenda

Lily Rees opened the Veneta Planning Commission meeting at 6:35 p.m.

James Eagle Eye arrived immediately after Lily Rees opened the meeting.

James Eagle Eye continued reviewing the agenda.

II. Public Comment

None

III. Public Hearing: Adoption of Proposed Amendments to the Veneta Comprehensive Plan Ordinance No. 504 and Land Development Ordinance No. 493

1. Chair James Eagle Eye opened the Public Hearing at 6:36 p.m.

2. Staff Report

Bork briefly reviewed the staff report on the proposed amendments to the Veneta Comprehensive Plan and Land Development Ordinance and to make a recommendation regarding adoption of the proposed amendments to the City Council as well as adoption of the final order from the Planning Commission. The code amendments reflect the recently adopted Residential Buildable Lands Inventory (BLI) and Housing Needs Analysis and the Economic Opportunity Analysis. She said tonight's amendments were reviewed at the last meeting and since then legal counsel made three minor recommendations as follows: 1) Include a reference to all studies/data the City relies on for future land use decisions which will be adopted as appendices. She listed all the plans that would be effected by this recommendation.

2) Use less binding language in regards to infrastructure financing; for example Under III. PLAN ELEMENTS AND POLICIES E. UTILITIES legal counsel suggested removing "shall" or "will" and replace it with "plans to" or "chose to", etc.; and 3) change the language to read "allow rural residential land to continue . . ." and "or when water services are extended . . ." She said she believes it is the intent of the Planning Commission to always allow rural residential lands to continue regardless if sewer and water are extended or if at a time when urban uses occur. She said the last change is to specifically list professional, financial and business offices as permitted uses in Light Industrial (LI) zones. She said if we left those uses out of LI, they could never be included as a permitted use because those uses are list in other zones. Bork said staff provided public notice in the Fern Ridge Review and posted the public hearing at City Hall. She said staff also mailed a Measure 56 notice to LI property owners letting them know there will be a change in the zone by eliminating the interim Stable use, which is required whenever a land use is removed. She said the staff report included a final order that addresses all applicable statewide planning goals, applicable Comprehensive Plan goals and policies as well as the applicable land development policies.

3. Public Testimony

None

4. Questions from the Planning Commission

Calvin Kenney said regarding comment 3, he preferred the second option.

Lily Rees said she didn't like using "and even" in the second option. She suggested going with the first option although she didn't like using "require" instead of "allow".

Kevin Conlin agreed and said "allow" is more flexible than "require".

Bork said legal counsel recommended that we replace "allow" with "require" because of the word "until". She said it could read two ways, ". . . allow rural residential areas of land to continue until conversion to urban uses and densities occurs . . . ". Or "allow rural residential areas of land to continue even when water and sewer . . . ".

James Eagle Eye said the first option makes it sound like development is only allowed until services are available. He said in his opinion, we should allow development even after services become available.

Kevin Conlin said option no. 2 seems closer to what we need but he suggested striking the word "and" and just keep "even". He remembered some extensive discussion at the last meeting and he's not sure if the first option does what is needed. He wants to make sure we don't do more harm than good. He suggested it should read ". . . allow rural residential areas of land to continue until conversion to urban uses and densities occurs even when water and sewer services are extended".

James Eagle Eye said it doesn't sound right to him. He said what we're trying to say is we'll allow rural residential areas of land to continue after utilities are extended.

Bork said we could strike "until conversion to urban uses and densities occurs".

James Eagle Eye suggested "allow rural residential areas of land to continue even when water and sewer services are extended".

There was a consensus of the Planning Commission to use James Eagle Eye's suggested language listed above.

5. Chair James Eagle Eye closed the Public Hearing at 6:50 p.m.

6. Deliberation and Decision

MOTION: Lily Rees made a motion to adopt the Proposed Amendments to the Veneta Comprehensive Plan Ordinance No. 504 and Land Development Ordinance No. 493 to include the changes suggested. Kevin Conlin seconded the motion which passed with a vote of 5-0.

IV. Approval of Minutes

MOTION: Lily Rees Goodwin made a motion to approve the June 2, 2015. Kevin Conlin seconded the motion which passed with a vote of 5-0.

V. Other

Garbett said the Sproat partition may be on the September agenda which is a partition on Jeans Rd. with two lots within City limits and seven lots in Lane County. She said the partition was recently submitted to the County so it's still under review.

In response to a question from Lily Rees, Garbett said the County lots can only be accessed through the two City lots.

Ingham said the Council authorized staff to reconvene the Economic Development Committee. He said Mayor Larson will make the appointments in September and the Committee will reconvene in October.

Bork said the City received a Regional Assistance for Rural Environments (R.A.R.E.) intern to assist the City with the Economic Development Plan. She said this is a one year internship.

VI. Adjourn

Chair James Eagle Eye adjourned the Veneta Planning Commission at 7:20 p.m

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James Eagle Eye, Chairman

ATTEST:

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Darci Henneman, City Recorder

**VENETA PLANNING COMMISSION'S
STAFF REPORT**

Veneta Veterinary Hospital – Site Plan Review

Application Received: August 18, 2015
Additional Information Received: August 20, 2015
Application Complete: August 31, 2015
120 days from Completeness: December 29, 2015
Notice Mailed: August 31, 2015
Notice Posted: August 31, 2015
Staff Report Date: September 22, 2015

Prepared by: Lisa Garbett, Associate Planner

Referrals: Lane Branch, P.E., City Engineer (Branch Engineering)
Kyle Schauer, Public Works Director, City of Veneta
David Mortier, Veneta Building Official (The Building
Department, LLC)
Scott Johnson, Sanipac
Dean Chappell, Lane Fire Authority
Ron Dubbs, Emerald People's Utility District
Oregon Department of Transportation, Region 2
Randy Weston, Charter Communications
Richard Smith, Veneta Post Office
Daniel Ingram, Lane County Transportation Planning

Owner: ATR Land, LLC
PO Box 518
Creswell, OR 97426

Applicant: John L. Demers, Architect AIA

Location: East of Territorial Highway, north along Jeans Road

Assessor's Map Number: 17-05-31-20

Tax Lot Number: 01300

Plan Designation: Commercial (C)
\SDP - Specific Development Plan

Zoning Designation: Community Commercial (CC)
Specific Development Plan, Northeast Employment Center
Overlay Zone

REQUEST

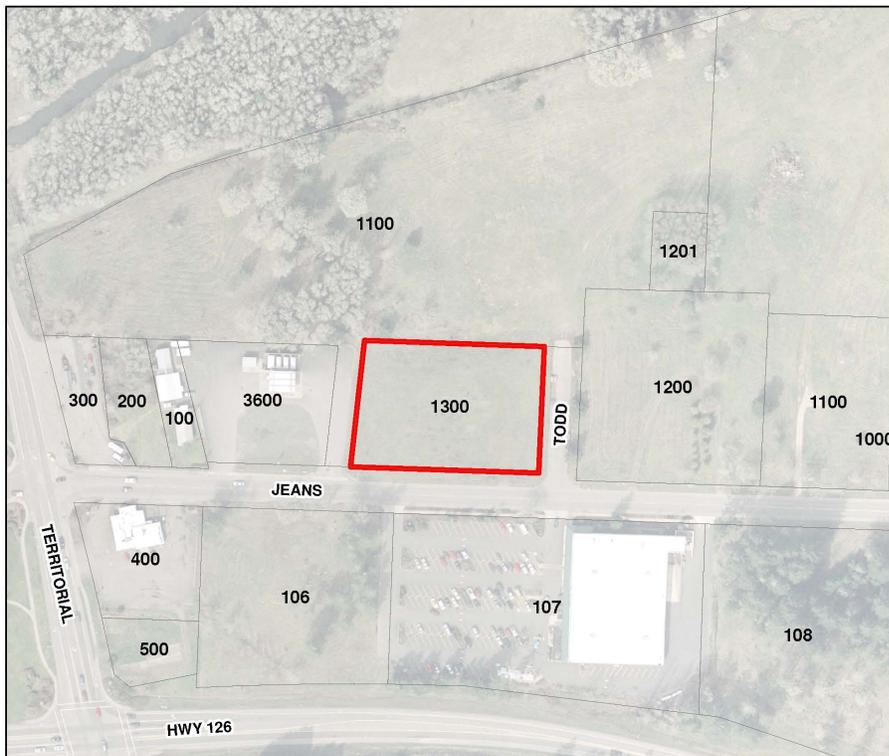
The request is for Site Plan Review of a proposed veterinary hospital for domestic animals (Veneta Veterinary Hospital) in accordance with Veneta Land Development Ordinance No. 493, Section 4.06 – Community Commercial, 4.15 – Specific Development Subzone (/SDP) and Article 6 – Site Plan Review.

PROPERTY CHARACTERISTICS

The subject property is vacant land with no existing structures and is comprised of one tax lot which is +/-1.32 acre or +/-57,499 square feet in area. The site abuts Jeans Road (a Major Collector per Veneta Transportation System Plan – Map 12) to the south and Todd Way (a Local Street per Veneta Transportation System Plan – Map 12).

To the north, east and west of the subject property is Community Commercial (CC) zoned property. A commercial vehicle gas station (Cardlock) exists immediately to the west and vacant land to the east. To the south is Industrial Commercial (IC) zoned property where Bi-Mart currently operates.

Below is a vicinity map of the subject site.



SUBMITTAL REQUIREMENTS

Site Plan Review (SR-3-15)

The applicant has submitted the required information in accordance with Veneta Land Development Ordinance 493, Section 6.03 - Required Information on Site Plan.

APPROVAL CRITERIA

Article 6 of the Veneta Land Development Ordinance No. 493 regulates Site Plan Review. The purpose of a site plan review is, *“to correlate the general ordinance requirements with the specific site conditions and proposed uses and changes of use through a comprehensive review process to assure that developments are in conformance with the applicable land use regulations of the Land Development Ordinance.”* Approval of a site plan review must comply with the approval criteria of Veneta Land Development Ordinance No. 493, Section 6.05 - Approval Criteria. In addition, the Community Commercial (CC) zone requires Site Plan Review approval for, *Medical, dental clinics or medical laboratories*” per Veneta Land Development Ordinance No. 493, Section 4.06(h). The Northeast Employment Center – Specific Development Plan overlay zone allows “all uses permitted under the base zoning districts” are also permitted in the subzone per Veneta Land Development Ordinance No. 493, Section 4.15(7)(a)2.

Veneta Land Development Ordinance No. 493, Section 6.06(5) states, *“As a result of an approved site plan, a final map shall be prepared and filed with the Building Official, including all required modifications and conditions. Once approved, the site plan submitted shall become the official plan. The applicant may be required to sign and record a Development Agreement in a form approved by the City Attorney against the property to assure compliance with ongoing conditions of approval. Building permits shall be issued only for plans which substantially conform to the official plan and all construction shall substantially conform to the official plan or a Certificate of Occupancy may be withheld until compliance.”* A condition of approval is included in the Proposed Final Order which requires a final site plan including all required modifications and a recorded development agreement to be submitted.

REFERRAL COMMENTS

Comments were received by the City Engineer (Branch Engineering, Inc.), Veneta Public Works Director, Lane County Public Works (Transportation Planning) and the Veneta Post Office. Comments are attached as Exhibits.

PUBLIC NOTICE

A notice was mailed to all property owners within 300-feet for the entire contiguous site and posted at the property on August 31, 2015 in accordance with Veneta Land Development Ordinance 493, Section 2.13 - Notice of Limited Land Use Actions.

PUBLIC COMMENT

No public comment has been received as of the date of this staff report.

ISSUES

The following issues have been raised concerning the proposal:

Proposed parking location

The applicant is proposing parking lot areas to the side and front of the building. Veneta Land Development Ordinance No. 493, Section 5.20(3)(c) requires parking for new commercial to be located at the side or rear of the building. A condition of approval is recommended to require the applicant to submit and receive approval of a revised site plan with all proposed parking lot areas to be located to the side or rear of the building in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(3)(c)- Off Street Parking Standards.

Proposed Building Elevation

The applicant provided building elevations for the proposed structure. The elevations do not meet the standard for openings (transparent windows, doors, etc.) covering not less than sixty percent (60%). A condition of approval is recommended to require the applicant to submit revised elevations plans depicting openings (transparent windows, doors, etc.) covering not less than sixty percent (60%) of such elevations in accordance with Veneta Land Development Ordinance No. 493, Section 4.06(8) – Building Orientation and Design.

Stormwater detention

The City Engineer has commented that it is unclear if the proposed rain garden for stormwater detention and treatment is large enough to meet the City's stormwater detention standard per the adopted 2008 City of Portland Stormwater Management Manual (PSWMM), Revision #4, August 1, 2008.

Alignment of access off of Jeans Road

There is an existing vehicle access on the south side of Jeans Road near the proposed west access and it is unclear if the accesses will align. Aligned accesses provide for safer turn movements and assist in aligning right of way. A condition of approval is recommended for the applicant to illustrate the western access along Jeans Road at Bi-Mart and align the proposed access off of Jeans Road with the existing access on the south side.

American with Disabilities Act (ADA) curb ramp at street intersection

The existing ADA ramp at the Todd Way and Jeans Road intersection appears to be out of compliance with current ADA standards. A condition of approval is recommended to require the applicant to re-build the curb ramp to meet current ADA standard.

STAFF RECOMMENDATION

Based on the findings for the Site Plan Review request stated in the Proposed Final Order (SR-3-15), staff recommends conditional approval of the Site Plan Review. The proposed conditions of approval are specified in the Proposed Final Order.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

- a. Approve the Site Plan with specified conditions of approval based on the findings in the Proposed Final Order.
- b. Modify the proposed findings or conditions of approval in the Proposed Final Order.
- c. Deny the Site Plan based on the Commission's findings.
- d. Continue deliberations on the Site Plan if more information is needed.

EXHIBITS

- A. Proposed Final Order
- B. Applicant's Submittal
- C. Veneta Public Works Director comments
- D. Veneta Engineer Technical Memorandum
- E. Lane County Public Works (Transportation) email
- F. Lane County Land Management email
- G. Veneta Post Office email
- H. Northeast Employment Center, Specific Development Plan, "Thomas Alternative"

**FINAL ORDER OF THE
VENETA PLANNING COMMISSION**

**Veneta Veterinary Hospital, Site Plan Review (SR-3-15),
Assessor's Map and Tax Lot No. 17-05-31-20-01300**

A. The Veneta Planning Commission finds the following:

1. The Veneta Planning Commission has reviewed all material relevant to the Site Plan Review (SR-3-15) which has been submitted by the applicant, staff, and the general public regarding this matter.
2. The Veneta Planning Commission held a meeting on October 6, 2015 to discuss the Site Plan application for Assessor Map and Tax Lot No. 17-05-31-20-01300 after giving the required notice to surrounding property owners in accordance with Section 2.13 of Veneta Land Development Ordinance No. 493.
3. The Veneta Planning Commission followed the required procedure and standards for approving site plans as required by Section 6.05 and 6.06 of Veneta Land Development Ordinance No. 493.

B. The Veneta Planning Commission approves with conditions the Veneta Veterinary Hospital, Site Plan (SR-3-15). The applicant shall comply with the following conditions of approval:

GENERAL CONDITIONS

- 1) All parking lot lighting shall comply with Veneta Municipal Code, Section 15.15 – Outdoor Lighting.
- 2) The applicant shall submit and receive approval of a Sign permit for any of the following instances: 1) Upon the erection of any new sign except signs specifically listed in Table 5.15 as signs not requiring a permit. 2) To make structural or electrical alteration to an existing sign, including a change in the size, shape, materials or location or 3) to replace a pre- existing sign in accordance with Veneta Land Development Ordinance 493, Section 5.15(8)(a).
- 3) The clear vision area at the corner of Jeans Road and Todd Way shall not contain any plantings, fences, walls or temporary or permanent obstruction exceeding 2 ½ feet in height, measured from the top of curb from the established street center line grade. Trees exceeding this height may be located in this area, provided all branches or foliage are removed to a height of eight (8) feet above grade per Veneta Land Development Ordinance No. 493, Section 5.03 - Clear Vision Areas.
- 4) The applicant shall maintain in a clean and weed free manner all on-site landscaping and screening in accordance with Veneta Land Development Ordinance No. 493, Section 5.12 – Landscaping.

- 5) All wooden materials shall be protected from rot, decay and insect infestation in compliance with Veneta Land Development Ordinance No. 493, Section 5.12(9)(b), Section 5.01(1) and Veneta Municipal Code, Chapter 8.05.090. Plants forming hedges shall be replaced within six (6) months after dying or becoming diseased to the point that the opacity required is not met.
- 6) All required parking spaces shall be available for the parking of operable motor vehicles for customers, patrons and employees and not used for storage of vehicles or materials or for the parking of trucks not used to conduct daily business.
- 7) Maintenance of off-street parking spaces are a continuing obligation of the property owner per Veneta Land Development Ordinance No. 493, Section 5.20(5).
- 8) Bicycle parking racks shall comply with the design standards of Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2.b. - Bicycle Parking/ Location & Design.

PRIOR TO CONSTRUCTION

- 9) Obtain required construction permits for any improvements within the public right-of-way (i.e. ADA curb ramp, sidewalks and planter strip) at Jeans Road and Todd Way. Construction permits shall be reviewed and signed off by the Public Works Director and/or the City Engineer in accordance with Veneta Municipal Code 12.050.020 - Permit Required.
- 10) The applicant shall submit and receive approval of a revised Site Plan per Veneta Land Development Ordinance No. 493, Section 6.06(5), consistent with all conditions of approval including:
 - (a) All parking shall be located to the side or rear of the proposed building in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(3)(c).
 - (b) Illustrate Bi-Mart's existing western access along Jeans Road and align proposed access off Jeans Road with the existing access in accordance with Veneta Land Development Ordinance Veneta Land Development Ordinance No. 493, Section 5.20(2)(e).
 - (c) The proposed driveway aprons shall clearly be illustrated as concrete dustpan driveways in accordance with ODOT standard details per the City Engineer.
- 11) The applicant shall submit and receive approval of a revised Elevations Plans per Veneta Land Development Ordinance NO. 493, Section 6.06(5), consistent with all conditions of approval including:
 - (a) Submit and receive approval of revised Elevations Plans (i.e. South Elevation and East Elevation) depicting openings (transparent windows, doors, etc.) covering not less than sixty percent (60%) of such elevations in accordance with Veneta Land Development Ordinance No. 493, Section 4.06(8) – Building Orientation and Design.

- 12) The applicant shall submit and receive approval of a revised Landscape Plan per Veneta Land Development Ordinance No. 493, Section 6.06(5), consistent with all conditions of approval including:
 - (a) Depict a minimum of 5,749 square feet of landscaped area in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(3)(b) – Minimum Landscaped Area.
 - (b) The type of plant materials proposed within the required 5-foot yard for off-street parking areas in accordance with Veneta Land Development Ordinance No. 493, Section 4.06(5)(d) and Section 5.12 – Landscaping.
 - (c) Ground cover plants sized and spaced to achieve 75% coverage of the area not covered by shrubs or tree canopy in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(5) – Minimum Percentage Ground Cover.
 - (d) The type of plant materials proposed within the stormwater detention and treatment area (rain garden) in accordance with the City of Veneta’s stormwater detention standard (PSWMM Revision #4, August 1, 2008) per Veneta Land Development Ordinance No. 493, Section 5.16 – Stormwater Detention and Treatment and the City Engineer.

PRIOR TO ISSUANCE OF BUILDING PERMIT

- 13) Submit and receive approval of a Final Site Plan addressing all conditions of approval in accordance with Veneta Land Development Ordinance No. 493, Section 6.06(5).
- 14) Stormwater calculations shall be submitted demonstrating the proposed stormwater system (rain garden) meets City of Veneta’s stormwater detention standard (PSWMM Revision #4, August 1, 2008) per Veneta Land Development Ordinance No. 493, Section 5.16 – Stormwater Detention and Treatment and the City Engineer.
- 15) The applicant shall plant street trees every 40-feet with groundcover or un-obstructing vegetation under story along Jeans Road and Todd Way in accordance with Veneta Land Development Ordinance No, 493, Section 4.15(7)(a)6 – Street Trees.
- 16) The applicant shall install curbs or bumpers in all proposed off-street parking spaces in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(d).
- 17) The proposed driveway aprons shall clearly be illustrated as concrete dustpan driveways in accordance with ODOT standard details per the City Engineer.
- 18) The applicant shall submit a signed and recorded Development Agreement per Veneta Land Development Ordinance No. 493, Section 6.06(5) stating:
 - All site areas and unused property shall be maintained in suitable ground cover and kept in a clean, weed-free manner.

- Landscaping, screening and maintenance are the continuing obligation of the property owner.
- Garbage collection areas, service facilities and air conditioning facilities located outside of the buildings shall maintain sight- obscuring screening. Any required sight-obscuring fence or walls must maintain at least seventy-five (75) percent opaque when viewed from any angle a point 25 feet away from the fence or wall. All wooden materials shall be protected from rot, decay and insect infestation in compliance with Article 5, Section 5.01(1) of the Veneta Land Development Ordinance No. 493 and Chapter 8.05.090 of the Veneta Municipal Code. Plants forming hedges shall be replaced within six (6) months after dying or becoming diseased to the point that the opacity required is not met.
- Within 1 year from the date of final approval of this site plan, the applicant will complete improvements as conditioned.
- Within 1 year from the date of final approval of this site plan, the applicant shall plant all required landscaping as outlined in an approved revised landscaping plan.
- All required parking spaces will be available for the parking of operable motor vehicles for customers, patrons and employees and not used for storage of vehicles or materials or for parking of trucks not used to conduct daily business.
- Maintenance of off-street parking spaces will be the continuing obligation of the property owner in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(5).

- 19) The applicant shall pay all System Development Charges (SDC's) applicable to the development at the time of building permit issuance.

PRIOR TO CERTIFICATE OF OCCUPANCY

- 20) The applicant shall complete improvements associated with the approved Site Plan/ Landscape Plan in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(2) - Landscaping.
- 21) Garbage collection areas, service facilities and air conditioning facilities located outside of the building shall have sight-obscuring screening (must maintain at least 75 percent opaque when viewed from any angle or point 25-feet from fence) in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(8) and 5.12(9) – Landscaping.
- 22) The applicant shall construct and plant the proposed stormwater detention and treatment area (proposed rain garden area) in accordance with the approved Final Site Plan and Final Landscape Plan and the adopted Portland Stormwater Management Manual, Revision #4, August 1, 2008 and accepted by the City Engineer per Veneta Land Development Ordinance No. 493, Section 5.12(10) and Section 5.16(1) – Stormwater Detention and Treatment.

- 23) The applicant shall construct improvements (i.e. ADA ramp, curb, gutter, sidewalks and street side planter strip) along Jeans Road and Todd Way in accordance with City of Veneta Public Works requirements. The existing ADA ramp at the Todd Way/ Jeans Road intersection appears to be out of compliance with current ADA standards. Rebuilding the existing ADA ramp at the Todd Way/ Jeans Road intersection curb ramp to meet current ADA standards is required with sidewalk construction per the City Engineer.
- 24) The applicant shall surface the driveway, parking lots and driveway approaches with two (2) inches of asphaltic concrete or six (6) inches Portland Cement concrete in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(a) - Off Street Parking Requirements. All grading and paving shall be in compliance with approved grading and drainage plans and the final site plan.
- 25) The applicant shall provide a minimum of two (2) bicycle parking spaces in a location proposed in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2. – Non-Residential Bicycle Parking.

C. IT IS HEREBY ORDERED THAT the City of Veneta Planning Commission approves with conditions the Site Plan Review for Veneta Veterinary Hospital, (SR-3-15) based on the information presented in the following findings of fact:

Site Plan Review, applicable criteria. Ordinance language is in *italics*. Findings are in **bold**.

Veneta Land Development Ordinance 493, Article 6 – Site Plan Review
SECTION 6.05 APPROVAL CRITERIA

(1) After an examination of the site and prior to approval of plans, the Planning Commission or Building and Planning Official must make the following findings:

(a) That all provisions of city ordinances are complied with.

The proposal is consistent with all applicable provisions of Veneta Land Development Ordinance No.493, based on the findings and conditions of approval addressed below.

(b) That traffic congestion is avoided; pedestrian, bicycle and vehicular safety are protected; and future street right-of-way is protected.

As conditioned, the proposal is consistent with this standard. The applicant provided a local trip generation study for veterinary clinics. The results indicate a peak hour trip rate of 2.81 trips/1,000 sq. ft. gross floor area should be applied to this project. According to the City Engineer, this yields a peak hour trip generation of approximately eighteen (18) trips for the proposed 6,536 square foot building (one-story), which is well below the threshold of 100 peak hour trips necessary to require a traffic study. In addition, there is an existing access on the south side of Jeans Road

near the proposed west access. It is unclear if the accesses will align. Aligned accesses provide for safer turn movements and assist in assigning right-of-way. Prior to final site plan approval, the applicant shall illustrate Bi-Mart's western access. The western site access shall align with the existing access across the street per the City Engineer.

(c) That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.

As conditioned, the proposal is consistent this standard. The applicant is proposing one light pole within the proposed parking area as shown on the submitted Site Plan (Sheet C1.1). Veneta Municipal Code, Chapter 15.15.050 - Shielding requires all nonexempt outdoor lighting fixtures to have shielding as required by the shielding requirements table. Parking lot lighting is considered, "Class II Lighting" which includes, "All outdoor lighting, other than Class I lighting and residential applications used for, but not limited to, illumination for walkways, roadways, equipment yards, parking areas, light outdoor security, and similar applications where color rendition is not important."

As a general condition of approval, the applicant shall submit and receive approval of a Sign permit for any of the following instances: 1) Upon the erection of any new sign except signs specifically listed in Table 5.15 as signs not requiring a permit, 2) To make structural or electrical alteration to an existing sign, including a change in the size, shape, materials or location or 3) to replace a pre-existing sign in accordance with Veneta Land Development Ordinance 493, Section 5.15(8)(a).

(d) That adequate water, sewer and utilities for the proposed use are available.

The proposal is consistent with this standard. The City Public Works Director has reviewed the proposal and indicated that water is already available to the site and sewer is available across the entire lot. Verbally, the Public Works Director expressed that an 8-inch sewer main exists at the site in Jeans Road and a 1 1/2" water main also exists at the site in Jeans Road.

(e) That drainageways are protected, existing drainage patterns are maintained and drainage facilities are provided in accordance with Section 5.16 of this ordinance.

As conditioned, the proposal is consistent with this standard. The City of Veneta's adopted stormwater manual is the 2008 City of Portland Stormwater Management Manual (SWMM). The proposal includes a rain garden for stormwater treatment. The Presumptive Approach was used to size the rain garden, which is an acceptable method. The City Engineer has commented that it appears the rain garden was sized adequately for stormwater treatment, but it is unclear if it is large enough to meet the City's stormwater detention standard. The rain garden will need to be sized to meet Veneta's stormwater detention standards, and be vegetated in accordance with the adopted Stormwater Manual.

Prior to building permit issuance, stormwater calculations shall be submitted demonstrating the proposed stormwater system meets City of Veneta’s stormwater detention standard per the City Engineer. Prior to occupancy, the rain garden shall be planted in accordance with the adopted 2008 Portland Stormwater Management Manual (SWMM). City of Portland’s Stormwater Management Manual requirements and the City Engineer.

(f) That the extent of emissions and potential nuisance characteristics are reasonably compatible with the land use district, adjacent land uses and the standards of all applicable regulatory agencies having jurisdiction.

The proposal is consistent with this standard. The extent of traffic, emissions, and potential nuisance characteristics are compatible with the Community Commercial zone requirements per Veneta Land Development Ordinance No. 493, Section 4.06 – Community Commercial and Veneta Land Development Ordinance No. 493, Section 4.15 – Specific Development Plan Subzone (SDP) as described below. There is potential for customers of the proposed veterinary hospital to walk or bicycle to the subject site which will limit potential emissions. Adjacent land uses include a commercial gas station to the west and vacant land to the east.

*Veneta Land Development Ordinance No. 493 ARTICLE 4 USE ZONES
SECTION 4.06 Community Commercial*

In a CC zone, the following regulations shall apply:

- (1) Purpose. To provide areas suitable and desirable for a wide range of small commercial and business facilities to serve the Fern Ridge community.*
- (2) Permitted Uses Subject to Site Plan Review. In a CC 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):*

(h) Medical, dental clinics or medical laboratories

The proposal is consistent with the purpose and permitted uses of the Community Commercial zone as medical clinics are permitted subject to site plan review. There are no existing structures on the subject site.

- (5) Yards. Except as provided in Articles 5, 6 and 8, in a CC zone, and as required below, there are no minimum yards:*

(a) Front yards abutting a residential zone (RR, SFR, and GR) shall be a minimum of twenty (20) feet.

This standard is not applicable. There are no residential zones abutting the subject site.

(b) Back and side yards abutting a residential zone (RR, SFR, and GR) shall be ten (10) feet.

This standard is not applicable. There are no residential zones abutting the subject site.

(c) Yards for off-street parking areas shall be a minimum of five (5) feet; additional yard area may be required under Articles 5, 6 or 8; e.g. for clear vision and compatibility with abutting uses. This standard does not apply to parking spaces in driveways for individual dwellings, except that driveways shall be designed so that parked vehicles do not encroach into the public right-of-way.

The proposal is consistent with this standard. Proposed yards for off-street parking as depicted on the submitted Site Plan are in excess of five (5) feet.

(d) Yards shall be landscaped pursuant to Section 5.12. Up to eighty percent (80%) of the required yard may consist of hardscape features, subject to Site Plan Review.

As conditioned, the proposal is consistent with this standard. The applicant has submitted a Proposed Landscape Plan (Sheet L1.1) which depicts “reconstructed existing non-invasive landscaping” within the required 5-foot yard from off-street parking areas. It is unclear from the submitted Landscape Plan what type of landscaping is proposed within the required 5-foot yard for off-street parking.

Prior to final site plan approval, the applicant shall submit and receive approval of a Final Landscape Plan showing the type of plant materials within the required 5-foot yard for off-street parking areas in accordance with Veneta Land Development Ordinance No. 493, Section 4.06(5)(d) and Section 5.12 – Landscaping.

(e) See Section 5.09 for additional setbacks on designated streets.

This standard is not applicable. The site does not have frontage along any of the designated streets listed under VLDO Section 5.09.

(6) Lot Coverage. In the CC zone, the maximum allowable lot coverage by buildings is seventy percent (70%). Up to eighty percent (80%) coverage may be approved for mixed use developments incorporating residential and commercial uses. All lot areas not covered by development shall be landscaped pursuant to Section 5.12.

The proposal is consistent with this standard. The site is an approximate 1.32 acre or +/-57,499 square feet in size. Seventy percent (70%) of the site is equal to +/- 40,249 square feet. The proposal includes a new 6,536 square foot building which is consistent with Veneta Land Development Ordinance No. 493, Section 4.06(8) – Lot Coverage.

(7) Building Height. Except as provided in Articles 5, 6 and 8, in a CC zone, the maximum building height is forty-five (45) feet; up to fifty-five (55) feet in height allowed for mixed-use buildings that contain dwellings at a minimum density of twenty (20) units per acre; dwellings must be located above a ground floor commercial space that has a floor-to-ceiling height of at least fourteen (14) feet.

The proposal is consistent with this standard. According to the submitted plans, specifically, Sheet A2.2, the structure is proposed to be a maximum 26-feet in accordance with Veneta Land Development Ordinance No. 493, Section 4.06(7) – Building Height.

(8) Building Orientation and Design. All development, including new structures and exterior remodels to existing structures or developments, shall comply with the design standards in Section 5.13.

As conditioned, the proposal is consistent with this standard. the proposed floor plan and south elevation (Sheet A1.2 and A2.2) does not comply with Veneta Land Development Ordinance No. 493, Section 5.13(2)(i) which states, “All commercial building elevations in the RC, BC and CC zones facing a street, plaza, or other public or quasi-public space shall have openings (transparent windows, doors, balconies, etc.) covering not less than sixty percent (60%) of such elevations. Windows shall be sized/proportioned, shaped, placed/spaced, and trimmed consistent with the building’s overall architecture; and meet the intent, which is to provide visual interest from the outside of a building and natural surveillance from the inside, at a pedestrian level. Exception: Where a building faces more than one street, as on a corner, the above standard applies only on the elevation facing the primary street (i.e., Broadway, Territorial, or an internal driveway designed to substitute for a street). The standard is reduced by one-half for an elevation facing a secondary street.”

According to Sheet A1.2 and A2.2; sixty percent (60%) of the south elevation (which faces Jeans Road, a major collector) is equal to +/-441 square feet. The applicant is proposing +/-/-137.25 square feet of ‘openings’ (i.e. windows and doors) along the south elevation. Prior to final site plan approval, the applicant shall submit revised elevations plans depicting openings (transparent windows, doors, etc.) covering not less than sixty percent (60%) of such elevations in accordance with Veneta Land Development Ordinance No. 493, Section 4.06(8) – Building Orientation and Design.

(9) Pedestrian Access. A sidewalk shall provide safe, convenient pedestrian access from the street to the primary building entrance. If the sidewalk

must cross a parking lot or driveway, it shall be paved, raised and/or marked in a manner that calls attention to the sidewalk.

The proposal is consistent with this standard. The sidewalk along Jeans Road is proposed to connect to a new sidewalk which leads to the building entrance. The proposed sidewalk will cross the proposed parking area in the southeast area of the site. The applicant is proposing to mark the crossing with paint in accordance with Veneta Land Development Ordinance No. 493, Section 4.06(9) – Pedestrian Access.

(10) For additional requirements see Article 5 – Supplementary Provisions.

As conditioned below under Sections 5.03, Sections 5.12 through Section 5.16, Section 5.20, Section 5.22 and Section 5.28, the proposal is consistent with this standard.

Veneta Land Development Ordinance No. 493 ARTICLE 5 SUPPLEMENTARY PROVISIONS

SECTION 5.03 CLEAR VISIONS AREAS

In all zones except the BC zone a clear vision area shall be maintained on the corners of all property at the intersections of two (2) streets, a street-alley or street-railroad.

(1) Corner lots shall maintain a triangular area at street intersections, railroad- street intersections alley-street intersections, and flag lot-street intersections for safety vision purposes. Two (2) sides of the triangular area shall be exterior property lines, 20 feet in length at street intersections and fifteen (15) feet leg lengths at alley-street intersections and flag lot-street intersections. When the angle of the portion of the intersection between streets is less than 30 degrees, the visual distance shall be 20 feet along the property line from the point of intersection. The third side of the triangle shall be an interior line connecting the two (2) exterior sides.

As conditioned below, the proposal is consistent with this standard.

(2) A clear vision area shall contain no plantings, driveways, fences, walls, structures or temporary or permanent obstruction exceeding 2 ½ feet in height, measured from the top of the curb or where no curb exists, from the established street center line grade. Trees exceeding this height may be located in this area, provided all branches or foliage are removed to a height of eight (8) feet above grade.

As conditioned, the proposal is consistent with this standard. The applicant is proposing to plant street trees at the corner of Todd Way and Jeans Road within the clear vision area. The clear vision area at the corner of Jeans Road and Todd Way shall not contain any plantings, fences, walls or temporary or permanent obstruction exceeding 2 ½ feet in height, measured from the top of curb from the established street center line grade. Trees exceeding this height may be located in this area, provided all branches or foliage are removed to a height of eight (8) feet

above grade per Veneta Land Development Ordinance No. 493, Section 5.03 - Clear Vision Areas.

SECTION 5.15 – SIGNS

(8) Sign Permits.

(a) A sign permit is required in each of the following instances.

- 1. Upon erection of any new sign except signs specifically listed in Table 5.15 as signs not requiring a permit.*
- 2. To make structural or electrical alteration to an existing signs, including a change in the size, shape, materials or location.*
- 3. To replace a pre-existing sign.*

As conditioned, the proposal is consistent with this standard. As a general condition of approval, the applicant shall submit and receive approval of a Sign permit for any of the following instances: 1) Upon the erection of any new sign except signs specifically listed in Table 5.15 as signs not requiring a permit. 2) To make structural or electrical alteration to an existing sign, including a change in the size, shape, materials or location or 3) to replace a pre- existing sign in accordance with Veneta Land Development Ordinance 493, Section 5.15(8)(a) – Sign Permits.

SECTION 5.24 – ACCESS MANAGEMENT

- 1. Properties that only front on collector or arterial streets are encouraged to share an access with neighboring properties. The decision making body may require a combined access for two or more developments and shared driveways between developments, including land divisions, where access spacing standards cannot otherwise be met.*

The proposal is consistent with this standard. The subject site fronts on a major collector, Jeans Road. The applicant is proposing one access point off of Jeans Road and a second access point from Todd Way as shown on the proposed Site Plan. The City Engineer has commented that there is an existing access on the south side of Jeans Road near the proposed west access. It is unclear if the accesses will align. Aligned accesses provide for safer turn movements and assist in assigning right of way. Prior to final site plan approval, the applicant shall illustrate Bi-Mart’s western access and the west site access shall align with the existing access across the street per the City Engineer.

*Veneta Land Development Ordinance No. 493 ARTICLE 4 USE ZONES
SECTION 4.15 Specific Development Plan Subzone (/SDP)*

SECTION 4.15(7) – SPECIFIC DEVELOPMENT PLAN STANDARDS.

Standards for specific development plans are listed below. The standards shall be utilized in conjunction with the specific development plan adopted as an exhibit to the “/SDP” subzone. This section will be amended as new specific development plans are adopted.

(a) *Northeast Employment Center*

2. Permitted Uses and Conditional Uses. *All uses permitted under the base zoning districts are also permitted in the “/SDP” subzone. Other uses are allowed only in the area designated as the Northeast Employment Center on the zoning map as follows:*

b. In the I/C zone and CC zone, retail stores or shops limited to 60,000 square feet in one building.

3. Streets and Pedestrian Path Standards. *Streets and paths shall be designated in compliance with the Circulation Plan and street sections.*

The proposal is consistent with this standard. The proposed circulation on the site conforms with the “Thomas Alternative”, Northeast Employment Center Specific Development Plan which shows one driveway access from the site onto Jeans Road.

4. Setbacks. *The following setbacks are shown on the Plan and supersede conflicting setback requirements elsewhere in ordinance.*

a. East end landscape buffer: 30’ setback, twenty (20)’ landscaping consisting of evergreen plants forming a continuous hedge or treed buffer reaching a height of at least 8’ within 3 years of establishment. All plants must be watered with automatic irrigation systems until established.

b. Highway 126 tree preservation setback: thirty (30) foot building setback, twenty (20) foot tree preservation area in which trees greater than eight (8) inch diameter at four (4) foot from the ground will be preserved unless deemed to be impracticable. Cleared "windows" no greater than 100 foot in length are allowed. "Windows" shall be spaced to provide at least 300 foot of tree canopy between "windows" unless exempted as part of site review

This standard is not applicable. This standard applies to lots which are at the east end of the Northeast Employment Center.

5. Signage. *Monument signs for Employment Center at the intersection of Hope Lane and Highway 126 allowed in addition to other signage allowed in the Highway 126 Corridor District. Monument signs for Employment Center at intersections of Jeans Road and Hope Lane allowed in addition to other signage allowed in the Business District.*

This standard is not applicable. The subject site is not near the location of planned monument signs.

6. *Street Trees.* Deciduous street trees (minimum two (2) inch diameter at time of installation) shall be planted every 40 foot (or the equivalent number for each property) with ground cover or unobstructing vegetation as under story.

As conditioned, the proposal is consistent with this standard. The Proposed Landscape Plan dated August 14, 2015 includes proposed street trees (Summit Ash) and ground cover (Rubus) along Jeans Road and Todd Way, forty (40) feet on center. Prior to building permit approval, the applicant shall plant street trees every 40-feet with groundcover or unobstructing vegetation under story along Jeans Road and Toddy Way in accordance with Veneta Land Development Ordinance No, 493, Section 4.15(7)(a)6 – Street Trees.

7. *Design Theme for Improvements.* As part of site review, Building and Planning Official or Planning Commission must approve plan for public improvements and site amenities to ensure they establish or support a design theme throughout the area. Relevant public improvements and amenities include signage, pedestrian crosswalks, lighting, transit stops, landscaping in public right-of-way, and on-street parking.

As conditioned, the proposal is consistent with this standard. Public improvement plans responding to the required conditions of approval will be required prior to development.

8. *Parking Area Landscaping.* A minimum of one shade tree per sixteen (16) parking spaces shall be provided in planter islands distributed throughout the lot. A maximum of twenty (20) spaces shall be allowed between planter islands.

The proposal is consistent with this standard. The Proposed Landscape Plan includes planter islands distributed throughout the parking lot with a minimum of one shade tree per sixteen (16) parking space in accordance with Veneta Land Development Ordinance No. 493, Section 4.15(7)(a)8. – Parking Area Landscaping. Specifically, the applicant is proposing five (5) shade trees distributed throughout the proposed parking lot which includes thirty-nine (39) proposed parking spaces.

9. *Building Facades.* The following design standards shall apply:
a. Commercial and industrial front building facades must not extend for more than 300 feet without a pedestrian connection between or through the building.

This standard is not applicable. The proposed front building façade is an approximate ninety-two (92) feet.

- b. Commercial and industrial buildings facing a public street shall have no more than 100 feet without providing variation in building material or articulation.

The proposal is consistent with this standard. The Proposal Elevation Plans (Sheet A2.2) provides variation in building articulation including a varying roof line height.

10. Cross Connections. Development sites shall be designed to allow for internal connections between parking lot drive aisles and between abutting developments without requiring access to a public street.

The proposal is consistent with this standard. The proposal does include vehicular access to Todd Way and Jeans Road. The proposal also includes proposed sidewalks along Jeans Road and Todd Way. The Northeast Employment Center/ Specific Development Plan, Thomas Alternative concept plan includes future pedestrian pathway locations primarily through open space area that are not located near the subject site. New sidewalks along Jeans Road and Todd Way will create pedestrian connections to abutting developments. The only adjoining site that an internal connection could be made to is the Cardlock/ Commercial gas station that exists to the west of the site. To the east of the site is Todd Way. The proposed sidewalks along Todd Way and Jeans Road will create sufficient pedestrian access to abutting developments.

11. Exterior lighting. All exterior lighting shall be shielded and reflected downward to minimize glare on adjacent parcels, other land uses, and street right-of-ways.

Veneta Municipal Code, Chapter 15.15.100 Special uses.

(2) Outdoor Display Lots. Any light source permitted by this chapter may be used for lighting of outdoor display lots such as, but not limited to, automobile sales or rentals, recreational vehicle sales, or building material sales, provided all of the following conditions are met:

(a) Lighting for parking lots and other areas surrounding the display lot shall comply with VMC 15.15.050.

As conditioned, the proposal is consistent with this standard. The proposed Site Plan indicates a proposed parking lot light pole within the parking lot (near the southwest corner of the building). Prior to building permit approval, all proposed parking lot lighting poles shall be approved in conformance with VMC 15.15.050 – Shielding.

12. Transportation Impacts. Prior to the City granting site plan approval or any other type of construction approval within the Northeast Employment Center, a Transportation Impact Study shall be conducted, if deemed necessary by the City's Building and Planning Official. The study shall identify traffic impact and needed mitigation measures to the impacted street intersections, and shall describe the location, type and thresholds (vehicle trips) for street improvements necessary to mitigate identified traffic impacts. The study assumptions, which shall be established on a

case-by-case basis upon submittal of the application, shall meet all requirements of the City and ODOT. The study shall include a funding mechanism, approved by the City, to assure that adequate funding is available to pay the developer's proportional share of the state, county and city street improvements, as identified in the traffic impact study. Possible mechanisms may include:

City adopted of transportation impact fees:

A development agreement encompassing the funding mechanism set forth in the applicant's Transportation Impact Study must be entered into between the City and the developer that will run with the land; Some combination of the above.

This standard is not applicable. The applicant does not meet the threshold (generating more than 100 vehicle trips during the a.m. or p.m. peak hour) to require a Traffic Impact Analysis. As a general note, Resolution 1166 (Resolution providing for the temporary reduction of transportation system development charges for nonresidential development) was passed in March of 2015. The temporary reduction expires on September 30, 2016. System Development Charges are typically due at the time of building permit approval.

SECTION 5.12 LANDSCAPING

All yards and parking areas shall be landscaped in accordance with the following requirements:

(1) Provisions for landscaping, screening and maintenance are a continuing obligation of the property owner and such areas shall be maintained in a clean, weed free manner.

As conditioned, the proposal is consistent with this standard. As a general condition of approval, the applicant shall maintain in a clean and weed free manner all on-site landscaping and screening in accordance with Veneta Land Development Ordinance No. 493, Section 5.12 – Landscaping.

(2) Site plans indicating landscape improvements shall be included with the plans submitted to the Building and Planning Official or Planning Commission for approval. Issuance of a Building permit includes these required improvements which shall be completed before issuance of a Certificate of Occupancy.

As conditioned, the proposal is consistent with the provisions of this section. The applicant has submitted the necessary Site Plan and Landscape Plan for consideration by the Planning Commission. Prior to certificate of occupancy, the applicant shall complete improvements associated with the approved Site Plan/ Landscape Plan in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(2) - Landscaping.

(3) *Minimum Landscaped Area. The minimum percentage of required landscaping is as follows:*

(b) *Community Commercial and Broadway Commercial Zones. 10 percent of the site.*

As conditioned, the proposal is consistent with this standard. Ten (10) percent of the site equals to an approximate +/-5,749 square feet. It appears from the submitted Landscape Plan (Sheet L1.1), the applicant is proposing more than 20,000 square feet (or 35%) of landscaping including; stormwater swale plantings and parking lot landscape areas. However, the Landscape Plan indicates large areas of “reconstructed existing non-invasive landscape area” and it unclear what plant material is proposed in those areas given there is generally no existing landscaping at the subject site. Prior to construction, the applicant shall submit and receive approval of a Final Landscape Plan depicting a minimum of 5,749 square feet of landscaped area in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(3)(b) – Minimum Landscaped Area.

(4) *Minimum number of trees and shrubs acceptable per 1,000 square feet of landscaped area:*

a. *One tree, minimum 2” caliper.*

b. *Four 5-gallon shrubs or accent plants.*

The proposal is consistent with this standard. The applicant is required to provide five (5) site trees (min. 2”caliper) and twenty (20) 5-gallon shrubs or accent plants per Veneta Land Development Ordinance No. 493, Section 5.12(4). The applicant is proposing five (5) site trees and twenty-two (22) 5-gallon shrubs (Oregon Grape) which meets the requirement.

(5) *Minimum percentage Ground Cover. All landscaped area, whether or not required, that is not planted with trees and shrubs, or covered with non-plant material (subsections (6)(f) & (g), below), shall have ground cover plants that are sized and spaced to achieve 75 percent coverage of the area not covered by shrubs and tree canopy.*

As conditioned, the proposal is consistent with this standard. Prior to construction, a revised Landscape Plan shall be submitted and approved by the city that is consistent with the Veneta Land Development Ordinance No. 493, Section 5.12(5), including ground cover plants that are sized and spaced to achieve seventy-five (75) percent coverage of the area not covered by shrubs and tree canopy.

(6) *Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features, as described below. “Coverage” is based on the projected size of the plants at maturity, i.e. typically three (3) or more years after planting.*

The proposal is consistent with this standard as conditioned above.

(7) Multiple-family sites and parking lots shall be screened from abutting single-family land uses by a combination of sight-obscuring fences, walls and landscaping adequate to provide privacy and separation for the abutting land use.

This standard is not applicable as the subject site does not abut any single-family land uses.

(8) Garbage collection areas, service facilities and air conditioning facilities located outside the building shall have sight-obscuring screening. Mechanical equipment, lights, emissions, shipping/receiving areas, and garbage collection areas for industrial, commercial, and public facility uses shall be located away from residential areas, schools, and parks.

As conditioned, the proposal is consistent with this standard. The applicant is proposing the garbage collection area to be to the northwest corner of the building and within the parking lots as shown on the revised Site Plan (Sheet C1.1R). Prior to certificate of occupancy, garbage collection areas, service facilities and air conditioning facilities located outside of the building shall have sight-obscuring screening (must maintain at least 75 percent opaque when viewed from any angle or point 25-feet from fence) in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(8) - Landscaping.

(9) When a sight-obscuring fence, wall, or hedge is required under the provisions of this ordinance, it must meet the following provisions:

(a) In order to be "sight-obscuring", fences and walls must be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence or wall. Hedges must be of an evergreen species which will meet and maintain year-round the same standard within three (3) years of planting. Creative use of deciduous hedge materials may be proposed to provide screening in conjunction with wider planting areas. Deciduous hedges may be approved on a case by case basis as the sole discretion of the Planning Official.

As conditioned, the proposal is consistent with this standard. Prior to Certificate of Occupancy, the applicant shall install sight-obscuring fences at garbage collection areas and air conditioning facilities in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(9)(a).

(b) Fences and walls must be maintained in a safe condition and opacity must be maintained. Wooden materials shall be protected from rot, decay and insect infestation. Plants forming hedges must be replaced within six (6) months after dying or becoming diseased to the point that the opacity required is not met.

As conditioned, the proposal is consistent with this standard. As a general condition of approval, all wooden materials shall be protected from rot, decay and insect infestation in compliance with Veneta Land Development Ordinance No.

493, Section 5.12(9)(b), Section 5.01(1) and Veneta Municipal Code, Chapter 8.05.090. Plants forming hedges shall be replaced within six (6) months after dying or becoming diseased to the point that the opacity required is not met.

(10) When adjacent land uses are of a different type and the proposed use may impact the adjacent land uses, the Building and Planning Official or Planning Commission may require sight-obscuring fencing, walls, and/or landscaping. In order to provide appropriate buffering and screening, the Building and Planning Official or Planning Commission may increase the required yard dimension.

This standard is not applicable. The adjacent land uses are not of a different type.

(11) All stormwater facilities shall be landscaped according to City standards.

As conditioned, the proposal is consistent with this standard. The proposed site plan includes a rain garden for stormwater treatment. Prior to certificate of occupancy, the rain garden shall be planted in accordance with the adopted Portland Stormwater Management Manual and accepted by the City Engineer per Veneta Land Development Ordinance No. 493, Section 5.12(10).

SECTION 5.13 – COMMERCIAL AND MIXED USE DESIGN STANDARDS

(2) Standards.

This section provides minimum standards for site and building design in the RC, BC and CC zones. The standards are administered through Site Plan Review under Article 6. Graphics labeled “RC,” “BC,” and “CC” respectively, apply to the RC, BC, and CC zones. The graphics serve as references only; they are conceptual and are not intended to prescribe a particular architectural style. Examples of compliant development, and guidelines for adjustments, are contained in subsection 5.13 (3).

(a) New commercial and mixed use buildings in the BC or RC zone shall have their primary entrances facing and within twenty (20) feet of a street right-of-way; except the standard does not apply to: individual residential units in a mixed-use building; buildings where the primary entrance orients to a pedestrian plaza between a building entrance and street right-of-way; or where additional setback is required under other code provisions (e.g., clear vision areas).

This standard is not applicable. The subject site is located in the CC zone.

(b) Commercial, mixed-use, and public buildings on corner lots along West Broadway Avenue shall have their primary entrances oriented to the street corner; or where corner entrance placement is not practical due to internal building functions, existing conditions of the site, or other relevant circumstances unique to the proposed use, the decision making body may approve an alternative design without requiring approval of a separate adjustment. In such case, the

building corner shall be chamfered or have other architectural detailing that appropriately emphasizes the corner location.

This standard is not applicable. The subject site is not located along West Broadway.

- (c) Building entrances shall incorporate pedestrian shelters (e.g., recessed entrance, porch, stoop, eave overhang, or similar feature) that provide adequate weather protection (e.g., shelter from rain over a portion of the sidewalk); individual pedestrian shelters shall be at least forty-eight (48) inches in width and thirty-six (36) inches in depth.*

The proposal is consistent with this standard. The applicant provided Proposed Elevation Plans that include a 10-foot x 20-foot overhang (at the entrance of the building). See Sheet A2.2 for detail.

- (d) The design of multi-story commercial and mixed-use buildings shall clearly define the building's base, middle and top (see figure 5.13(a) below). This may be accomplished with changes in materials, placement of windows, porches, canopies, dormers, eaves, bellyband, cornice, parapet or similar features, with appropriate detailing such as changes in patterns, and/or textures on exterior elevations. The design of single story buildings need not separately define the building base and middle but the top of the building shall be defined and distinguished from the rest of the building, for example, with eaves, parapet, cornice, or similar detailing. Figure 5.13(a).*

This standard is not applicable. The proposed structure is one story.

- (e) Designs for buildings longer than fifty (50) feet shall incorporate varying roof lines, such as gables, sheds or dormers on pitched roofs, and stepped parapets, cornices or similar features on flat roofs, to break down the elevation into smaller modules and to reduce the perceived scale of the building.*

This standard is not applicable. The proposed building is longer than 50-feet and incorporates gables and varying roof lines.

- (f) Building height shall transition from taller buildings to adjacent shorter buildings. For buildings sharing a common wall, this standard is met when the height of the taller building does not exceed the height of the shorter building by more than ten feet (10 ft) within a horizontal distance of ten feet (10 ft) from where the two buildings share a common wall. Beyond the ten-foot area, the taller building may increase in height one foot (1 ft) for every one foot (1 ft) of additional distance separating the two buildings. For example, at a distance of twelve feet (12 ft) from the common wall, the taller building may be twelve feet (12 ft) taller than the abutting building.*

The proposal is consistent with this standard. According to the applicant's submittal (Sheet A2.2), there is a 4-foot height variation of the proposed building for a distance of six (6) horizontal feet.

- (g) *Roof-mounted equipment shall be screened so that it is not visible, or is visually subordinate to the primary roof form, as viewed from adjacent public ways. Solar panels and mini-wind turbines may project beyond roof elevations when approved through Site Plan Review. See also, Section 5.10 Exceptions to Building Height Limitations.*

The proposal is consistent with this standard. The applicant proposed building height of 26-feet complies with the maximum building height for the zone. As an information item, building permit approval may be required at a later date for any future roof mounted equipment.

- (h) *Building elevations facing a street, plaza, or similar public or quasi-public space shall be broken down into smaller planes to promote pedestrian scale and compatibility with adjacent uses. Building planes shall not exceed 500 square feet of uninterrupted surface area in the RC, CC, and/or BC zones. A break in plane is an offset, projection or recess of at least one (1) foot in depth over a width of at least four (4) feet of horizontal distance. Such breaks shall occur at least once every 30 lineal feet of a building's street-facing elevation(s). A break may occur in one or more of the following ways, as appropriate to the overall composition and design of the building: offsets, projections, overhangs; bays, arcades, alcoves; entries, balconies, porches, window reveals; dormers, towers, cupolas; pergolas, arbors or similar planter boxes integrated into a building elevation; belt course, eaves, pillars, posts, and base materials; or similar features and detailing that contribute to the building's overall composition (see figure 5.13(b) below). Figure 5.13(b)*

The proposal is consistent with this standard. The proposed building plane facing the street (Jeans Road) is +/-98-feet in length with a break in plane occurring every +/-12 to 26 feet according to the submitted elevation plans (Sheet A2.2). The applicant proposed building height of 26-feet complies with the maximum building height for the zone.

- (i) *All commercial building elevations in the RC, BC, and CC zones facing a street, plaza, or other public or quasi-public space shall have openings (transparent windows, doors, balconies, etc.) covering not less than sixty percent (60%) percent of such elevations. Windows shall be sized/proportioned, shaped, placed/spaced, and trimmed consistent with the building's overall architecture; and meet the intent, which is to provide visual interest from the outside of a building and natural surveillance from the inside, at a pedestrian level. Exception: Where a building faces more than one street, as on a corner, the above standard applies only on the elevation facing the primary street (i.e., Broadway, Territorial, or an internal driveway designed to substitute for a*

street). The standard is reduced by one-half for an elevation facing a secondary street.

The proposal is consistent with this standard. The submitted South Elevation and East Elevation (Sheet A2.2) which faces Jeans Road and Todd Way, depicts openings (transparent windows, doors, etc.) covering less than sixty percent (60%) of the elevation. Prior to construction, the applicant shall submit and receive approval of revised elevations plans (i.e. South Elevation and East Elevation) depicting openings (transparent windows, doors, etc.) covering not less than sixty percent (60%) of such elevations in accordance with Veneta Land Development Ordinance No. 493, Section 4.06(8) – Building Orientation and Design.

(j) In the RC, BC and CC zones, a weather-protection canopy, awning, overhang, eave, or similar feature with a depth of not less than four (4) feet shall extend across at least seventy-five percent (75%) of all building elevations that are adjacent to a sidewalk, outdoor seating area, walkway, plaza or similar pedestrian space, as determined by the Building and Planning Official. The pedestrian shelter must be placed at a height that achieves the intended purpose of providing weather protection, summer shade and shelter from the rain (see figure 5.13(c) below). Figure 5.13(c)

This standard is not applicable. The proposed structure is not immediately adjacent to the future sidewalk along Jeans Road or outdoor seating area or plaza. However, the applicant is proposing a covered entry way (20-feet by 9-feet) that will provide shelter as you enter the building.

(k) Primary exterior materials shall be consistent with the overall design composition and intent of a building design. Materials shall consist of durable wood, composites (e.g., concrete fiber-board or similar materials that has a wood appearance), brick, split-face or rusticated concrete block (must be tinted), natural stone, or materials of similar appearance and durability. Vinyl or metal may be used on the exterior, but may not be used as the primary cladding material. Where metal is used, it shall be non-reflective split seam or similar metal. Metal may also be used for exterior detailing (e.g. wainscoting, flashing, brackets, etc.) and for renewable energy, energy efficiency, or water conservation systems (e.g., solar panels and cells, mini-wind turbines, rainwater harvesting, etc.), subject to Site Plan Review.

The proposal is consistent with this standard. The applicant's submittal (Sheet A2.2) depicts elevations with horizontal lap hardi-plank siding in a 'Forest Green' color.

(l) Where new off-street parking is to be provided in the RC and BC zones, it shall not be located between a buildings' primary entrance and any street (see figure 5.13(d) below). Figure 5.13(d).

This standard is not applicable. The subject site is not located in the RC or BC zone.

(m) Where alleys exist or can reasonably be extended to serve development, parking areas shall be accessed from alleys. Where alley access is not feasible, access may be provided from a private driveway (see figure 5.13(d) above). Curb openings shall be minimized by combining and sharing driveways to the greatest extent practicable. See also, Section 5.24 Access Management.

The proposal is consistent with this standard. The applicant is proposing access to the parking lot from Jeans Road and Todd Way. There are no alleys accessible to the site. The City Engineer finds the access off Jeans Road acceptable except for the potential alignment to be modified to match up with the existing curb cut across the street, as conditioned under Veneta Land Development Ordinance No. 493, Section 5.20(2)(e).

(n) Drive-Up/Drive-In/Drive-Through Uses and Facilities, where permitted, shall conform to the provisions of Section 8.20 (16).

This standard is not applicable. The proposed use does necessitate a drive-up/drive-in or drive-through.

SECTION 5.14 IMPROVEMENT REQUIREMENTS

All applicants for land development shall comply with all public improvement requirements specified in Article 7 of the Veneta Land Division Ordinance and shall install improvements in accordance with specifications approved by the City Engineer.

(1) Water and Sewer connections. All developments requiring water within the SFR, GR, CR, CC, IC, and I zones shall be connected to City water and sanitary sewers. Developments in the RR zone and HC zone on Highway 126, east of Territorial Road, shall be required to hook up to city water and sanitary sewer when available, but connections are not required for development to occur.

The proposal is consistent with this standard. According to the City Public Works Director, water is available on-site in Jeans Road and sewer is available, across the entire lot along Jeans Road.

(2) Agreement for Improvements. Before approval of a building permit, the land developer may be required to install required street, sidewalk, water, sewer, storm sewer, drainage and other required public facilities and shall repair existing streets and other public utilities damaged in the development or execute and file with the city an agreement between the owner of the land and the city specifying the period within which required improvements and repairs shall be completed. If the improvements are not installed within the period specified, the City may complete the work and recover the full cost and expense, together with court costs and attorney

fees necessary to collect said amounts from the land developer.

As conditioned, the proposal is consistent with this standard. Public sidewalks do not exist along the site frontage. The proposed Site Plan includes curb, gutter, sidewalk and street side planter strip along Jeans Road and Todd Way. Prior to certificate of occupancy, the applicant shall construct the proposed street improvements (curb, gutter, sidewalk and street side planter strip) along Jeans Road and Todd Way in accordance with City of Veneta Public Works requirements. Moreover, the existing ADA ramp at the Todd Way/ Jeans Road intersection appears to be out of compliance with current ADA standards. Rebuilding the curb ramp to meet current ADA standards is required with sidewalk construction. ADA curb ramps need to be brought up to current standards where abutting a new sidewalk in accordance with the City Engineer.

- (3) *Specifications for Improvements. All improvements shall comply with the Public Improvement Specifications of Veneta Ordinances in addition to the standard of this ordinance. If the City does not have adopted standards or specifications, the developer shall submit proposed improvement standards and specifications to the City for approval by the City Engineer.*

The proposal is consistent with this standard. All of the provisions of Veneta Land Development Ordinance No. 493 have been met or can be met with conditions of approval.

- (4) *Improvements within a Public Right-of way. A construction permit shall be required for all improvements constructed within a public right-of-way. The City Engineer shall have the authority to approve, disapprove, or modify construction permits and plans in accordance with Veneta Ordinances.*

As conditioned, the proposal is consistent with this standard. The applicant shall obtain required construction permits for any improvements constructed within the public right-of-way. Construction permits shall be reviewed and signed off by the Public Works Director and/or the City Engineer in accordance with Veneta Municipal Code 12.050.020 – Permit Required. The proposed Site Plan/ Landscape Plan includes improvements (parking, sidewalks and landscaping) to the north side of Jeans Road and west side of Todd Way, along the property frontage. Public sidewalks are required to be constructed prior to occupancy as conditioned under VLDO 5.14(2) – Agreements for Improvements.

- (5) *Dedication of Street Right-of way. Before approval of a building permit, the City may require dedication of additional public right-of-way in order to obtain adequate street widths, in accordance with the Veneta Comprehensive Plan, Land Division Ordinance and any adopted street plans. Dedication shall be considered whenever the existing street width adjacent to or within a development is of inadequate width.*

The proposed site plan does not require any additional right-of-way acquisition along Jeans Road or Todd Way; therefore the provisions of this section are not applicable.

- (6) *Utility and Drainage Easements.* Before approval of a building permit, the City may require that an easement agreement be executed between the city and the property owner for sewer, water, electric, drainage, storm sewer or other public utility easements wherever necessary. The easements shall be at least fourteen (14) feet wide and located adjacent to lot or parcel lines, except for utility pole tieback easements which may be reduced to six (6) feet in width.

The proposal is consistent with this standard. No public utility easement agreements are necessary as part of this site plan review.

SECTION 5.16 STORMWATER DETENTION AND TREATMENT

As the City of Veneta develops, impervious surfaces create increased amounts of stormwater runoff, disrupting the natural hydrologic cycle. Without stormwater management, these conditions decrease groundwater recharge while increasing channel erosion and the potential for localized flooding. The City continues to use swales and other more natural methods to control and convey stormwater run-off, incorporating wetlands and other natural systems into stormwater drainage plans to the greatest extent possible rather than relying exclusively on pipes. Runoff from urban areas is a major source of pollution and watershed degradation. The City is currently a Designated Management Agency (DMA) under the Willamette Basin TMDL and as such, is responsible for reducing pollutant loads transported to surface waters from runoff. In order to protect and enhance watershed health and long-term livability, the City requires that development comply with the following stormwater management criteria.

- (1) *For all projects that create greater than or equal to 1000 square feet of new impervious surface, stormwater detention and treatment facilities shall be provided. Detention and treatment facilities shall be designed and sized according to the City of Portland Stormwater Management Manual, Revision #4, August 1, 2008 which is adopted as the City's Stormwater Management Manual. Where the manual and this section conflict, this section shall prevail.*

As conditioned, the proposal is consistent with this standard. The applicant is proposing +/-30,586 square feet of new impervious surface include the building footprint, driveways, parking areas and interior sidewalks. The City of Veneta's adopted stormwater manual is the City of Portland Stormwater Management Manual, Revision #4, August 1, 2008 (PSWMM). Stormwater management calculations by Ang Engineering are included with the application. The proposed Site Plan includes a rain garden, which is an acceptable method per the City Engineer. However, the City Engineer has commented that it is unclear if the proposed rain garden is large enough to the meet the City's stormwater detention

standard. The rain garden will need to be sized to meet Veneta’s stormwater detention standard and be vegetated in accordance with the adopted PSWMM, Section 2.3.2 – Landscape Requirements. Prior to occupancy, the rain garden shall be planted in accordance with City of Portland’s Stormwater Management Manual requirements. Prior to building permit issuance, stormwater calculations shall be submitted demonstrating the proposed stormwater system meets the City of Veneta’s stormwater detention standard per Veneta Land Development Ordinance No. 493, Section 5.15 – Stormwater Detention and Treatment.

SECTION 5.20 OFF-STREET PARKING REQUIREMENTS

For each new structure or use, each structure or use increased in area and each change in the use of an existing structure, there shall be provided and maintained off-street parking areas in conformance with the provisions of this section.

(2) Design and improvement requirements for parking lots (not including single-family, two-family dwellings).

(a) All parking lots, driveways, and driveway approaches shall be surfaced with two (2) inches of asphaltic concrete or six (6) inches Portland Cement concrete over approved base or other materials approved by the City Engineer. All parking lots shall be graded so as not to drain storm water over the sidewalk or onto any abutting property.

As conditioned, the proposal is consistent with this standard. Prior to certificate of occupancy, the applicant shall surface the driveway, parking lots and driveway approaches with two (2) inches of asphaltic concrete or six (6) inches Portland Cement concrete in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(a) - Off Street Parking Requirements. All grading and paving shall be in compliance with the approved storm water management report and site plan for the parcel.

(b) Service drives and parking spaces on surfaced parking lots shall be clearly and permanently marked. Parking spaces, except for handicap spaces, shall have a minimum dimension of eighteen (18)' X nine (9)' exclusive of maneuvering and access area. The dimension includes the area in front of the curb stop over which the front of a vehicle would extend. Handicap spaces shall be provided as required by the Oregon State Structural Specialty Code.

The proposal is consistent with this standard. All parking spaces have a minimum dimension of 18-feet x 9-feet exclusive of maneuvering and access as proposed on the applicant’s Site Plan.

(c) Parking lots shall be served by a service driveway so that no backing

movements or other maneuvering within a street other than an alley shall be required. Design for parking arrangements and turning movements shall be approved by the Building and Planning Official. Two-way driveways shall have a minimum width of twenty (20) feet and a maximum width of 30feet. One-way driveways shall have a minimum width of twelve (12) feet and a maximum width of sixteen (16) feet.

The proposal is consistent with this standard. The proposed Site Plan depicts the parking lot is served by a driveway (twenty-four (24) feet) which exceeds the twenty (20) feet minimum for two-way driveways.

- (d) *Parking spaces along the outer boundaries of a parking area shall be contained by a curb or bumper so placed to prevent a motor vehicle from extending over the property line.*

As conditioned, the proposal is consistent with this standard. The applicant is proposing curb or bumpers at the terminus of proposed parking stalls per the Site Plan. Prior to issuance of building permit, the applicant install curbs or bumpers in all proposed off-street parking spaces in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(d).

- (e) *Service driveways to off-street parking lots shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site. The number of service driveways shall be limited to the minimum that will allow the property to accommodate and service the traffic anticipated.*

As conditioned, the proposal is consistent with this standard. There is an existing access on the south side of Jeans Road near the proposed west access. It is unclear if the accesses will align per the City Engineer. Aligned accesses provide for safer turn movements, and assist in assigning right-of-way. The proposed driveways appear to be the curb return type similar to public street intersections. Prior to construction, the applicant shall illustrate on a revised site plan, Bi-Mart's existing western access along Jeans Road and align proposed access off Jeans Road with the existing access in accordance with Veneta Land Development Ordinance Veneta Land Development Ordinance No. 493, Section 5.20(2)(e).

In addition, typical concrete dustpan driveway aprons provide better delineation between public and private ownership, provide a concrete gutter for drainage, and are easier to clean with a street sweeper. Prior to building permit issuance, the proposed driveway aprons shall clearly be illustrated as concrete dustpan driveways in accordance with ODOT standard details per the City Engineer.

- (f) *All off-street parking lots within or abutting residential districts or uses shall be provided with a sight-obscuring fence, wall or hedge as approved by the*

Building and Planning Official to minimize disturbances to adjacent residents.

This standard is not applicable. The subject site does not abut residential districts as defined on the Veneta Zoning Map.

- (g) *A grading structure and drainage plan shall be submitted to the City Building and Planning Official and approved by the City Engineer.*

The proposal is consistent with this standard. A Grading Plan (Sheet C3.1) and Stormwater Plan (Sheet C4.1) has been submitted.

- (h) *Parking lots shall be provided with landscaping as provided in Section 5.12 and other suitable devices in order to divide the parking lot into sub-units to provide for pedestrian safety, traffic control and to improve the appearance of the parking lot. A minimum of one shade tree per sixteen (16) parking spaces shall be provided in planter islands distributed throughout the lot. A maximum of twenty (20) spaces shall be allowed between planter islands.*

The proposal is consistent with this standard. The applicant is proposing a total of five (5) shade trees and a total of thirty-nine (39) off-street parking spaces which exceeds the minimum shade trees required.

- (i) *Parking lot lighting must comply with Veneta Municipal Code Chapter 15.15*

As conditioned, the proposal is consistent with this standard. The proposed Site Plan includes a proposed parking lot light pole within the parking lot landscaping near the southwest corner of the proposed building. As a general condition of approval, the applicant shall comply with all lighting requirements of Chapter 15.15 of the Veneta Municipal Code Chapter for all proposed parking lot lighting.

(3) *Location standards for parking lots*

- (b) *Off-street parking areas for commercial or industrial developments shall not be located in a required front yard.*

The proposal is consistent with this standard. In the Community Commercial zone, yards for off-street parking areas are a minimum of 5-feet per Veneta Land Development Ordinance No. 493, Section 4.06(5)(c). The applicant's proposal exceeds the setback standard per the submitted Site Plan.

- (c) *Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building.*

As conditioned, the proposal is consistent with this standard. The applicant is proposing parking lot areas to the side and front of the building. Veneta Land

Development Ordinance No. 493, Section 5.20(3)(c) requires parking for new commercial to be located at the side or rear of the building. Prior to construction and final site plan approval, the applicant submit and receive approval of a revised site plan with all proposed parking lot areas to be located to the side or rear of the building in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(3)(c)- Off Street Parking Standards.

(4) Required parking spaces shall be available for the parking of operable motor vehicles for residents, customers, patrons and employees only and shall not be used for storage of vehicle or materials or for the parking of trucks used in conducting the business or for repair or servicing.

As conditioned, the proposal is consistent with this standard. As a general condition of approval, all required parking spaces shall be available for the parking of operable motor vehicles for customers, patrons and employees and not used for storage of vehicles or materials or for the parking of trucks used to conduct daily business.

(5) The provision and maintenance of off-street parking spaces are continuing obligations of the property owner. No building or other permit shall be issued until plans are presented that show parking space. The subsequent use of property for which the permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking area required by this ordinance.

As conditioned, the proposal is consistent with this standard. As a general condition of approval, maintenance of off-street parking spaces are a continuing obligation of the property owner per Veneta Land Development Ordinance No. 493, Section 5.20(5).

(6) Should the owner or occupant of a lot or building change the use of the property to a use which increases the off-street parking requirements, it shall be unlawful and a violation of this ordinance to begin to maintain such altered use until the required increase in off-street parking is provided.

The proposal is consistent with this standard. Any changes in use or changes that increase off-street parking requirements shall require a site plan amendment in accordance with Article 6 of Veneta Land Development Ordinance No. 493.

(11) Space requirements for off-street parking shall be consistent with Table 5.20(a) below. Fractional space requirements shall be counted as a whole space. When square feet are specified, the area measured shall be the gross floor area of all buildings but shall exclude any space within a building used for off-street parking, loading or service functions not primary to the use. When the requirements are based on the number of employees, the number counted shall be those working on the

premises during the largest shift at peak season. A reduction in the number of required spaces not to exceed (fifty) 50% of the required spaces may be permitted by the Planning Commission. A reduction in excess of 50% may be permitted through a Track 2 Site Plan Review, pursuant to Article 6, if evidence is provided to show that a reduced amount of parking is sufficient and will not cause any detrimental impacts to on-street parking or other parking areas. For example, an employer working with Lane Transit District to provide bus passes to employees or who offers van pools or other transportation demand management measures may need fewer parking spaces for employees.

The proposal is consistent with this standard. The applicant is proposing thirty-six (36) standard parking spaces and three (3) accessible spaces as shown on the Site Plan. Veneta Land Development Ordinance No. 493 Table 5.20(1) requires one (1) parking space per 200 square feet of floor area and one (1) bicycle parking space per 3,000 square feet of floor area. The applicant is proposing 6,536 square feet of floor area which equates to thirty-two (32) standard parking spaces and two (2) bicycle parking spaces required. The applicant exceeds the parking standard by four standard stalls.

(11) Accessible Parking Spaces. Parking shall be provided for disabled persons, in accordance with the Americans with Disabilities Act. Accessible parking is included in the minimum number of required parking spaces listed above.

Minimum Number of Accessible Parking Spaces

<i>Total Number of Parking Spaces Provided</i>	<i>Total Minimum Number of Accessible Parking Spaces (60" and 96" aisles)</i>	<i>Van Accessible Parking Spaces with min. 96" wide access aisle</i>	<i>Accessible Parking Spaces with min. 60" wide access aisle</i>
25 to 50	2	1	1

The proposal is consistent with this standard. The applicant has proposed three (3) accessible off-street parking spaces including one van accessible, which exceeds the requirement.

(14) Off-Street Loading. In any zone, in connection with every building or part thereof hereafter erected and having a gross floor area of 10,000 square feet or more, which is to be occupied for manufacturing, storage, warehousing, goods display, retail sales or as a hotel, hospital, mortuary, laundry, dry cleaning establishment or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained at least 1 off-street loading space, plus 1 additional such loading space for each additional 20,000 square feet of gross floor area.

- (a) *Said loading space shall be provided with access, driveways and surfacing in the same manner as for off-street parking, except that each space shall be ten (10) feet wide and 25 feet long, with a height clearance of at least fourteen (14) feet. In the case where service vehicles of the truck and trailer category are utilized, the Planning Commission may require additional length for required off-street loading spaces to accommodate up to a maximum overall length of 50 feet.*

This standard is not applicable as the proposed structure is less than 10,000 square feet.

(17) *Bicycle Parking.*

- (a)2. *Non-Residential Parking.* *Required bicycle parking shall be provided by either short or long term parking, or both as outlined in Table 5.20(a) above for all commercial, mixed use, and industrial zoned parcels.*

The proposal is consistent with this standard. One bicycle parking space is required for every 3,000 square feet of floor area for a hospital use. Therefore, with the 6,536 square foot proposed animal hospital building, two (2) bicycle parking spaces are required. Prior to occupancy, the applicant shall provide a minimum of two (2) bicycle parking spaces in a location approved on the final site plan in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2. – Non-Residential Bicycle Parking.

- (a)2.b. *Location & Design. All bike racks shall have the following design features:*
1. *Rounded or square style hoop racks or similar design as illustrated in figure 5.20(a) and 5.20(b) below.*
 2. *Bicycle racks shall provide each bicycle parking space with at least two points of contact for a standard bicycle frame.*
 3. *Bicycle racks shall have rounded surfaces and corners.*
 4. *The bike rack shall be coated in a material that is weather resistant and will not damage the bicycle's painted surfaces.*
 5. *Bicycle parking shall be provided at ground level.*
 6. *A bicycle parking space required by this ordinance shall be at least six (6) feet long, two (2) feet wide, and provide seven (7) feet of overhead clearance.*
 7. *Bicycles may be tipped vertically for storage, but not hung above the ground.*

The proposal is consistent with this standard. As a general condition of approval, all proposed bicycle parking racks shall comply with the design standards of Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2.b. - Bicycle Parking/ Location & Design.

SECTION 5.22 PEDESTRIAN ACCESS AND CIRCULATION

- (1) *Internal pedestrian circulation shall be provided within new commercial, office, and*

Multi-family residential developments through the clustering of buildings, construction of hard surface walkways, landscaping or similar techniques.

The proposal is consistent with this standard. The applicant has provided pedestrian access to and from the off-street parking from Jeans Road as depicted on the proposed Site Plan. Public sidewalks will be constructed along Jeans Road and Todd Way which will provide pedestrian access. Sidewalks currently do exist along the south side of Jeans Road along Bi-Mart frontage which is immediately across the street from the subject site.

(4) All streets shall have sidewalks except rural local streets and rural lanes unless there is compelling evidence that other pedestrian systems meet the needs of pedestrians.

As conditioned, the proposal is consistent with this standard. Public sidewalks currently do not exist along the site frontage. The site plan illustrates public sidewalks will be constructed with this project. Prior to occupancy, public sidewalks shall be constructed by the applicant in accordance with City of Veneta Public Works requirements.

SECTION 5.28 STREET TREES

When street trees are proposed, their selection and installation shall be according to the following requirements. Planting of street trees shall generally follow construction of curbs and sidewalks, however, the City may defer tree planting until final inspection of completed dwellings to avoid damage to trees during construction.

- (1) Species selection. Trees shall be selected from the City's adopted tree list and shall be appropriate for the planning location based on the criteria found therein.*
- (2) Caliper Size. All street trees shall be a minimum of 2 inch caliper at time of planting.*
- (3) Spacing and Location. Street trees shall be planted within the street right-of-way within existing and proposed planting strips or in sidewalk tree wells on streets without planting strips, except when utility easements occupy these areas. Street tree spacing shall be determined by the type of tree(s) selected and the canopy size at maturity and, at a minimum, the planting area shall contain 16 square feet, or typically, 4 feet by 4 feet. In general, trees shall be spaced at 30-40 foot intervals, except where planting a tree would conflict with existing trees, retaining walls, utilities and similar physical barriers. All street trees shall be placed outside utility easements and clear vision areas.*
- (4) Growth Characteristics. Trees shall be selected based on climate zone, growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. The following should guide tree selection by developers and approval by the City:*

- (a) *Provide a broad canopy where shade is desired, except where limited by available space.*
 - (b) *Use low-growing trees for spaces under low utility wires.*
 - (c) *Select trees which can be “limbed-up” to comply with vision clearance requirements.*
 - (d) *Use species with similar growth characteristics on the same block for design continuity.*
 - (e) *Use deciduous trees for summer shade and winter sun, unless unsuited to the location due to soil, wind, sun exposure, annual precipitation, or exhaust.*
- (5) *Replacement of street trees shall be the responsibility of the developer for a period of 2 years from the time of planting, and shall be guaranteed through a warranty bond prior to final plat.*

The proposal is consistent with this standard. The submitted Landscape Plan (Sheet L1.1) includes street trees (Summit Ash, 2” caliper) along Jeans Road and Todd Way planted every 40-feet.

SECTION 6.06 PROCEDURE FOR APPROVING SITE PLANS

- (5) *As a result of an approved site plan, a final map shall be prepared and filed with the Building and Planning Official, including all required modifications and conditions. Once approved, the site plan submitted shall become the official plan. The applicant may be required to sign and record a Development Agreement in a form approved by the City Attorney against the property to assure compliance with ongoing conditions of approval. Building permits shall be issued only for plans which substantially conform to the official plan and all construction shall substantially conform to the official plan or a Certificate of Occupancy may be withheld until compliance.*

As conditioned, the proposal is consistent with this standard. Prior to issuance of building permit, the applicant shall submit a signed and record a Development Agreement (per Veneta Land Development Ordinance No. 493, Section 6.06(5)) stating:

- 1. All site areas and unused property shall be maintained in suitable ground cover and kept in a clean, weed-free manner.**
- 2. Landscaping, screening and maintenance are the continuing obligation of the property owner.**
- 3. Garbage collection areas, service facilities and air conditioning facilities located outside of the buildings shall maintain sight- obscuring screening. Any required sight-obscuring fences and walls must maintain at least seventy-five (75) percent opaque when viewed from any angle a point 25 feet away from the fence or wall. All wooden materials shall be protected from rot, decay and insect infestation in compliance with Article 5, Section 5.01(1) of the Veneta Land Development Ordinance No. 493 and Chapter 8.05.090 of the Veneta Municipal Code. Plants forming hedges shall be replaced within**

six (6) months after dying or becoming diseased to the point that the opacity required is not met.

4. Within 1 year from the date of final approval of this site plan, the applicant will complete improvements as conditioned.
5. Within 1 year from the date of final approval of this site plan, the applicant shall plant all required landscaping as outlined in an approved revised landscaping plan.
6. All required parking spaces will be available for the parking of operable motor vehicles for customers, patrons and employees and not used for storage of vehicles or materials or for parking of trucks not used to conduct daily business.
7. Maintenance of off-street parking spaces will be the continuing obligation of the property owner in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(5).
8. The applicant shall install curbs or bumpers in all proposed off-street parking spaces in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(d).

D. This approval shall become final on the date this decision and supporting findings of fact are signed. A Planning Commission decision may be appealed to the City Council within 15 days after the final order has been signed and mailed. An appeal of the City Council’s decision must be submitted to the Land Use Board of Appeals within 21 days of the Council’s decision becoming final. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the City to respond to the issue precludes an action for damages in circuit court. Site plan approvals are effective for three (3) years from the date of final decision, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Within one (1) year from the final decision, a final map shall be prepared and filed with the Building and Planning Official, including all required modifications and conditions. Approved site plans that do not have a final map submitted within one (1) year shall be void per Veneta Land Development Ordinance No. 493, Section 6.09 - Time Limit On An Approved Site Plan.

**James Eagle Eye, Chairperson
Veneta Planning Commission**

Date

**SITE PLAN REVIEW
FOR
VENETA VETERINARY HOSPITAL**

Veneta OR

Proj. # 1503

August 14, 2015

SECTION 6.03 REQUIRED INFORMATION ON SITE PLAN

An application for a Site Plan Review, Site Plan Review adjustments (Track 2), or Amendment, as applicable, shall include the following information based on size, scale and complexity of the development. The Building and Planning Official, at his or her discretion, may waive certain application submittal items where such items are not relevant to the review or the information is already available.

- (1) Site Plan All maps must be drawn to scale and indicate clearly and with full dimensions, the following:
- (a) Vicinity Map. A scaled vicinity map clearly showing the relationship of the proposed site to surrounding developments, tax lots, streets, storm drainage(s), sewer, water and utility services. *(Please see drawing sheet C1.0 of 5, dated Revised 8-14-15.)*
 - (b) Development Plans.
 - 1. Building and Land Use.
 - a. Location of all proposed building and existing buildings, which will remain on the site. *(Please see drawing sheet C1.1 of 5, dated Revised 8-14-15.) There are no existing buildings on site. One new building is proposed for the subject property. This structure is proposed to be a single story wood framed building. The building is proposed to house a veterinarian hospital, providing medical care for domestic pets.)*
 - b. Floor Elevations. *(Please see drawing sheet A1.2 of 2, dated Revised 8-14-15.)*
 - c. Preliminary architectural plans showing one or all of the following for new buildings and major remodels in conformance with Section 5.13 or 5.29 of this ordinance: *(Please see drawing sheet A1.2, of 2, dated Revised 8-14-15.)*
 - i. Building elevations with building height and widths dimensioned, and materials labeled *(Please see drawing A2.2 of 2, dated Revised 8-14-15.)*

Building ridges and eave heights are indicated. For the sake of clarity, building widths are illustrated on the floor plan. Materials are labeled.)

- ii. Building materials, colors and type; a materials sample board may be required (***Building materials are indicated in the ‘notes to the drawing’. Building material colors and types are also indicated.***)
- iii. The name of the architect or designer. (***The name of the architect (John L. Demers, Architect AIA) is indicated in the title block of each drawing)***)
- d. Existing land use adjacent to the property. (***The subject property is zoned Community Commercial with a SDP overlay. The subject property is bordered on the south by Jeans Road & adjacent to that by land zoned Industrial Commercial /SDP and occupied by Bi-Mart facility. Subject property is bordered on the north by undeveloped land zoned Community Commercial /SDP. Subject property is boarded on the east by Todd Way and adjacent to that by undeveloped land zoned Community Commercial /SDP. Subject property is bordered on the west By Community Commercial/SDP the use of which is a CFN commercial fueling depot. See sheets C1.0 and C1.1 of 5, dated Revised 8-14-15.)***)
- e. The stages, if any, of development construction. Such stages shall be clearly marked on the plan. (***There shall be one stage of development construction. Construction plans to begin as soon as the Site Plan Review as been approved and recorded and any building permits secured.***)

2. Parking and Traffic Flow Plans.

- a. Location, arrangement, number and dimension of automobile garages and parking spaces, width of aisle, bays and angle of parking. (***Code requires 33 vehicle parking spaces, however, the owner wishes to have additional parking hence the total vehicle parking amount of 39 spaces. (3) - Three HNCP vehicle parking spaces are provided, one of which will be van accessible. All vehicle parking spaces and access aisle are proposed to be paved. Dimensions of vehicle parking spaces and access ways are indicated on the plans. All vehicle parking spaces are oriented at 90 degrees to the traveled way. Traffic flow is indicated on the drawings by direction arrows. Please see drawing sheet C1.1, of 5, dated Revised 8-14-15.)***)
- b. Location, arrangement and dimensions of truck loading or unloading spaces, if any. (***The vehicle access way to the north of the building is utilized in part to accommodate short term delivery trucks mostly comprised of carriers such as UPS and Fedex. Trucks will stop in-line and adjacent to the building service entrance to the north. The north drive will also be accessed by front-end loading solid waste vehicles to access a dumpster, the location of which is indicated on the drawings. The dumpster shall be rolled-out into the***

driven way to be accessed by the truck. Please see drawings sheet C1.1 of 5, dated Revised 8-14-15.)

- c. *Location of bikeways, pedestrian walkways, malls and trails. (A proposed pedestrian walkway will access the site starting at the proposed Jeans Road street sidewalk and ending at any one of the four entrances to the proposed structure. This pathway is proposed to be of concrete material save where it crosses the vehicle driven way which will be AC paving. Where the pathway crosses the driven way, detectable warning strips are proposed as required. This pedestrian pathway will also serve as a bikeway to the site & building. One short-term bicycle parking space with a hoop style bike rack is proposed at the south entry to the building. One long term bicycle parking space with a hoop rack is proposed in the 'Dog Walk' area. There are no proposed malls or trails. Please see all drawings, dated Revised 8-04-15.)*
- d. *Traffic flow pattern showing the circulation of vehicles within and adjacent to the site, including fire equipment access and turnarounds. (The surface area indicated on the drawings for traffic flow within the site is proposed to be of AC paving. The two driveway entrances to the site from either Jeans Road and/or Todd Way are proposed to be surfaced with AC paving. Traffic flow into and through the site is indicated by arrows. Fire equipment vehicles have access from either Todd Way or Jeans Road and can traverse around the proposed building via the driven way. See drawing sheet C1.1 of 5, dated Revised 8-04-15.)*
- e. *Stacking and queuing areas that involve queuing of vehicles, loading and unloading of goods, materials, or people shall provide an area for vehicle stacking in accordance with Section 5.20 (15) of this ordinance. (The nature of facility use does not require any stacking or queuing of vehicles for people or loading or unloading. Please see line item 2b above.)*
- f. *Location of all existing and proposed streets, public ways, railroad and utility rights-of-way within and immediately adjacent to the development. (Existing Jeans Road borders the subject property on the south and existing Todd Way on the east. There are no public or private streets proposed. There are no utility or railroad rights-of-way within or immediately adjacent to the subject property. See drawing sheet C1.0 of 5, dated Revised 8-04-15.)*
- g. *A Traffic Analysis if required under Section 5.27 of this ordinance. (A 'Local Trip Generation Report' dated April 3, 2015 has been prepared by Sandow Engineering for the proposed facility. A copy of this document is attached as part of this Site Review.)*

3. Landscaping and Site Improvements

- a. Location and type of all landscaping proposed for the development, including irrigation systems in conformance with Section 5.12 of this ordinance. *(Landscaping and landscaping irrigation systems are indicated on drawing sheet L1.1 of 1, dated Revised 8-04-15.)*
- b. Location, height and materials of all walls, fences and screen plantings. Elevation drawings of typical walls and fences shall be included. *(A chain-link fence is proposed as a surround for the dumpster location. Height & screening of said fence is indicated on the drawings. There are no other fences, walls or screen planting proposed for the subject property. See sheet C1.1 of 5, dated Revised 8-04-15.)*
- c. Location, size, height and means of illumination of all proposed signs and lighting. *(A building sign is proposed indicating the name of the facility. For size and format, please see sheet A2.2 of 2, dated Revised 8-14-15. There are proposed two parking lot light poles as located on sheet C1.1 of 5, dated Revised 8-14-15. Pole height & fixture type are also indicated on the drawing.)*
- d. Open space to be maintained and controlled by the owners of the property but not included in the development. *(All open spaces not included in the development area will be maintained in their native state.)*
- e. Areas proposed to be dedicated or reserved for public parks, playgrounds, school sites, public buildings and others to be reserved or dedicated to the public. *(There, are no provisions or need for public usage.)*

4. Utility Plans.

- a. Existing and proposed contour map of the site. *(Existing site contours are illustrated on sheet C1.1 of 5 dated Revised 8-14-15. Proposed contours are indicated as spot elevations as illustrated on sheet C3.1 of 5 dated Revised 8-14-15.)*
- b. Location, flow elevations and capacities of all existing and proposed storm drainage facilities designed and constructed in accordance with Section 5.16 of this ordinance. *(Existing underground Jeans Road storm water line with size is indicated on the drawings. Proposed underground storm water lines shall originate from roof drain to stormwater detention area and underground line from detention area to existing street main. All flows & inverts are indicated. See sheet C2.1 of 5 dated Revised 8-14-15.)*
- c. Location of all existing and proposed water mains. *(Existing Jeans Road underground water main is indicated on the drawings. A water meter, back-*

flow valve and underground water line will be provided as per drawing sheet C2.1 of 5, dated Revised 8-14-15.)

- d. Location, flow elevations and certified capacities of all existing and proposed sewer lines. *(All existing and proposed underground sewer main, lines, flow direction and inverts are listed on sheet C2.1 of 5 dated Revised 8-14-15.)*
- e. Location of all other underground utilities, including phone, electricity and cable television. *(All existing and proposed utilities are indicated on sheet C1.2 of 5, dated Revised 8-14-15.)*

5. Emissions or potential Hazards.

Specifications of the extent of emissions and potential hazard or nuisance characteristics caused by the proposed use including approvals of all regulatory agencies having jurisdiction. *(No adverse hazards, emissions or nuisance shall be introduced by the reuse of the existing building or with the proposed site developments.)*

The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use including, but not limited to surface or ground water pollution, noise, vibration, smoke, odor, fumes, dust, heat, glare or electromagnetic interference. Misrepresentations or omissions of required data shall be grounds for termination of a Certificate of Occupancy. *(The proposed development and development usage shall not introduce any fumes, dust, heat, glare or electromagnetic interference.)*

All uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality and any other public agency having appropriate regulatory jurisdiction. Prior to construction, evidence shall be submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies. *(The proposed development usage shall meet applicable standards and regulations of agencies enforcing said use.)*

Any such other data as may be necessary to permit the Planning Commission to make the required findings.

6. Tree Removal Plans.

If development of the proposed plan will require removal of trees as defined by Veneta Municipal Code 8.10, detailed tree removal plans are required. Plans shall be in conformance with VMC 8.10. *(There are no existing trees on the subject property)*

- (2) Additional Information. Prior to the end of the completeness review period, the Building and Planning Official may require the applicant to submit, reports studies, reports or

exhibits prepared by qualified professionals to show compliance with applicable criteria addressing specific features or impacts including but not limited to:

- (a) Stormwater (*A stormwater management plan and associated documents have been prepared by ANG Engineering and are attached as part of this Site Review Application. Please also see sheet C4.1 of 5 dated 7/23/2015.*)
 - (b) Steep Slopes
 - (c) Wetlands
 - (d) Flood Plains
- (3) Deeds Restrictions and easements. The applicant shall submit copies of all existing and proposed restrictions or covenants and any proposed easements. (*There are no existing or proposed easements or covenants.*)
- (4) Building Orientation and Design. All new or remodeled commercial, mixed-use or residential buildings that require a site plan review or site plan amendment shall comply with the commercial or residential standards in Article 5 of this ordinance. (*Please see narrative in Section 5 listed below.*)
- (5) Program Elements.
- (a) Narrative statement documenting how each required criteria in the land develop ordinance have been met, including those criteria that are required in accordance with Section 6.02(1) above.

SECTION 3.01 CLASSIFICATION OF BASIC ZONES
(*Basic Zone is classified as (CC) - 'Community Commercial'*)

SECTION 3.02 CLASSIFICATION OF SUB-ZONES
(*Sub-Zone is classified as /SDP - 'Specific Development Plan'*)

SECTION 4.06 COMMUNITY COMMERCIAL (CC)

- (2)(h) (*"Medical, dental clinics or medical laboratories". This category seems to best describe the proposed use.*)
- (4)(a) (*Lot size is over 3,000 square feet*)
- (4)(b) (*Lot width is over 20 feet.*)
- (5)(a) (*A front yard setback of 20 feet has been proposed*)
- (5)(b) (*Back and side yards of 10 feet have been used*)
- (5)(c) (*Off-street parking areas are more than 5 feet. Clear vision yard narratives are addressed under Section 5.03*)
- (5)(d) (*See Section 5.12 for landscape narrative.*)
- (5)(e) (*Section 5.09 sets forth no additional street setbacks for this development.*)
- (6) (*Building lot coverage does not exceed 70 percent.*)

- (7) *(Building height does not exceed any requirement set forth in this section.)*
- (8) *(See narrative under Section 5.13.)*
- (9) *(Street sidewalks have been provided as well as an accessible route sidewalk from Jeans Road. Sidewalk has required detectable warning strips where it crosses parking lot vehicle access.)*
- (10) *(See comments under Section 5.)*

SECTION 4.15 SPECIFIC DEVELOPMENT PLAN SUBZONE (/SDP)

- (7)(a)(2) *(Proposed use consistent with this section.)*
- (7)(a)(3) *(Street(s) and Pedestrian path(s) meet these section requirements.)*
- (7)(a)(6) *(Proposed street trees are deciduous and are placed 40 feet on center with groundcover understory. Please see narrative in Section 5.28 below and the Landscape Plan.)*
- (7)(a)(9)a
(Proposed front build façade does not exceed 100 feet,)
- (7)(a)(9)b
(Proposed building facing both Jeans and Todd Way do not exceed the 100 feet façade change requirements.)
- (7)(a)(10)
(The proposed development meets the requirements of this Section.)
- (7)(a)(11)
(Proposed parking lot lighting as well as building sign illumination is shielded and reflection is pointed downward to eliminate glare.)

SECTION 5.01 GENERAL PROVISIONS REGARDING ACCESSORY USES

- (1) *(No fences are proposed for this development save that used to screen the dumpster area. Said fence shall meet other requirements of the ordinance.)*

SECTION 5.03 CLEAR VISION AREAS

- (1 & 2) *(Clear vision area at the junction of Jeans Road and Todd Way meet the requirements of this section. Please see appropriate drawings and narrative under Section 6.03 above.)*

SECTION 5.12 LANDSCAPING

- (1) *(Please see General Landscaping Notes on the Landscape Plan.)*
- (2) *(Please see Landscape Plan and narrative under Section 6.03 above.)*
- (3)(b) *(Proposed Landscaping is above 10 percent of the site.)*
- (4)(a&b) *(Trees and shrubs meet the requirements of these Sections.)*
- (5) *(Proposed required or non-required groundcover are sized and spaced to meet the 75 percent coverage requirement.)*
- (6)(a) *(Please see Landscape Plan for existing vegetation or re-constructed existing vegetation.)*
- (6)(b) *(Proposed trees, plants/shrubs are selected based on local climate, soil, exposure, and water availability and drainage conditions.)*

- (6)(c) *(Please see General Landscaping Notes on the Landscaping Plan.)*
- (6)(d) *(Please see General Landscaping Notes on the Landscaping Plan.)*
- (6)(e) *(Please see Landscape Plan for reference to non-evasive plantings.)*
- (9)(a) *(The dumpster surround meets the requirements of this Section.)*
- (11) *(The proposed Stormwater detention facility is landscaped as per City adopted Stormwater manual.)*

SECTION 5.13 COMMERCIAL AND MIXED USE DESIGN STANDARDS

- (2)(c) *(The proposed building has an entrance feature that exceeds the requirements of this Section.)*
- (2)(e) *(The proposed building has design features that reduce the scale of the building greater than 50 horizontal feet.)*
- (2)(g) *(No roof mounted equipment is proposed for this structure.)*
- (2)(h) *(The proposed building massing meets the requirements of this Section.)*
- (2)(i) *(The proposed building fenestration, meets the requirements of this Section.)*
- (2)(k) *(The drawings indicated both proposed building materials and colors.)*

SECTION 5.14 IMPROVEMENT REQUIREMENTS

- (1) *(Water and sanitary sewer proposed for the development shall be connected to the City water and sanitary sewer mains.)*
- (2) *(Street sidewalks, curbs, driveway approaches, and existing street repair shall be installed as part of this development.)*

SECTION 5.15 SIGNS

- (2)(c) *(A 'building sign' is proposed.)*
- (7) *(The proposed 'building sign' meets the requirements of the 'Table of Permitted Signs' under this Section.)*

SECTION 5.16 STORMWATER DETENTION TREATMENT

(Please see attached Stormwater Detention facility plans, and associated documents meeting the requirements of the City adopted Stormwater Management Plan.)

SECTION 5.20 OFF-STREET PARKING REQUIREMENTS

- (2)(a) *(Vehicle parking areas, driveways and driveway approaches shall meet the requirements of this section. Please see Site Plan.)*
- (2)(b) *(All vehicle parking spaces and driveways meet the requirements of this Section. Please see Site Plan.)*
- (2)(c) *(Please see Site Plan for vehicle driveways. A curb cut and approach off Jeans Road the location of which is in accordance with the SDP Map is proposed. A curb cut and driveway approach is proposed off Todd Way. Please see Site Plan.)*
- (3)(a) *(Proposed off-street parking is less than 400 feet from the proposed building.)*

- (3)(b) *(Off-street vehicle parking lot(s) do not encroach upon any required yard setbacks.)*
- (9) *(Parking arrangements are indicated on the Site Plan drawn to scale.)*
- (11) *(Vehicle and bicycle parking requirements follow table 5.20(a) of this ordinance. The category best suiting this use is 'Medical and Dental Clinic' with a requirement of one space per 200 square feet of building. Proposed bike parking also meets this category. Please see vicinity Plan for vehicle calculations. The require vehicle parking spaces is 33, but the Owner wishes to propose 39 spaces.)*
- (12) *(Proposed accessible parking spaces are as per table 5.20(b) of the ordinance. Two spaces are indicated on the south side of the building and one van accessible space on the east side of the building.)*
- (14) *(Off-street loading is described in Section 6.03 narrative above.)*
- (15) *(Please see narrative in Section 6.03 above.)*
- (17)(a)2a *(Please see attached plans and narrative in Section 6.03 above.)*
- (17)(b)1,2,3,4&5 *(Bike racks shall meet the standards of these Sections.)*
- (17)(b)6 *(Bicycle parking spaces shall meet the dimension requirements of this Section.)*

SECTION 5.22 PEDESTRIAN ACCESS AND CIRCULATION

- (1) *(Pedestrian circulation is proposed around the building and to all proposed vehicle parking spaces. Said pathways are of concrete material. See Site Plan.)*
- (2) *(Proposed pedestrian path connects building access to street sidewalk and bike lane, which in turn leads to city planned transit facility east on Jeans Road.)*
- (3) *(Internal pedestrian and bicycle system connects to public way. Access does cross a vehicle driven way, but detectable warning strips are utilized. Please see narrative in Section 4.06(9) above.)*
- (4) *(Sidewalks are proposed for both Jeans Road and Todd Way. Please see Site Plan.)*

SECTION 5.27 TRAFFIC IMPACT ANALYSES AND MITIGATION

(Please see narrative in Section 6.02(1)(b)2g above.)

SECTION 5.28 STREET TREES

- (1) *(Selected street trees meet those adopted by the City of Veneta.)*
- (2) *(Minimum street tree caliper is 2 inches. Please see Landscape Plan.)*
- (3) *(Street tree spacing is 40 feet on-center.)*
- (4) *(Street trees are selected based on climate zone, growth characteristics, site conditions, available space, overhead clearances soil conditions, exposure and color and appearance.)*

- (4)(c) *(Certain selected street trees can be “limbed-up” to comply with vision clearance.)*
- (4)(e) *(Deciduous street trees were selected.)*
- (6) *(Street tree maintenance shall be provided by the subject property owner.)*

SECTION 6.02 FILING COPIES OF SITE PLAN

- (a) *(Fifteen copies of the site plan, narrative, improvement plans and other supplementary data for review and action have been submitted).*
 - (b) *(A reproducible 11”x17” black and white copy of the proposed site plan map has been submitted.)*
 - (c) *(Electronic copies of all materials including maps in .PDF format have been submitted.)*
 - (d) *(All maps are in 18”x24” format and are folded as per figure 6.02(a).)*
-
- (b) A complete environmental assessment may be required by the Planning Commission. The Planning Commission or Building and Planning Official if it finds that potential hazard, nuisance or emission exist, existed or will be created by the development and have not been adequately addressed in the development plans and program.
 - (c) A timetable indicating when utility and drainage facilities intend to serve the development are to be installed. If the development is to be constructed in stages, the timetable shall reflect this. *(The Work as proposed by the drawings will commence as soon as the Site Design Review is approved and building permits are secured. There will be only one stage of construction.)*
 - (e) If the site calls for tree removal which would require a tree removal permit pursuant to Veneta Municipal Code Chapter 8.10.030, a tree removal permit, together with the required filing fee, must be submitted. *(There are not existing trees on the subject property)*



Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: Veneta Veterinary Hospital
Project Address: Jeans Road
 Veneta, OR
Designer: Steve Shegedin
Company: Ang Engineering Group

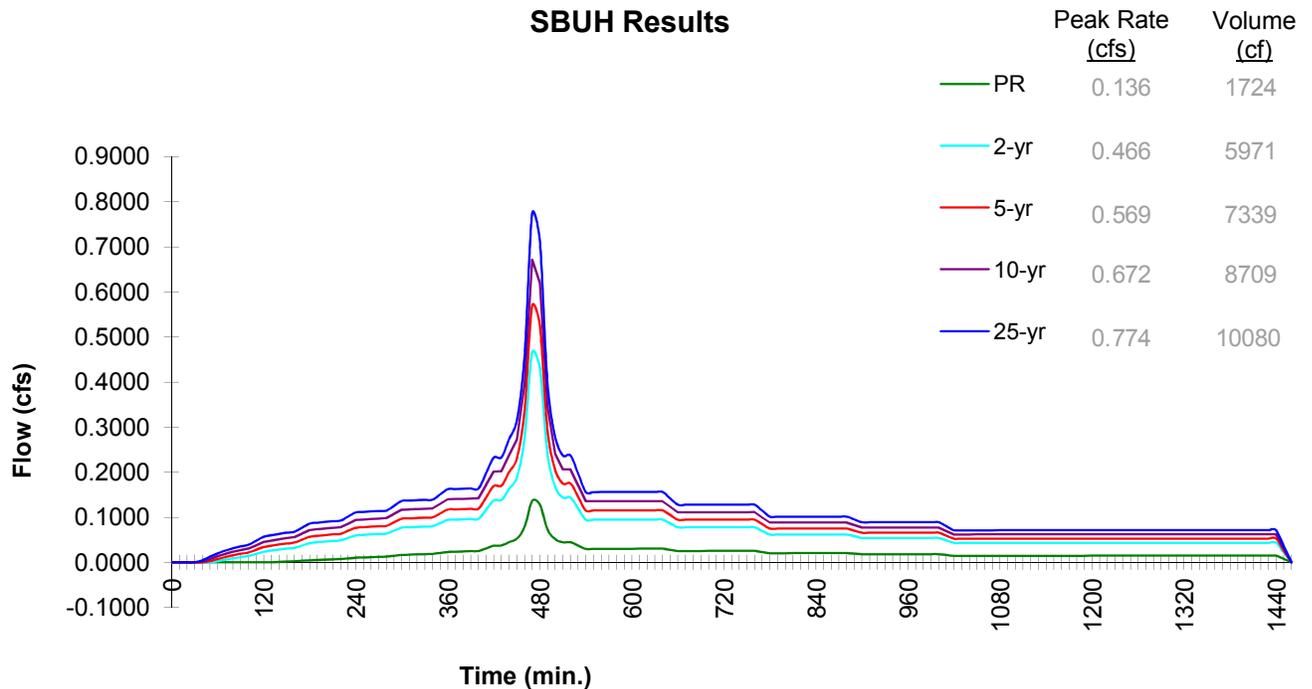
Catchment ID: A
Date: 07/23/15
Permit Number: 0

Run Time 7/23/2015 4:44:06 PM

Drainage Catchment Information		
Catchment ID	A	
	Catchment Area	
Impervious Area	33,000	SF
Impervious Area	0.76	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, T_c , minutes	5 min.	
Site Soils & Infiltration Testing Data		
Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	0.25	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	
Correction Factor Component		
CF_{test} (ranges from 1 to 3)	2	
Design Infiltration Rates		
I_{dsgn} for Native (I_{test} / CF_{test}):	0.13	in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **A**

Run Time: 7/23/2015 4:44:06 PM

Project Name: Veneta Veterinary Hospital

Catchment ID: A

Date: 7/23/2015

Instructions:

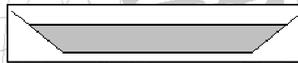
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **3**

Goal Summary:

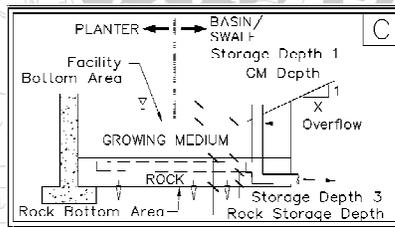
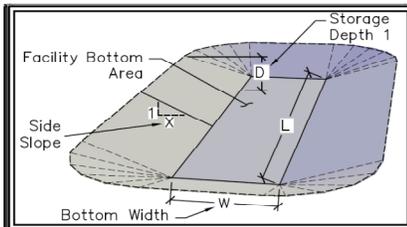
Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
3	Off-site flow to drainageway, river, or storm-only pipe system.	PASS	N/A

Facility Type = **Basin**



Facility Shape: **Rectangle/Square**

Facility Configuration: **C**



Calculation Guide
Max. Rock Stor.
Bottom Area
1,114 SF

DATA FOR ABOVE GRADE STORAGE COMPONENT

Facility Bottom Area = **435** sf
 Bottom Width = **3.0** ft
 Facility Side Slope = **3** to 1
 Storage Depth 1 = **9** in
 Growing Medium Depth = **18** in
 Freeboard Depth = **3** in

BELOW GRADE STORAGE

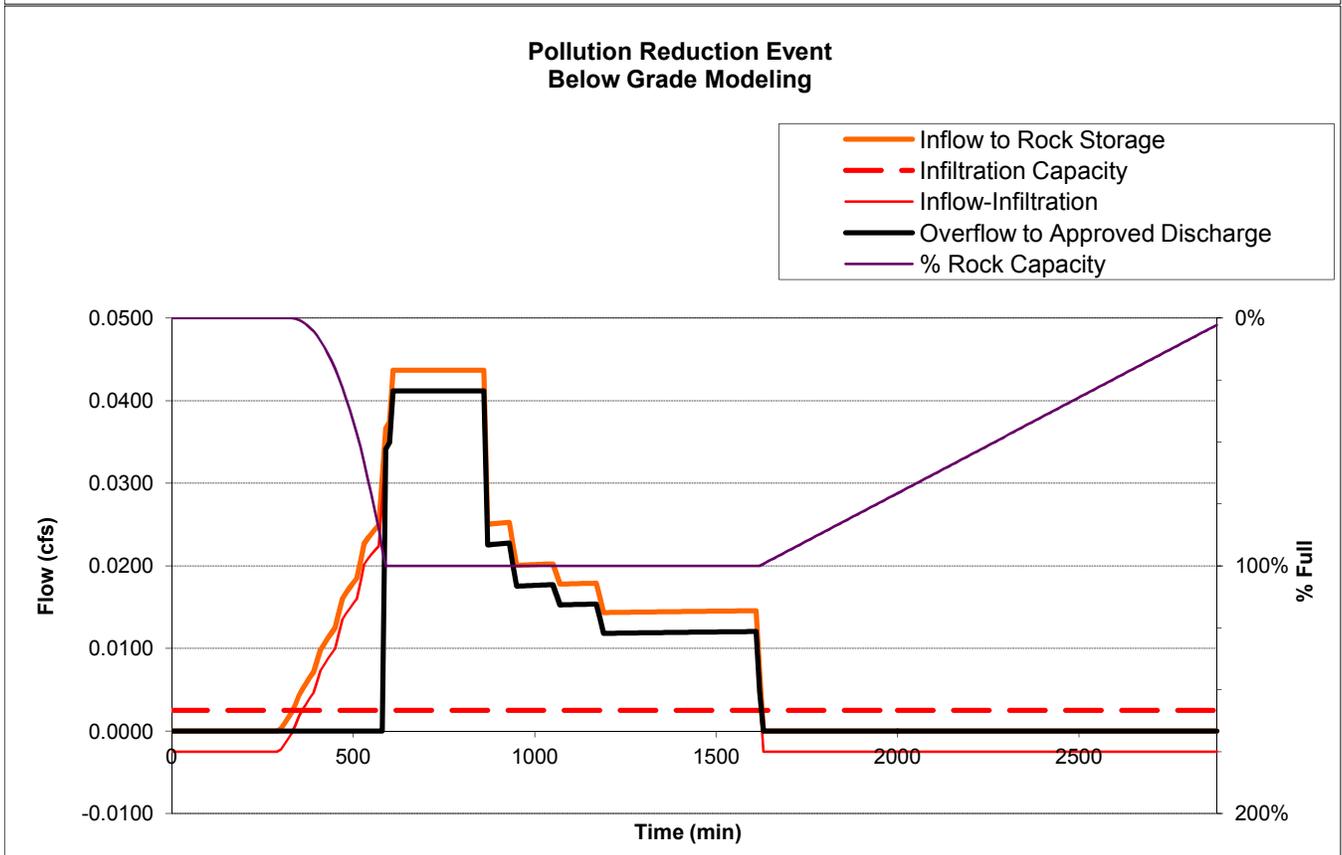
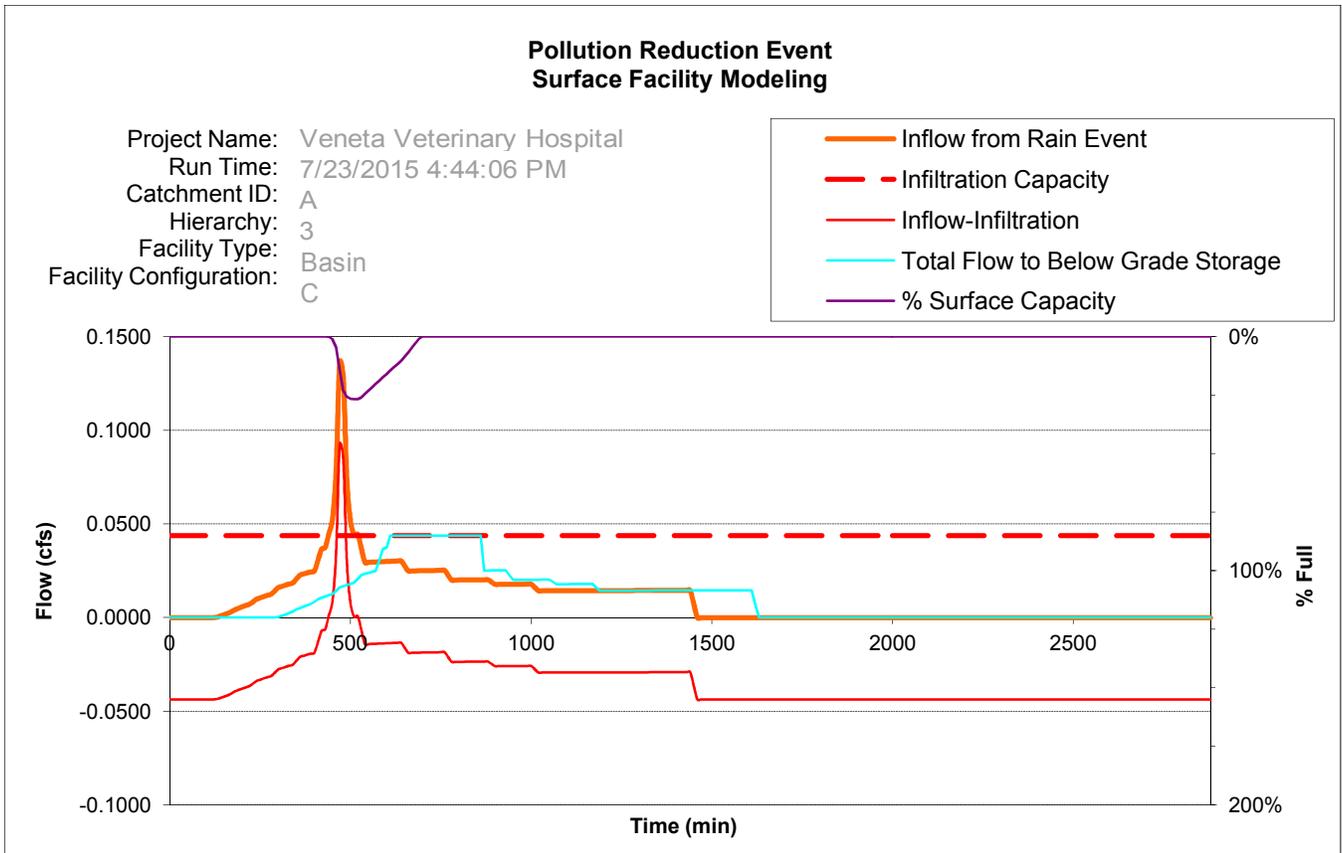
Rock Storage Bottom Area = **870** sf
 Rock Storage Depth = **15** in
 Rock Void Ratio = **0.3**
 Storage Depth 3 = **9** in

Surface Capacity at Depth 1 = **581** cf
 Infiltration Area at 75% Depth1 = **944** SF
 GM Design Infiltration Rate = **2.00** in/hr
 Infiltration Capacity = **0.044** cfs

Rock Storage Capacity = **196** cf
 Native Design Infiltration Rate = **0.13** in/hr
 Infiltration Capacity = **0.003** cfs

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	27% Surf. Cap. Used
			100% Rock Cap. Used
Output File			
Peak cfs	2-yr	5-yr	10-yr 25-yr
	0.463	0.567	0.669 0.771

FACILITY FACTS	
Total Facility Area Including Freeboard =	1,359 SF
Sizing Ratio (Total Facility Area / Catchment Area) =	0.041



LOCAL TRIP GENERATION STUDY

VENETA VETERINARY CLINIC

April 3, 2015

160 Madison Street, Suite A
Eugene, Oregon 97402
541.513.3376

SANDOW
ENGINEERING

Local Trip Generation Study

Veneta Veterinary Hospital



RENEWAL 06/30/16

Veneta, Oregon
April 3, 2015

**SANDOW
ENGINEERING**
160 Madison Street, Suite A
Eugene Oregon 97402
541.513.3376
sandowengineering.com
project # 5556

EXECUTIVE SUMMARY

This report establishes a local trip generation rate for veterinary clinics within the city of Veneta, Oregon. The purpose of the study is to provide an applicable trip generation rate to be used for the new Veneta Veterinary Clinic in Veneta. This study is performed evaluating traffic to veterinary clinics located within similar sized communities and which have comparable services to the proposed Veneta Veterinary Clinic. A local rate is established for use in trip generation calculations in lieu of using the published rates within the ITE Trip Generation Manuals.

FINDINGS

The analysis found that the weighted average rate for this specific land use was found to be 2.81 trips/unit, which is lower than the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition Trip Generation rate of 4.72 trips/unit for the Animal Hospital/Veterinary Clinic land use type (Land Use 640). The study satisfied the statistical validity standards applied to the Trip Generation Data. The local rate of 2.81 trips/unit should be applied to the new Veneta Veterinary Hospital.

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LIST OF APPENDICIES

APPENDIX A: TRIP DATA

1.0 INTRODUCTION

This study establishes a local trip generation rate for veterinary clinics within the city of Veneta, Oregon. This established local trip generation rate is intended for use at the new Veneta Veterinary Hospital.

This study is performed evaluating trip generation characteristics of similar veterinary clinics. Study sites were chosen based upon their location within within similar sized communities in Oregon and have comparable facilities and uses to the proposed veterinary clinic. The new facility will continue to provide routine animal care with services similar to the existing facility. There services exclude any large animal/livestock care or specialty services that are not typically found within other veterinary clinics.

The ITE trip generation rate for similar land use under the Animal Hospital/Veterinary Clinic land use (Land Use 640) is 4.72 trips/unit. This ITE trip rate was calculated based on only two study points for the PM peak hour of adjacent street traffic. Both data points were from California, one was located in a rural area, and one was located in an urban area. Given the small number of data points it was deemed appropriate to perform a local trip generation study. Additionally, the ITE trip rate for this land use was anticipated to be higher than the local trip rate for the proposed development. Therefore, in lieu of using the rate for the ITE land use Code 640, a local trip generation rate for the proposed veterinary clinic has been established following the ITE Trip Generation Manual, 9th Edition.

2.0 SITE INFORMATION

To establish a local trip generation rate for this specific land use type, five sites were selected. All these sites are similar to the proposed development, i.e. veterinary clinic in a similar size community, provide similar types of health care services to small animals, and have typical office hours. Descriptions of those five sites are provided below.

A. COUNTRYSIDE ANIMAL CLINIC:

Countryside Animal Clinic is located in Junction City, Oregon. The clinic offers a wide range of veterinary services to small animals including routine preventive care, complete medical and surgical care, radiology and electrocardiography services, laboratory and pharmacy services and dental care. Its office hours are Monday to Friday from 8am to 6pm and every other Saturday from 8am to noon.



Figure 1: Countryside Animal Clinic: (a) Aerial View (b) Clinic

B. VENETA VETERINARY HOSPITAL:

Veneta Veterinary Hospital is located in Veneta, Oregon. It provides complete medical, surgical, radiography and ultrasound services, in-house laboratory and dental care to small animals. Its office hours are Monday to Friday from 8am to 6pm and Saturday from 8am to 2pm.



Figure 2: Veneta Veterinary Hospital: (a) Aerial View (b) Hospital

C. ARK ANIMAL HOSPITAL:

Ark Animal Hospital is located in Philomath, Oregon. The hospital provides a wide range of veterinary services to small animals such as comprehensive exams, in-house lab and pharmacy services, complete medical and surgical care, and dental care. Its office hours are Monday to Friday from 7:30am to 7:30pm, Saturday from 10am to 4:00pm and Sunday from noon to 4:00pm.



(a)



(b)

Figure 3: Ark Animal Hospital: (a) Aerial View (b) Hospital

D. COBURG VETERINARY CLINIC:

Coburg Veterinary Clinic is located in Coburg, Oregon. The clinic provides full-service veterinary care for dogs and cats including annual wellness examinations, vaccinations, dentistry, digital radiography, in-house laboratory, and pharmacy services. Its office hours are Monday to Friday from 8:30am to 5:30pm.



(a)



(b)

Figure 4: Coburg Veterinary Clinic: (a) Aerial View (b) Clinic

E. CRESWELL VETERINARY HOSPITAL:

Creswell Veterinary Hospital is located in Creswell, Oregon having a population of 5,060. The hospital provides preventive care, medical, dental and surgical care. Its office hours are Monday to Friday from 8am to 6pm.



(a)



(b)

Figure 5: Creswell Veterinary Hospital: (a) Aerial View (b) Hospital

3.0 TRIP GENERATION STUDY

3.1 METHODOLOGY

The Trip Generation Study is performed in accordance to the methodology provided within the ITE Trip Generation Manual, 9th Edition. To establish a local trip generation rate, five local sites were selected. Information on the gross floor area (GFA) in square feet for each clinic was estimated from lane county tax information and Google Earth aerials images.

The traffic count study was performed by taking manual trip counts during the PM peak period to capture the inbound and outbound trips at all the sites. The traffic counts were taken from the time period of 4:00 to 6:00 PM. The counts are provided in Appendix A.

The counted trips were evaluated and a weighted average rate of trips/unit was determined over all five sites. Table 1 illustrates the trip rates.

TABLE 1 TRIP GENERATION RATES

Name	GFA (Sq. Feet)	Peak Volume	Trips/Unit
Countryside Animal Clinic	3,955	5	1.26
Veneta Veterinary Hospital	3,131	22	7.03
Ark Animal Hospital	6,240	17	2.72
Coburg Veterinary Clinic	2,300	3	1.30
Creswell Veterinary Hospital	3,660	8	2.19
Weighted Average Rate		2.85	

3.2 FINDINGS

The analysis found that the trips per unit for all five local sites range from 1.17 to 2.72 trips/unit except for one site where the rate was 7.03 trips/unit. The 7.03 trips/unit belongs to the Veneta Veterinary Hospital. The Veneta Veterinary Hospital mentioned that on the data collection day they experienced a non-typical busy day. Even though the traffic to the site was uncharacteristically high, the data was used in the analysis. The weighted average rate for this specific land use was found to be 2.85 trips/unit, which is lower than the ITE Trip Generation rate of 4.72 trips/unit.

The R² value for the data is 0.16, which is lower than the value of 0.75 threshold for establishing a fitted curve equation. The standard deviation is 2.38 which is less than 110 percent of the weighted average rate. Therefore, this study satisfied the statistical validity standards applied to the Trip Generation Data and the weighted average rate was used to establish the local trip generation rate for the proposed site.

4.0 CONCLUSION

Following the methodology provided within the ITE Trip Generation Manual, this study developed a local trip generation rate for veterinary clinic within the city of Veneta, Oregon. The statistical validity standards applied to the Trip Generation Data was satisfied in accordance to the ITE Trip Generation Manual. Therefore, the calculated weighted average rate of 2.85 should be used to establish the local trip generation rate for the proposed development.

Veneta Veterinary Hospital
Trip Generation Study

Trip Count Summary

Time:	Countryside Animal Cl-Junction City		15 Minute Volume	Hourly Volume				
	in	out			In	%	out	%
4:00 PM	0	1	1		0	0.00%	1	100.00%
4:15 PM	0	0	0		0	0.00%	0	0.00%
4:30 PM	1	0	1		1	100.00%	0	0.00%
4:45 PM	1	1	2	4	1	50.00%	1	50.00%
5:00 PM	0	0	0	3	0	0.00%	0	0.00%
5:15 PM	1	1	2	5	1	50.00%	1	50.00%
5:30 PM	0	0	0	4	0	0.00%	0	0.00%
5:45 PM	0	1	1	3	0	0.00%	1	100.00%

Time:	Veneta Vet Hosp.		15 Minute Volume	Hourly Volume				
	in	out			In	%	out	%
4:00 PM	3	3	6		3	50.00%	3	50.00%
4:15 PM	3	4	7		3	42.86%	4	57.14%
4:30 PM	1	4	5		1	20.00%	4	80.00%
4:45 PM	1	3	4	22	1	25.00%	3	75.00%
5:00 PM	2	2	4	20	2	50.00%	2	50.00%
5:15 PM	1	2	3	16	1	33.33%	2	66.67%
5:30 PM	1	2	3	14	1	33.33%	2	66.67%
5:45 PM	1	2	3	13	1	33.33%	2	66.67%

Time:	Ark Animal Hosp.-Philomath		15 Minute Volume	Hourly Volume				
	in	out			In	%	out	%
4:00 PM	1	3	4		1	25.00%	3	75.00%
4:15 PM	2	2	4		2	50.00%	2	50.00%
4:30 PM	2	1	3		2	66.67%	1	33.33%
4:45 PM	4	2	6	17	4	66.67%	2	33.33%
5:00 PM	1	2	3	16	1	33.33%	2	66.67%
5:15 PM	1	1	2	14	1	50.00%	1	50.00%
5:30 PM	1	1	2	13	1	50.00%	1	50.00%
5:45 PM	3	2	5	12	3	60.00%	2	40.00%

Time:	Coburg Vet Cl-Coburg		15 Minute Volume	Hourly Volume				
	in	out			In	%	out	%
4:00 PM	0	0	0		0	0.00%	0	0.00%
4:15 PM	0	1	1		0	0.00%	1	100.00%
4:30 PM	0	0	0		0	0.00%	0	0.00%
4:45 PM	0	0	0	1	0	0.00%	0	0.00%
5:00 PM	0	0	0	1	0	0.00%	0	0.00%
5:15 PM	0	0	0	0	0	0.00%	0	0.00%
5:30 PM	0	0	0	0	0	0.00%	0	0.00%
5:45 PM	0	3	3	3	0	0.00%	3	100.00%

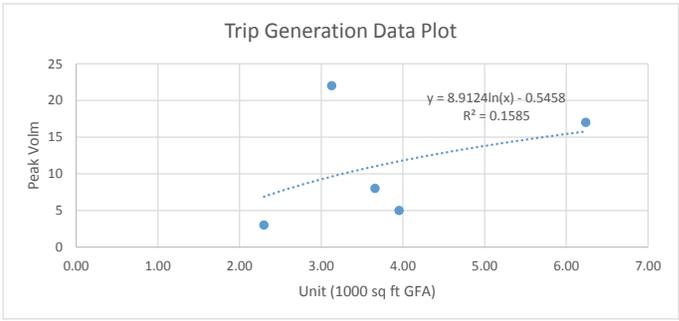
Time:	Creswell Vet. Cl.		15 Minute Volume	Hourly Volume				
	in	out			In	%	out	%
4:00 PM	1	2	3		1	33.33%	2	66.67%
4:15 PM	1	0	1		1	100.00%	0	0.00%
4:30 PM	0	1	1		0	0.00%	1	100.00%
4:45 PM	2	0	2	7	2	100.00%	0	0.00%
5:00 PM	1	2	3	7	1	33.33%	2	66.67%
5:15 PM	0	2	2	8	0	0.00%	2	100.00%
5:30 PM	0	1	1	8	0	0.00%	1	100.00%
5:45 PM	0	0	0	6	0	0.00%	0	0.00%



	Countryside Animal Cl- Junction City	Veneta Vet Hosp.	Ark Animal Hosp.-Philomath	Coburg Vet Cl-Coburg	Creswell Vet. Cl.
Peak Volume	5	22	17	3	8
unit (1000 sq ft GFA)	3.955	3.13	6.24	2.3	3.66
Trips/unit	1.26	7.03	2.72	1.30	2.19

weighted Average 2.851957
 Average 2.901495
 standard deviation 2.38796

Average Trips/unit 2.852



With Veneta
 Eq 18.02016
 Average 23.21196
 weighted Average 22.81566

Without Veneta
 weighted Average 2.043
 Average 1.87

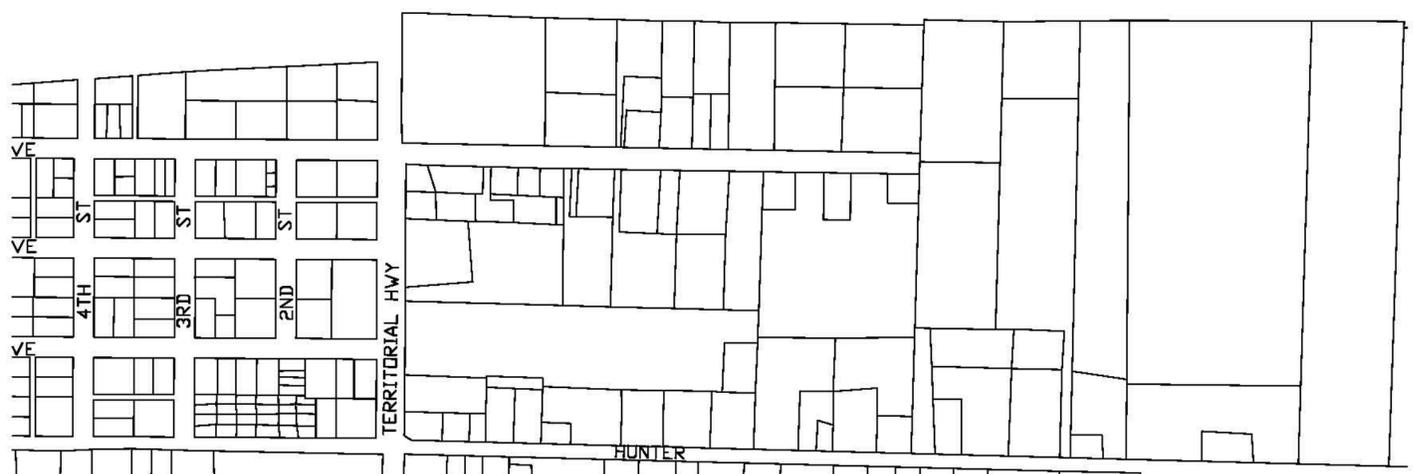
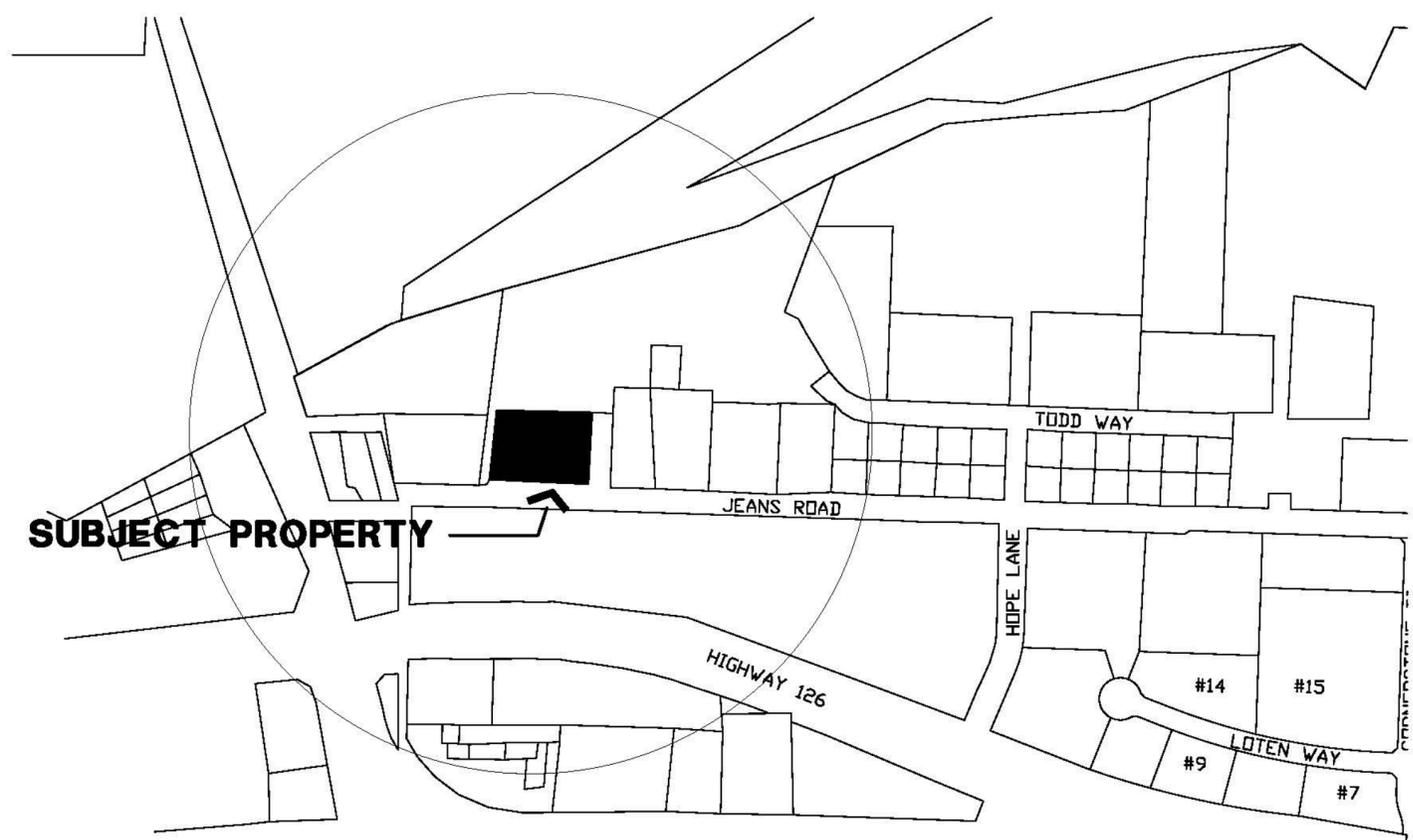
SANDOW ENGINEERING

160 Madison Street Suite A

Eugene, Oregon 97402
541.513.3376

sandowengineering.com





1 VICINITY MAP
C1.0

SCALE: N.T.S.

GENERAL INFORMATION

PROPOSED ENTITY: VENETA VETERINARY HOSPITAL

LOCATION: CORNER LOT # JEANS ROAD & TODD WAY
VENETA OR 97487

OWNER: LEELYNN INC & WILEY MTN. LLC / ATR LAND
PO BOX 518
CREWELL OR 97426

TAX LOT & MAP: IT-05-31-20-01300

SIZE: APPROX. 132 ACRES (57,492 SQFT.)

ZONING: CC (COMMUNITY COMMERCIAL)
W/ SDP (SPECIFIC DEVELOPMENT PLAN) OVERLAY

USE: MEDICAL, DENTAL CLINICS OR MEDICAL LABS

BLDG AREA: 6,536 GROSS SQFT.

REQD. VEHICLE PARKING: VLDC TABLE 5.20(a)-MEDICAL/DENTAL CLINIC
6,536 SQFT. / 200 = 33 SPACES
39 SPACES PROVIDED

BIKE PARKING: VLDC TABLE 5.20(a)-MEDICAL/DENTAL CLINIC
6,536 SQFT. / 3,000 = 2 SPACES
25% LONG - 75% SHORT

OCCUPANCY: B

DEVELOPMENT RATIOS

SITE	57,492.0 SF	
BUILDING	6,536.0 SF	12.0%
DRIVEWAYS & PARKING	24,050.0 SF	42.0%
INTERIOR SIDEWALKS	1,614.0 SF	3.0%
INTERIOR LANDSCAPING	3,684.0 SF	6.0%
NATIVE OR RECONSTRUCTED NATIVE LANDSCAPING	21,608.0 SF	37.0%
TOTAL:	57,492.0 SF	100.0%

DRAWING INDEX

- C1.0 VICINITY MAP
- C1.1 SITE PLAN
- C2.1 HORIZONTAL CONTROL PLAN
- C3.1 GRADING PLAN
- C4.1 STORMWATER PLAN
- A1.2 FLOOR PLAN
- A2.2 EXTERIOR ELEVATIONS
- L1.1 LANDSCAPE PLAN

**VENETA VETERINARY HOSPITAL
SITE REVIEW APPLICATION**

OREGON
VENETA

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REVISED: 8-14-15

DATE: 6-05-15
PROJ #: 1503



VENETA VETERINARY HOSPITAL
SITE REVIEW APPLICATION

VENETA OREGON

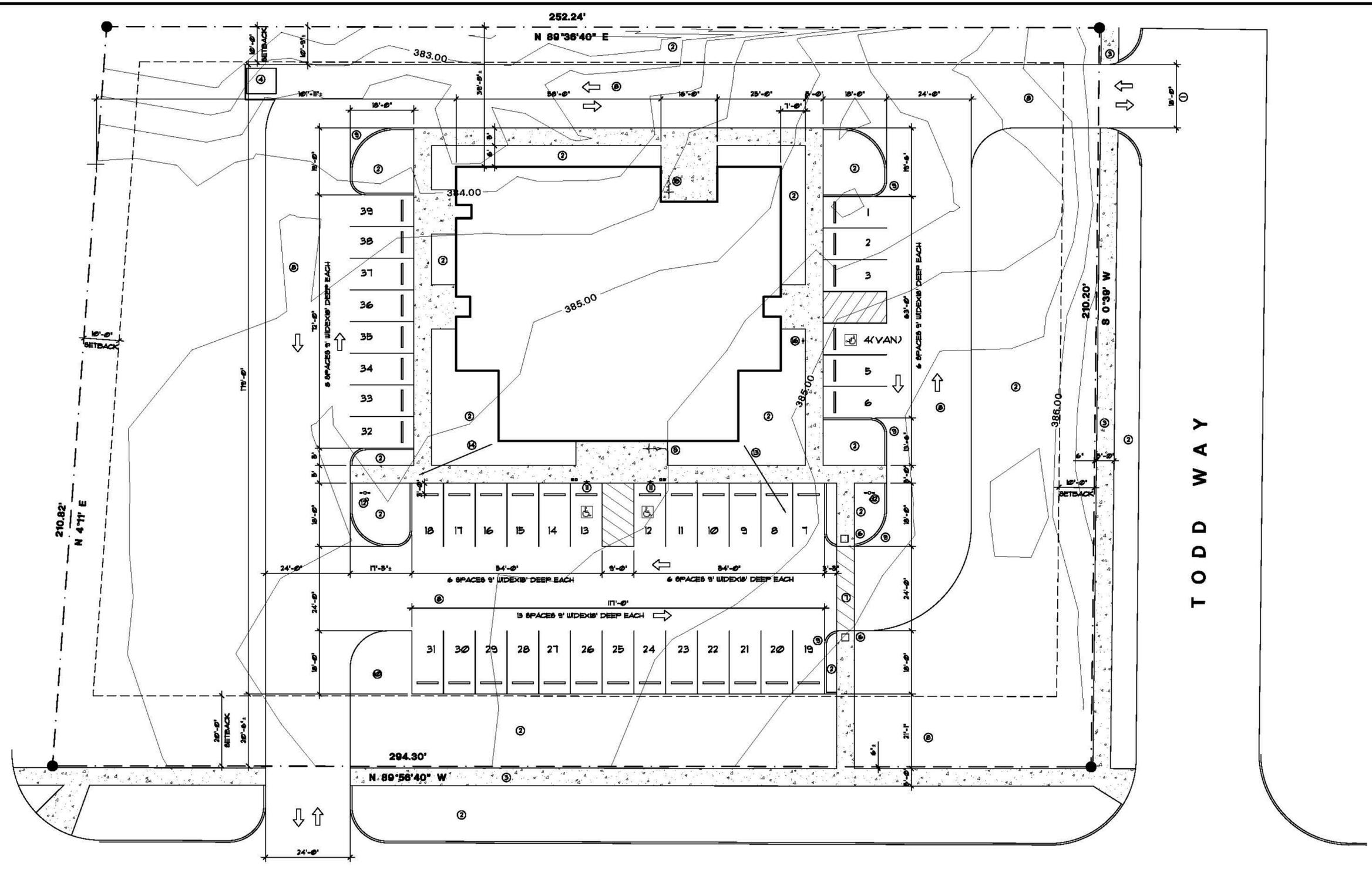
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DATE: 05-04-15
PROJ #: 1503

C11

OF 5



1 SITE PLAN
C1.1

NOTES TO SITE PLAN

- ① INSTALL CONC APRON AS PER CITY CODE
- ② PLANTER AREA AS PER LANDSCAPE PLAN
- ③ INSTALL CONC SIDEWALK AS PER CITY CODE
- ④ DUMPSTER LOCATION PROVIDE 6 FOOT HIGH CHAIN LINK FENCE WITH PLASTIC BLAT INSERTS ON 3 SIDES OF DUMPSTER ENCLOSURE TO BE COVERED & A OIL/WATER SEPARATOR CATCH BASIN INSTALLED IN THE AC PAVING FOR DRAINING TO CITY WASTE
- ⑤ (1) - SHORT TERM BIKE PARKING SPACE (7' X 6'), PROVIDE HOOP TYPE RACK BY 'EUGENE BIKE WORKS' OR APPROVED EQ.
- ⑥ 24"X4' DETECTABLE WARNING STRIP ADA-8-2424 AS PER ARMOR-TILE OR APPROVED EQ.
- ⑦ PAINT STRIPPING ON AC SURFACE, THE DIMENSIONS OF WHICH MATCH CODE REQUIREMENTS
- ⑧ AC PAVING DRIVEN WAY (TYP) SURFACE SHALL BE TWO INCHES OF ASPHALT CONCRETE OVER APPROVED BASE MATERIALS & COMPACTION
- ⑨ 6" HIGH CONC CURB (TYP)
- ⑩ 6" HIGH CONC VEHICLE BUMP, BUMP TO BE 36" FROM FRONT OF BUMP TO EDGE OF CONC SIDEWALK (TYP)
- ⑪ H&CP PARKING SIGN, SIGN TO READ 'RESERVED PARKING', SIGN TO MEET THE REQ'NTS OF SIGN # RT-8 OF O&C. SIGN TO BE MOUNTED ON 6TL. POSTS TO MEET CODE REQUIREMENTS
- ⑫ PARKING LOT LIGHT POLE - 20' HIGH W/ DUAL LIGHT FIXTURE AFFIXED TO TOP, FIXTURE SHALL BE SHIELDED WITH LIGHT DIRECTED DOWNWARD TO MINIMIZE GLARE
- ⑬ FIRE HYDRANT # APPROXIMATELY 150' FROM BLDG CORNER IN DIRECTION OF ARROW ACROSS JEANS ROAD AND IN FRONT OF BI-MART.
- ⑭ FIRE HYDRANT # APPROXIMATELY 150' FROM BLDG CORNER IN APPROXIMATE DIRECTION OF ARROW TO LOCATION PERPENDICULAR TO AND ACROSS JEANS ROAD FROM EPUD POWER POLE #12222.
- ⑮ LONG TERM BIKE PARKING SPACE (7'X6'), PROVIDE HOOP TYPE RACK BY 'EUGENE BIKE WORKS' OR APPROVED EQUAL.
- ⑯ H&CP PARKING SIGN, SIGN TO READ 'VAN ACCESSIBLE', SIGN TO MEET THE REQ'NTS OF SIGN # RT-8P OF O&C. SIGN TO BE MOUNTED ON 6TL. POSTS TO MEET CODE REQUIREMENTS

LEGEND

- 386.50' EXISTING ELEVATION CONTOUR
- CONCRETE SIDEWALK
- EXISTING PROPERTY LINE

SCALE: 1" = 20'-0"





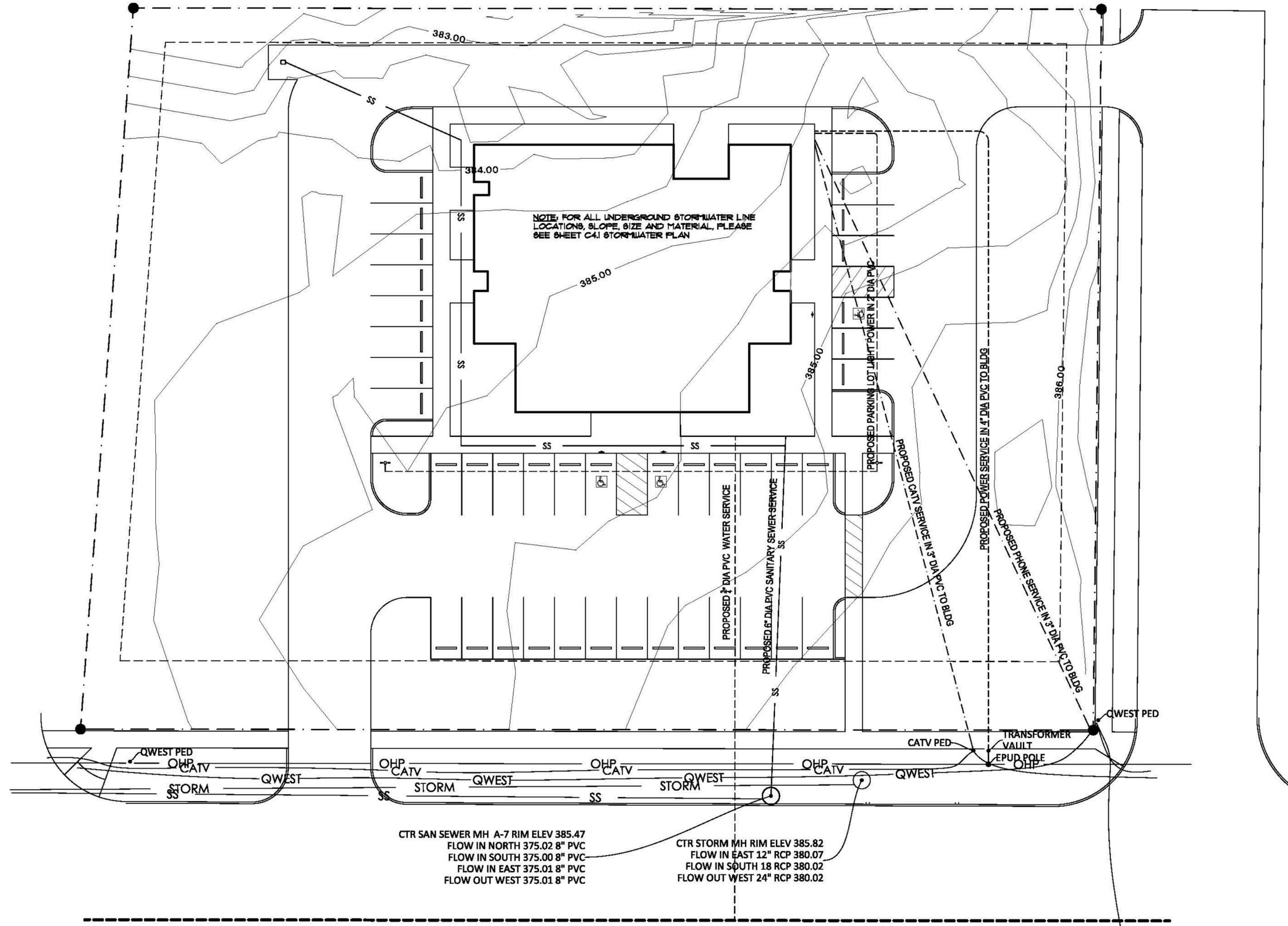
VENETA
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DATE: 08/03/15
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C21
OF 5



CTR SAN SEWER MH A-7 RIM ELEV 385.47
FLOW IN NORTH 375.02 8" PVC
FLOW IN SOUTH 375.00 8" PVC
FLOW IN EAST 375.01 8" PVC
FLOW OUT WEST 375.01 8" PVC

CTR STORM MH RIM ELEV 385.82
FLOW IN EAST 12" RCP 380.07
FLOW IN SOUTH 18 RCP 380.02
FLOW OUT WEST 24" RCP 380.02

1 HORIZONTAL CONTROL PLAN
C2.1

LEGEND

- OHP — EXISTING OVERHEAD POWER
- CATV — EXISTING UNDERGROUND CABLE TELEVISION
- QWEST — EXISTING UNDERGROUND QWEST PHONE LINE
- STORM — EXISTING UNDERGROUND STORM LINE
- SS — EXISTING UNDERGROUND SANITARY SEWER LINE

SCALE: 1"=20'-0"





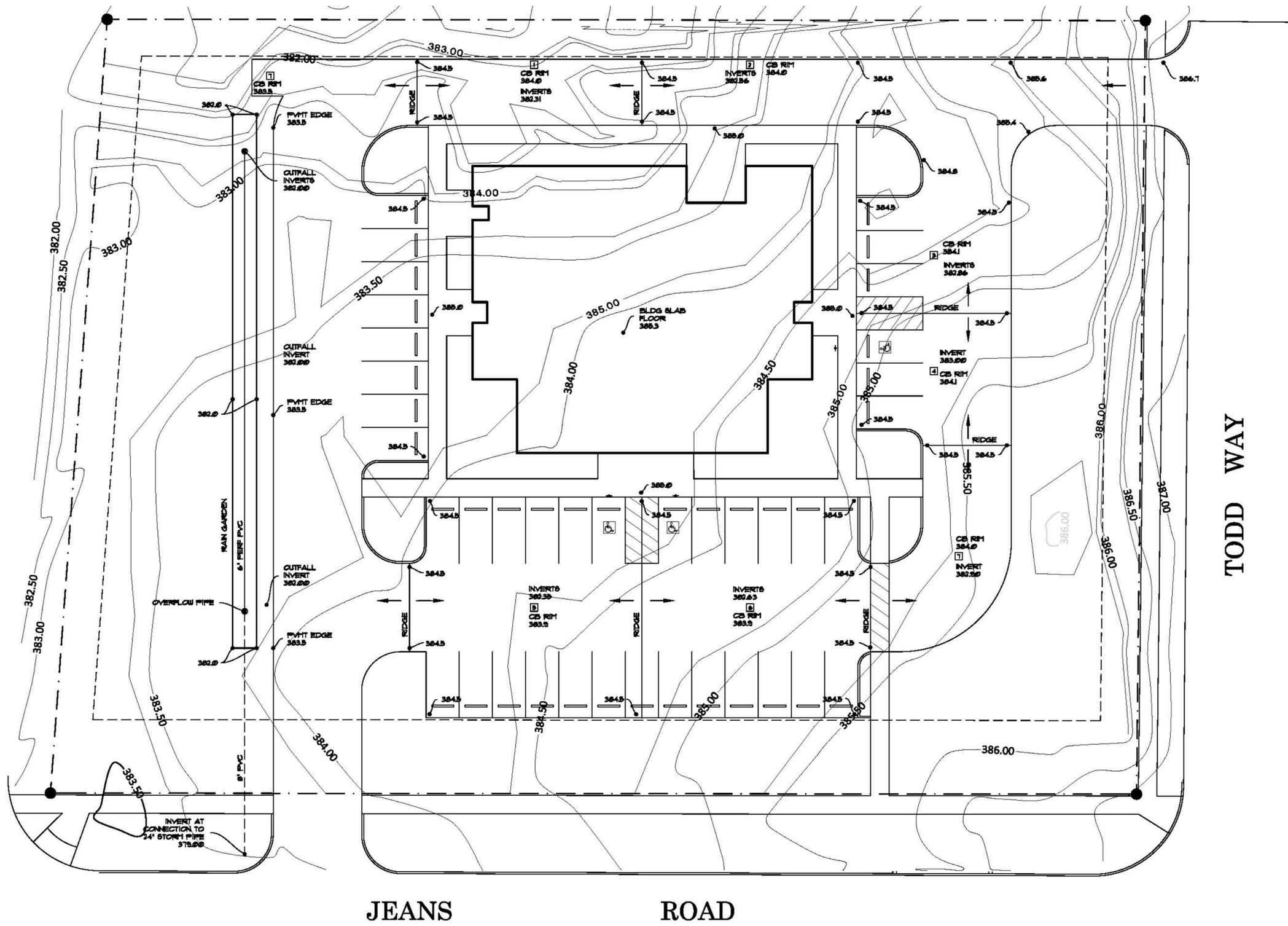
**VENETA VETERINARY HOSPITAL
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1 GRADING PLAN
C3.1

SCALE: 1"=20'-0"



- LEGEND**
- 0.00 EXISTING ELEVATION CONTOUR
 - INDICATES DIRECTION OF SURFACE RUNOFF
 - 385.0 PROPOSED FINISH GRADE ELEVATION
 - PROPOSED OIL/WATER SEPARATOR CATCH BASIN



GROUP

A E GROUP
CIVIL &
STRUCTURAL
ENGINEERING

1355 OAK STREET
SUITE 200
EUGENE, OREGON 97401

(541) 341-1332

www.aengengineering.com



EXPIRES 12-31-15

VENETA VETERINARY HOSPITAL
JEANS ROAD
VENETA, OREGON

SITE REVIEW APPLICATION
NOT FOR CONSTRUCTION

AE PROJECT #E2057

DRAWN: SNS

DATE: 7/23/2015

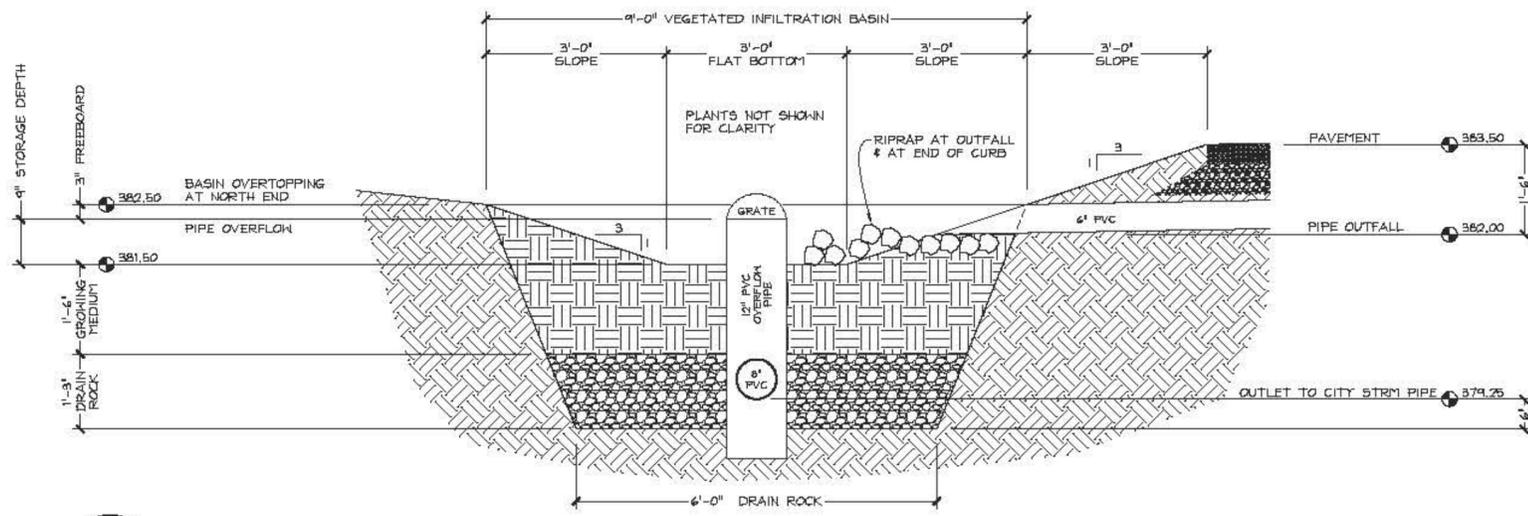
REV:

SHEET TITLE:

STORMWATER
PLAN

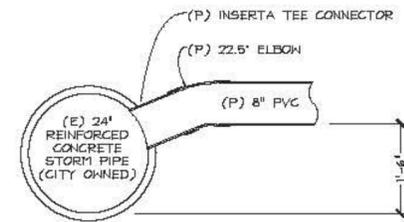
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C4.1



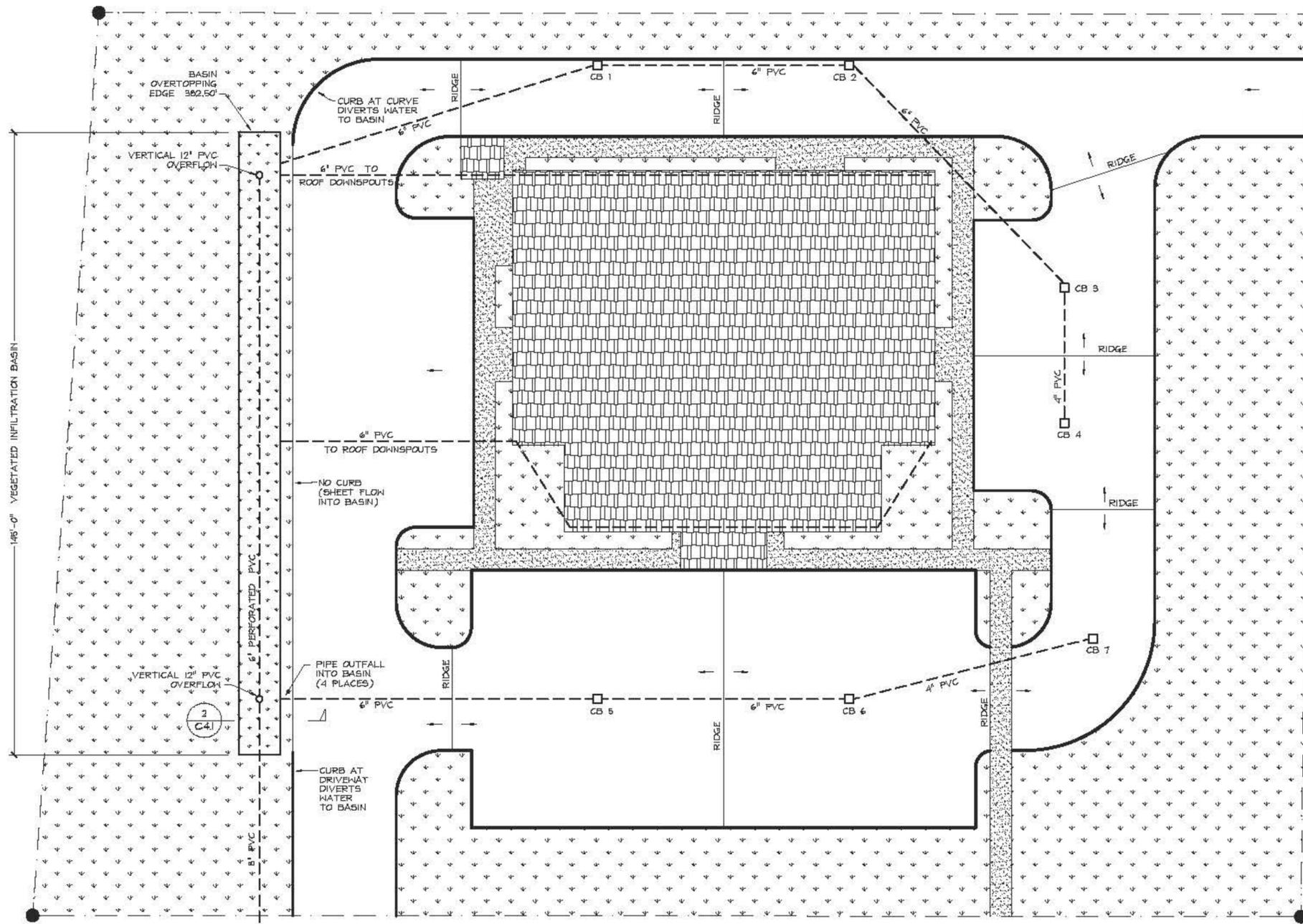
2 SECTION - VEGETATED INFILTRATION BASIN
C4.1

SCALE: 1/2" = 1'-0"



3 (P) STORM PIPE CONNECTION TO (E)
C4.1

SCALE: 1/2" = 1'-0"



1 STORMWATER PLAN
C4.1

SCALE: 1" = 20'-0"



ABBREVIATIONS

- (E) EXISTING
- (P) PROPOSED
- RCP REINFORCED CONCRETE PIPE

SURFACE AREAS

	SQUARE FEET
ENTIRE LOT	60,500
IMPERVIOUS AREAS:	
ROOF	7,920
NEST PARKING AREA	7,310
CATCH BASIN 1 COLLECTION AREA	1,480
CATCH BASIN 2	3,070
CATCH BASIN 3	1,860
CATCH BASIN 4	1,590
CATCH BASIN 5	3,880
CATCH BASIN 6	3,940
CATCH BASIN 7	1,690
TOTAL IMPERVIOUS AREA	32,640
REMAINING PERVIOUS AREA	27,660

LEGEND

- LANDSCAPE SURFACE
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- ROOF
- PROPERTY LINE
- DOWNWARD SLOPE DIRECTION



**VENETA VETERINARY HOSPITAL
SITE REVIEW APPLICATION**

OREGON

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DATE: 5-10-15

PROJ #: 1503

A1.2
OF 2



1 FLOOR PLAN
A1.2

SCALE: 1/8"



NOTES TO ELEVATIONS

- ① COMPOSITION SHINGLE ROOFING (TYP)
- ② VINYL WINDOWS (TYP)
- ③ VINYL DOORS (TYP)
- ④ BUILDING SIGN INDICATING NAME OF FACILITY. SIGN SIZE SHALL BE APPROXIMATELY 14'-6" WIDE BY 2'-6" HIGH OF SOLID MATERIAL W/ LETTERS PAINTED OF BRIGHT COLOR AGAINST A SOLID COLOR BACKGROUND. SIGN LIGHTING SHALL BE A WEATHER-PROOF FLUORESCENT LIGHT MOUNTED UNDER ROOF ABOVE & SHINE DOWNWARD ONTO SIGN.
- Ⓟ HORIZONTAL LAP HARDI-PLANK SIDING (TYP)

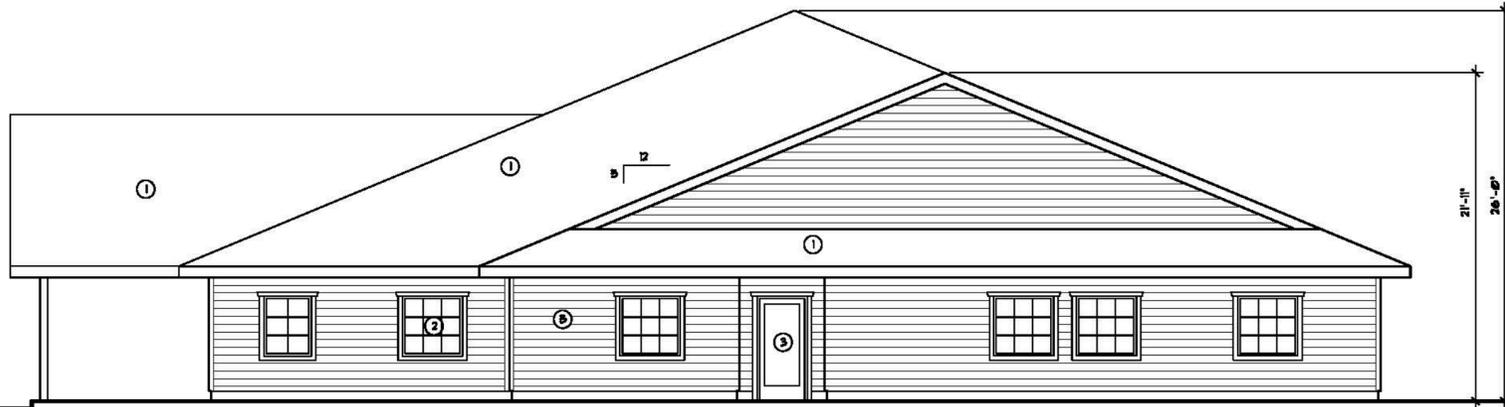
GENERAL NOTES

- A ALL HORIZONTAL LAP SIDING TO BE FOREST GREEN
- B ROOFING MATERIAL TO BE 'CHARCOAL'
- C TRIM MATERIAL TO BE 'LIGHT BROWN'



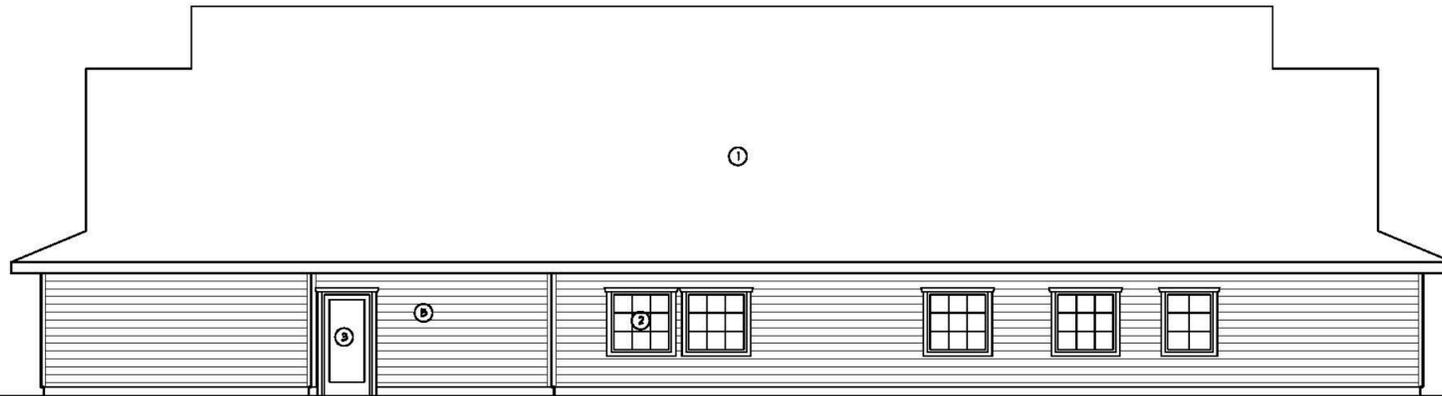
1 SOUTH ELEVATION
A2.2

SCALE: 1/8"



2 EAST ELEVATION
A2.2

SCALE: 1/8"



3 NORTH ELEVATION
A2.2

SCALE: 1/8"



4 WEST ELEVATION
A2.2

SCALE: 1/8"

VENETA VETERINARY HOSPITAL
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OREGON

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A2.2
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VENETA VETERINARY HOSPITAL
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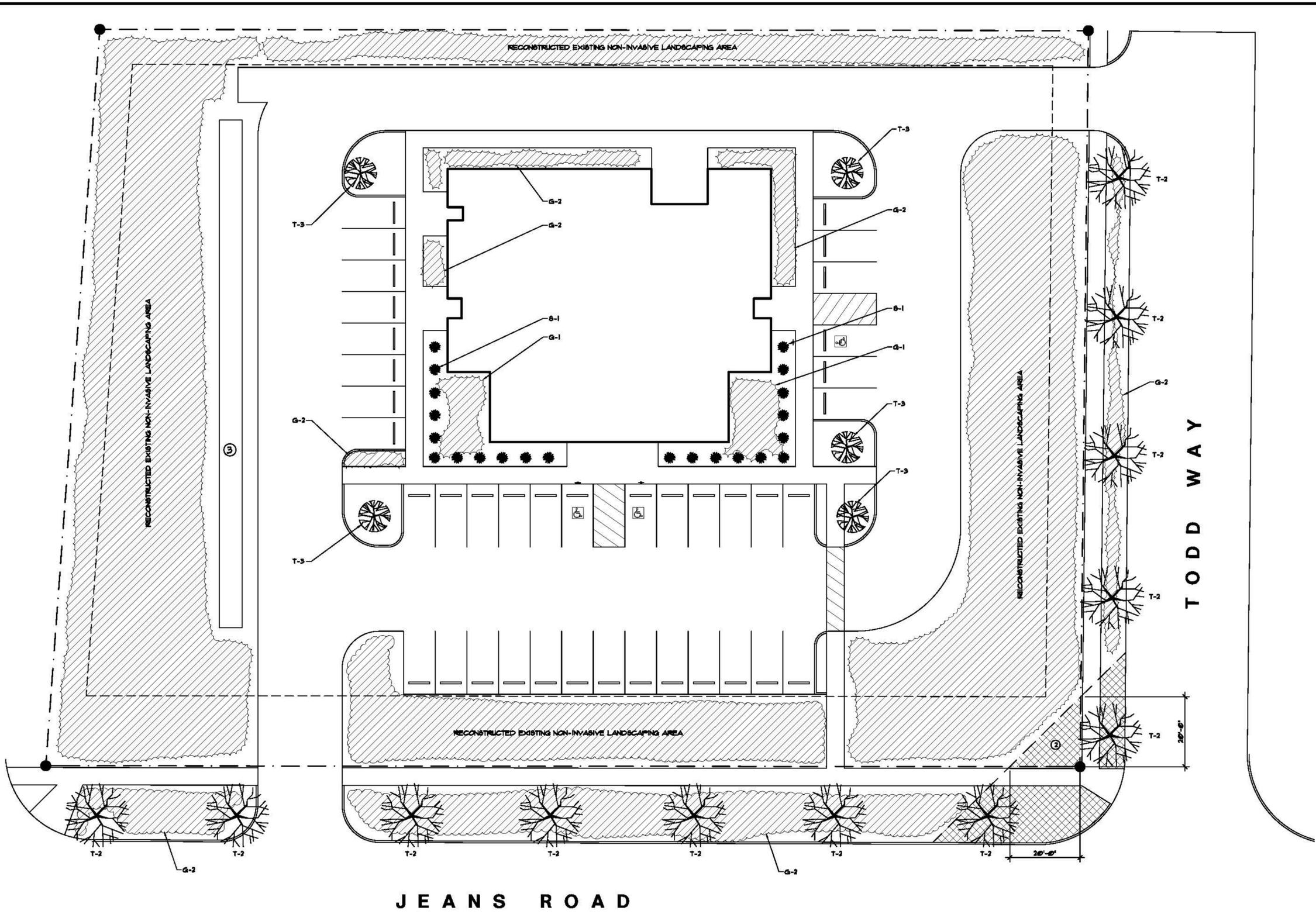
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L1.1

OF 1



1 LANDSCAPE PLAN
L1.1

SCALE: 1" = 20'-0"



PLANT SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
TREES					
T1		NOT USED			
T2	12	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	2' CAL.	
T3	5	CORNUS 'EDDIE'S WHITE WONDER'	WHITE WONDER DOGWOOD	2' CAL.	
GROUNDCOVER					
G1	24' O.C.	GAILTHERIA SHALLOX	SALAI	1 GAL.	②
G2	12' O.C.	RUBUS CALYCINOIDES	RUBUS	1 GAL.	②
SHRUBS					
B1	22	MAHONIA NERVOSA	DULL OREGON GRAPE	5 GAL. @ 3' O.C. 1	

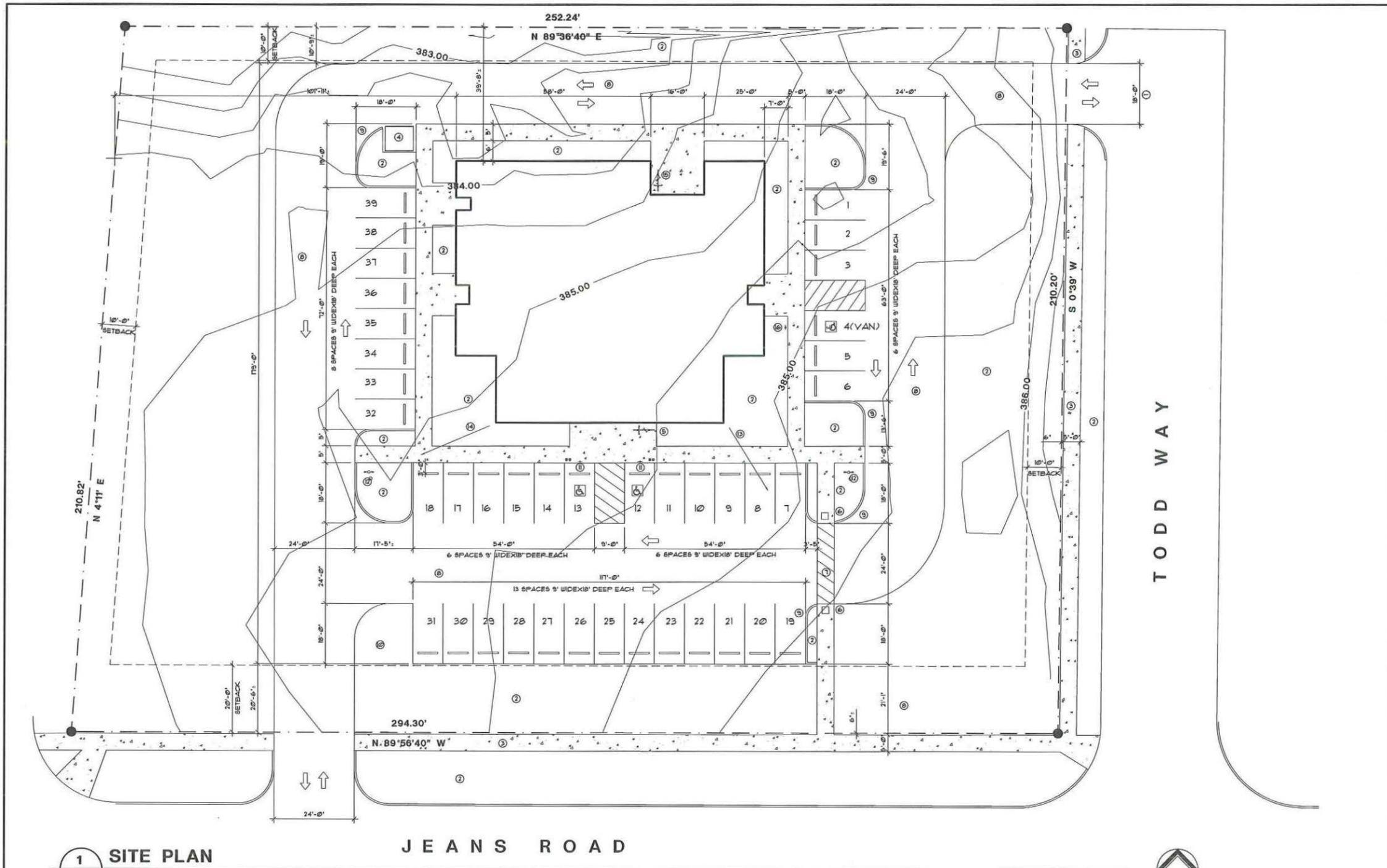
NOTES TO PLANT SCHEDULE
① NOT USED
② MATCHING, FULL

GENERAL LANDSCAPING NOTES

1. SOIL PREPARATION
 - a. SUB-BASE TO BE 12" MINIMUM BELOW FINISH GRADE.
 - b. SUBGRADE SHALL BE TILLED A MINIMUM OF 8" BEFORE INSTALLATION OF TOPSOIL.
 - c. TOPSOIL PLACEMENT: 2" MINIMUM DEPTH FOR LAWN AREAS & 6" MINIMUM DEPTH FOR BEDDING AREAS
 - d. PROVIDE 2" MINIMUM LAYER OF GARDEN COMPOST OR 5-3-16-16 FERTILIZER OVER TOP SOIL IN BEDDING AREAS
2. PLANT MATERIALS
 - a. PROVIDE PLANT MATERIAL AS INDICATED IN PLANT SCHEDULE
3. IRRIGATION SYSTEM
 - a. IRRIGATION SYSTEM SHALL BE 'ZONED' AS APPROPRIATE AND SHALL BE COMPLETELY AUTOMATED
 - b. SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE OF ALL LANDSCAPED AREAS AND LAYOUT OF HEADS SHALL MINIMIZE OVERSPRAY ONTO PAVED AREAS
 - c. ALL LANDSCAPING SHALL BE IRRIGATED FOR A MINIMUM OF TWO YEARS AFTER PLANTING
4. MAINTENANCE
 - a. LANDSCAPING AND SCREENING SHALL BE CONTINUALLY MAINTAINED IN A CLEAN, WEED FREE MANNER.

NOTES TO LANDSCAPE PLAN

- ① RECONSTRUCTED EXISTING NON-INVASIVE LANDSCAPING AREA
- ② CLEAR VISION AREAS: NO PLANTINGS TO EXCEED 2-1/2 FEET IN HEIGHT, MEASURED FROM THE TOP OF THE CURB. TREES IN THIS AREA MUST HAVE NO FOLIAGE FROM A HEIGHT OF EIGHT (8) FEET ABOVE GRADE
- ③ STORMWATER MANAGEMENT FACILITY. PLANTING SCHEDULE TO BE SUBMITTED UPON PERMIT APPLICATION



1 SITE PLAN
C1.1

J E A N S R O A D



SCALE: 1" = 20'-0"

NOTES TO SITE PLAN

- ① INSTALL CONC APRON AS PER CITY CODE
- ② PLANTER AREA AS PER LANDSCAPE PLAN
- ③ INSTALL CONC SIDEWALK AS PER CITY CODE
- ④ DUMPSTER LOCATION, PROVIDE 6 FOOT HIGH CHAIN LINK FENCE WITH PLASTIC SLAT INSERTS ON 3 SIDES OF DUMPSTER ENCLOSURE TO BE COVERED 4 A OIL/WATER SEPARATOR CATCH BASIN INSTALLED IN THE AC. PAVING FOR DRAINING TO CITY WASTE
- ⑤ (1) - SHORT TERM BIKE PARKING SPACE (7' X 6'), PROVIDE HOOP TYPE RACK BY 'EUGENE BIKE WORKS' OR APPROVED EQ.
- ⑥ 24"X24" DETECTABLE WARNING STRIP *ADA-5-2424 AS PER ARMOR-TILE OR APPROVED EQ.
- ⑦ PAINT STRIPPING ON AC SURFACE, THE DIMENSIONS OF WHICH MATCH CODE REQUIREMENTS
- ⑧ AC PAVING DRIVEN WAY (TYP), SURFACE SHALL BE TWO INCHES OF ASPHALT CONCRETE OVER APPROVED BASE MATERIALS 4 COMPACTION
- ⑨ 6" HIGH CONC CURB (TYP)
- ⑩ 6" HIGH CONC VEHICLE BUMP, BUMP TO BE 36" FROM FRONT OF BUMP TO EDGE OF CONC SIDEWALK (TYP)
- ⑪ HNCIP PARKING SIGN, SIGN TO READ 'RESERVED PARKING', SIGN TO MEET THE REQ'TS OF SIGN # RT-8 OF OSSC, SIGN TO BE MOUNTED ON STL. POSTS TO MEET CODE REQUIREMENTS
- ⑫ PARKING LOT LIGHT POLE - 20' HIGH W/ DUAL LIGHT FIXTURE AFFIXED TO TOP, FIXTURE SHALL BE SHIELDED WITH LIGHT DIRECTED DOWNWARD TO MINIMIZE GLARE.
- ⑬ FIRE HYDRANT #1 APPROXIMATELY 258' FROM BLDG CORNER IN DIRECTION OF ARROW ACROSS JEANS ROAD AND IN FRONT OF BI-MART.
- ⑭ FIRE HYDRANT #1 APPROXIMATELY 258' FROM BLDG CORNER IN APPROXIMATE DIRECTION OF ARROW TO LOCATION PERPENDICULAR TO AND ACROSS JEANS ROAD FROM EPUD POWER POLE #39290.
- ⑮ LONG TERM BIKE PARKING SPACE (7'X6') PROVIDE HOOP TYPE RACK BY 'EUGENE BIKE WORKS' OR APPROVED EQUAL.
- ⑯ HNCIP PARKING SIGN, SIGN TO READ 'VAN ACCESSIBLE', SIGN TO MEET THE REQ'TS OF SIGN # RT-8P OF OSSC, SIGN TO BE MOUNTED ON STL. POSTS TO MEET CODE REQUIREMENTS

LEGEND

- 326.50'- EXISTING ELEVATION CONTOUR
- CONCRETE SIDEWALK
- - - EXISTING PROPERTY LINE

THE PURPOSE OF THIS ADDITION, IS TO CHANGE THE LOCATION OF THE DUMPSTER FROM THE NW OF THE PARKING LOT AS SHOWN ON C 1.1 OF 5, TO THE NORTH WEST CORNER OF THE BUILDING AS SHOWN ON C1.1R.



VENETA VETERINARY HOSPITAL
SITE REVIEW APPLICATION
VENETA OREGON

JOHN L. DEMERS, ARCHITECT AIA
24244B SERTIC ROAD
PO BOX 219 VENETA OR 97487
(541) 935-6010 FAX: (541) 935-3331
EMAIL: johnd@jlarchitectals.com

DATE: 08-19-15
PROJ #: 1503
C1.1R
OF 1

City of Veneta
M E M O R A N D U M

DATE: August 31, 2015

TO: Veneta Public Works
Attn: Kyle Schauer

FROM: Lisa Garbett, City of Veneta

RE: *Site Plan Review (City File# SR-3-15) – Veneta Veterinary Hospital*
Assessor's Map/ Tax Lot No. 17-05-31-20-01300

The City has received a request for Site Plan review for an approximate 6,436 square foot veterinary hospital (Veneta Veterinary Hospital).

This request is being forwarded for your review, comment and conditioning. If you have conditions of approval you would like incorporated into the City's consideration of this request, please list them and return to this office **no later than September 11, 2015**. Please call me at 935-2191 ext. 304 if you are unable to return comments by this date. Please reference file number SR-3-15 in your reply.

- We are not affected by the proposal.
- We have reviewed the proposal and have no comments.
- Our comments are attached.
- Our comments are:

*I have worked with Branch Eng. + included our
comments with his. Water is already available
on site and Sewer is available across entire lot. - ⊕*

City of Veneta - P.O. Box 458 - Veneta, Oregon 97487
Phone (541) 935-2191 - Fax (541) 935-1838

MEMORANDUM



DATE: September 16, 2015

TO: Lisa Garbett, Associate Planner
City of Veneta

FROM: Lane Branch, P.E., City Engineer

RE: Public Works Engineering Comments
Site Review SR-3-15 Veneta Veterinary Hospital

Thank you for the opportunity to assist the City and provide comments for the Veneta Veterinary Hospital Site Review SR-3-15.

My findings and recommended conditions are as follows:

Finding: The city of Veneta's adopted stormwater manual is the 2008 City of Portland Stormwater Management Manual (SWMM).

Finding: Stormwater management calculations by Ang Engineering are included with the application.

Finding: The proposed site plan includes a rain garden for stormwater treatment. The Presumptive Approach was used to size the rain garden, which is an acceptable method. It appears the rain garden was sized adequately for stormwater treatment, but it is unclear if it is large enough to meet the City's stormwater detention standard. The rain garden will need to be sized to meet Veneta's stormwater detention standard, and be vegetated in accordance with Portland Stormwater Manual.

Recommended Condition: Prior to occupancy, the rain garden shall be planted in accordance with City of Portland's Stormwater Management Manual requirements.

Recommended Condition: Prior to building permit issuance, stormwater calculations shall be submitted demonstrating the proposed stormwater system meets City of Veneta's stormwater detention standard.

Finding: There is an existing access on the south side of Jeans Road near the proposed west access. It is unclear if the accesses will align. Aligned accesses provide for safer turn movements, and assist in assigning right-of-way.

Finding: The proposed driveways appear to be the curb return type similar to public street intersections. Typical concrete dustpan driveway aprons provide better delineation between public and private ownership, provide a concrete gutter for drainage, and are easier to clean with a street sweeper.

Recommended Condition: Prior to building permit issuance, the proposed driveway aprons shall clearly be illustrated as concrete dustpan driveways in accordance with ODOT standard details.

Recommended Condition: The final site plan shall illustrate Bi-mart's western access. The western site access shall align with the existing access across the street.

Finding: Public sidewalks currently do not exist along the site frontage. The site plan illustrates public sidewalks will be constructed with this project. ADA curb ramps need to be brought up to current standards where abutting a new sidewalk.

Recommended Condition: Prior to occupancy, public sidewalks shall be constructed by the applicant in accordance with City of Veneta Public Works requirements. The existing ADA ramp at the Todd Way/Jeans Road intersection appears to be out of compliance with current ADA standards. Rebuilding the curb ramp to meet current ADA standards is also required with the sidewalk construction.

Finding: The application included a local trip generation study for veterinary clinics. The results indicate a peak hour trip rate of 2.81 trips/1,000 sq.ft. gross floor area should be applied this project. This yields a peak hour trip generation of approximately 18 trips for the proposed 6,536 sq.ft. building, which is well below the threshold of 100 peak hour trips necessary to require a traffic study.

END OF COMMENTS

Lisa Garbett

From: INGRAM Daniel B <Daniel.Ingram@co.lane.or.us>
Sent: Wednesday, September 09, 2015 2:57 PM
To: Lisa Garbett
Cc: MCKINNEY Lydia; TAYLOR Becky; EICHNER Lindsey A; GREEN Lori M; ROGERS Chris A
Subject: Site Plan Review SR-3-15, Veneta Veterinary Hospital, Jeans Road

Veneta File Number: SR-3-15
Applicant: John L. Demers, architect AIA
Owner: ATR Land, LLC
Zone Designation: Community Commercial (CC)
Comp Plan Designation: Commercial (C)
Map & Tax Lots: 17-05-31-20-01300

Proposal: Site Plan Review request for an approximate 6,536 square foot veterinary clinic (Veneta Veterinary Hospital)

Comments from Lane County Transportation Planning:

Map and Tax Lot 17-05-31-20-01300 is located within the city limits of Veneta. Access to the development is via Jeans Road or Todd Way. Jeans Road at the site of this development is under the jurisdiction of the City of Veneta. Todd Way is also a public road which is located within the city and under the jurisdiction of the City of Veneta.

The nearest County Road is Jeans Road approximately 0.9 miles east of the development at the beginning of Lane County's jurisdiction. The development is unlikely to significantly impact the roads under Lane County's jurisdiction.

Lane County Transportation Planning has no further comments.

Thank you for providing the opportunity to comment on this proposal.

Daniel B. Ingram, P.E., P.L.S.
Senior Engineering Associate
Lane County Public Works
Phone: (541) 682-6996
e-mail: Daniel.Ingram@co.lane.or.us

Lisa Garbett

From: EICHNER Lindsey A <Lindsey.EICHNER@co.lane.or.us>
Sent: Tuesday, September 08, 2015 3:46 PM
To: Lisa Garbett
Subject: SR-3-15

Lisa,

Lane County Planning has no comments for this proposal.

Thank you for including us in the referral list.

Lindsey Eichner
Associate Planner
Lane County Land Management
3050 N. Delta Hwy
Eugene, Oregon 97408
(541)682-3998
(541)682-3947 fax

Lisa Garbett

From: Smith, Richard D - Veneta, OR <Richard.D.Smith@usps.gov>
Sent: Monday, August 31, 2015 3:27 PM
To: Lisa Garbett
Subject: RE: Referral Request, City File #SR-3-15 (Veneta Veterinary Hospital)

I have reviewed the proposal and have no comments.

Richard D. Smith

Postmaster
25042 Dunham Ave.
Veneta, OR 97487-9998
Phone 541-935-2541
Fax 541-935-6425

From: Lisa Garbett [mailto:lgarbett@ci.veneta.or.us]
Sent: Monday, August 31, 2015 3:22 PM
To: Smith, Richard D - Veneta, OR
Subject: Referral Request, City File #SR-3-15 (Veneta Veterinary Hospital)
Importance: Low

Hi Rick,

The City has received a request for Site Plan review for an approximate 6,436 square foot veterinary hospital (Veneta Veterinary Hospital) at Assessor's Map/ Tax Lot No. 17-05-31-20-01300. Please see attached.

This request is being forwarded for your review, comment and conditioning. If you have conditions of approval you would like incorporated into the City's consideration of this request, please list them and return to this office no later than September 11, 2015 Please call me at 935-2191 ext. 304 if you are unable to return comments by this date.

Please reference file number SR-3-15 in your reply.

Thanks, Lisa

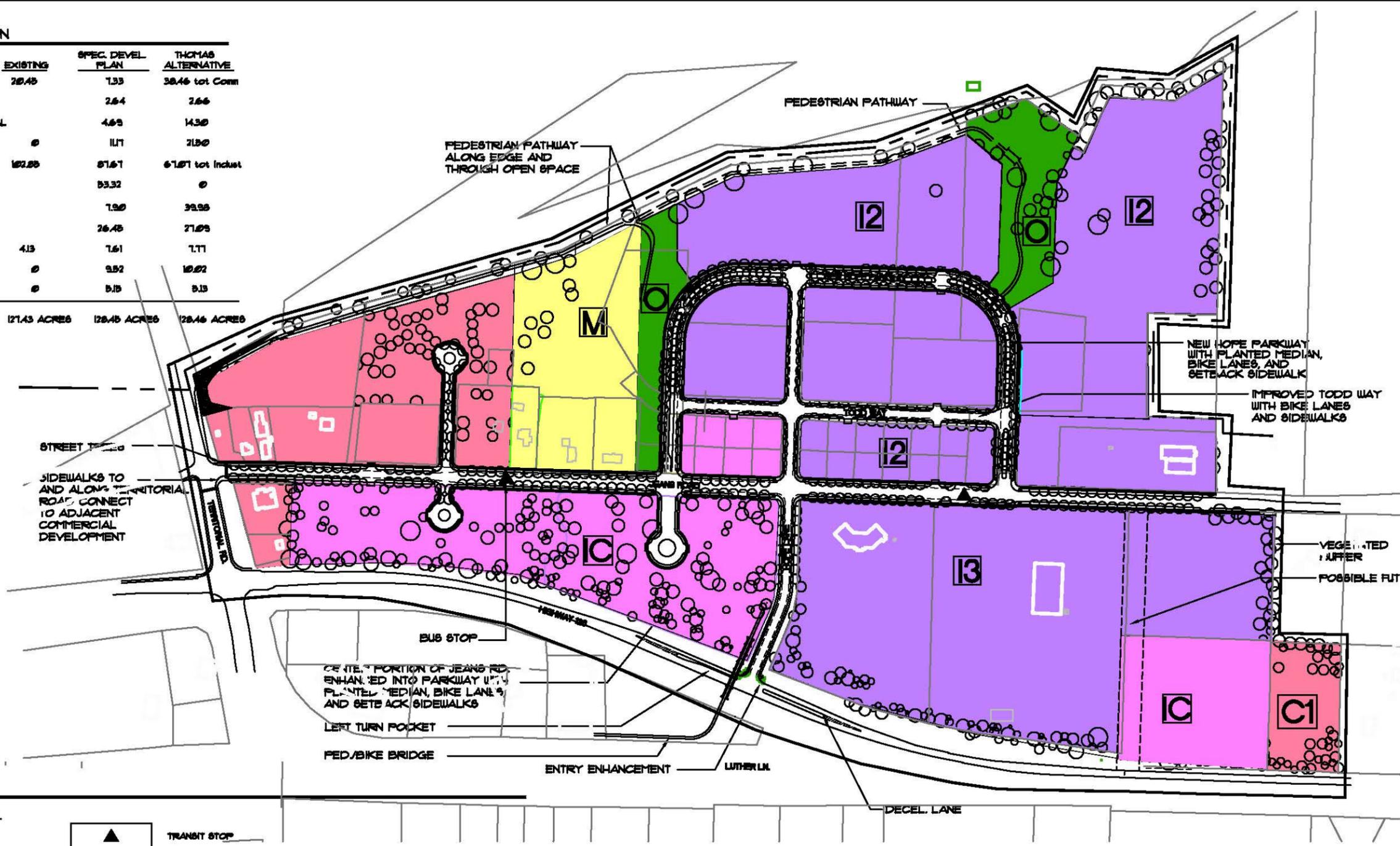
Lisa Garbett | Associate Planner
City of Veneta
P.O. Box 458
88184 Eighth Street
Veneta, OR 97487
Office: 541.935.2191 Ext. 304
FAX: 541.935.1838

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LAND USE ALLOCATION

	EXISTING	SPEC. DEVEL. PLAN	THOMAS ALTERNATIVE
C COMMERCIAL	20.45	1.33	38.46 tot Comm
HIGHWAY COMMERCIAL		2.64	2.64
COMMUNITY COMMERCIAL		4.69	14.30
IC INDUSTRIAL/COMMERCIAL	0	11.17	21.90
I INDUSTRIAL	162.89	87.67	67.67 tot Indust
CAMPUS INDUSTRIAL		93.32	0
LIGHT INDUSTRIAL		7.90	39.99
MEDIUM INDUSTRIAL		26.45	27.68
M GENERAL RESIDENTIAL	4.13	7.61	7.71
O OPEN SPACE	0	9.52	10.02
R ROADWAY	0	9.19	9.19
TOTALS	171.43 ACRES	126.45 ACRES	126.46 ACRES

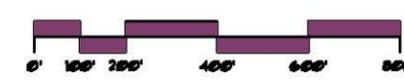


LEGEND

INDUSTRIAL	TRANSIT STOP
COMMERCIAL	UGB
INDUSTRIAL / COMMERCIAL	STUDY AREA
OPEN SPACE	FLOOD FLAIN
GENERAL RESIDENTIAL	

THOMAS ALTERNATIVE

SCALE: 1" = 400'



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 Planners, Landscape Architects &
 Natural Resources Specialists
 100 West Broadway, Suite 200
 Denver, Colorado 80202
 303.733.4222 Fax 303.733.4223

THOMAS ALTERNATIVE
 Venata Mixrd Use Employment Center
 SPECIFIC DEVELOPMENT PLAN

JOB # 9991
 DATE: 3/27/00
 DRAWN: JEB
 CHECKED: JAF/TF
 REVISED: 9/8/00
 VERSION: ALT B

SHEET
41