

AGENDA
Veneta Planning Commission
TUESDAY – December 1, 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. October 6, 2015

4. Public Hearing: Request for Veneta Veterinary Hospital Site Plan (Track 2) – SR-3-15

1. Open Hearing
2. Staff Report
3. Public Testimony
4. Questions from the Planning Commission
5. Close of Public Hearing
6. Deliberation and Decision

5. Request for Veneta Veterinary Hospital, Site Plan Major Amendment – SR-3-15(A)

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.

PUBLIC HEARINGS - Please observe the following rules.

WRITTEN TESTIMONY:

Written comments received seven (7) days prior to the meeting have been incorporated in the staff report. All comments, including those received up until the meeting, are presented to the Planning Commission members to be considered in their decision.

ORAL TESTIMONY:

If you wish to testify with regard to a matter which has been set for **Public Hearing** please observe the following rules:

1. **State your name and address.**
2. **Indicate if you are in favor of or opposed to the proposal.**
3. **Limit your testimony to three (3) minutes. Testimony must be specific to the issue at hand. Keep your comments brief and to the point.**

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.**

Minutes of the Veneta Planning Commission

October 6, 2015

Present: James Eagle Eye, 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

James Eagle Eye opened the Veneta Planning Commission meeting at 6:32 p.m. and reviewed the agenda.

II. Public Comment

None

III. Approval of Minutes

MOTION: Lily Rees made a motion to approve the July 7, 2015 minutes. Calvin Kenney seconded the motion which passed with a vote of 4-0.

MOTION: Calvin Kenney made a motion to approve the August 4, 2015 minutes. Kevin Conlin seconded the motion which passed with a vote of 4-0.

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

Garbett said this matter is postponed until November.

Len Goodwin arrived at 6:35 p.m.

V. Request for Site Plan Approval, SR-3-15, Veneta Veterinary Hospital

Garbett reviewed her staff report. She said no public comment was received but she did receive referral requests from the City Engineer, Lane County, and the City Public Works Department. She said Lane County only commented that Jeans Rd. was not in Lane County's jurisdiction, and that the development was not likely to impact any County roads. She said only a few items need to be addressed: 1) Parking. She said the applicant is proposing parking to the side and front of the building but Land Development Ordinance Section 5.20(3)(c) requires parking lots for new commercial properties to locate parking to the side and rear of the building. Staff is recommending a condition of approval to require the applicant to submit and receive a revised site plan showing parking lot to be to the side or rear of the building. 2) Building Elevations. She said the commercial design standards require that 60% of the building elevations facing a street have transparent "openings" (windows or doors). She said the applicant was very close to meeting that requirement but it will need to be addressed in final elevation plans. 3) Storm water. Garbett said the City Engineer commented that he wasn't certain if the proposed rain garden met the detention standard. The applicant will be required to submit storm water calculations to meet that requirement. 4) Access. Garbett said the proposed road access from Jeans Rd. will be required to align with the existing access across the street to provide for safer travel and also, as a condition of final approval, the applicant will be required to update the curb ramps at the intersection of Todd Way and Jeans Rd. She said currently they do not meet American Disabilities Act (ADA) standards.

In response to a question from Len Goodwin, Garbett said Todd Way is the small stub road to the east of the proposed site and intersects with the north side of Jeans Rd.

James Eagle Eye suggested clarifying that only the sidewalk on the west corner of Jeans Rd. and Todd Way is required to meet ADA standards and not the east sidewalk on Todd Way.

**VENETA PLANNING COMMISSION'S
STAFF REPORT**

Veneta Veterinary Hospital – Site Plan Review (Track 2 Site Plan Review)

Application Received: November 2, 2015
Application Complete: November 3, 2015
120 days from Completeness: March 2, 2016
Notice Mailed: October 29, 2015
Notice Posted: October 29, 2015
Notice Published: November 4, 2015
Staff Report Date: November 19, 2015

Prepared by: Lisa Garbett, Associate Planner

Referrals: Lane Branch, P.E., City Engineer (Branch Engineering)
Dean Chappell, Lane Fire Authority
David Mortier, Veneta Building Official (The Building
Department, LLC)

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

Associated Planning Files: City File #SR-3-15, Site Plan Review (Approved on 10-6-
15)

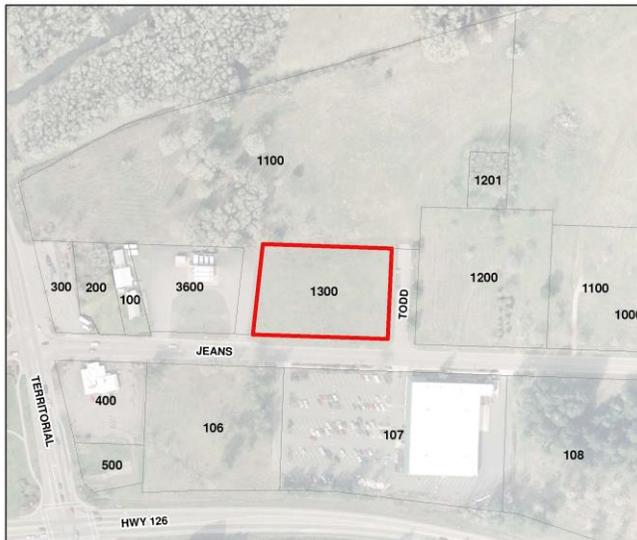
REQUEST

The request is for Site Plan Review (Track 2 Site Plan Review) of the previously approved site plan of the Veneta Veterinary Hospital (City File# SR-3-15) to allow for an alternative to the commercial design standards, specifically, to adjust the standard, Veneta Land Development Ordinance No. 493 (VLDO), Section 5.13(2)(i) which requires ‘openings’ (transparent windows, doors, balconies, etc.) covering not less than sixty (60%) percent of the south elevation and thirty (30%) of the east elevation in accordance with VLDO, Section 6.05(2) – Approval Criteria.

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 (Track 2) Review, City File #SR-3-15

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

APPROVAL CRITERIA

VLDO Section 6.05(2) – Track 2 Site Plan Review, allows alternatives to the Commercial and Mixed Use Design Standards of Section 5.13 that may be granted by the Planning Commission following a public hearing where the Commission finds that the alternative design meets the approval criteria. In addition, VLDO 5.13(3) Design Guidelines, Guideline #6: Wall Openings, states, “*where an applicant requests an Adjustment to the window transparency standards in subsection 5.13(2)(i), the Planning Commission is afforded wide latitude in interpreting this*

guideline and may require additional design features (e.g. display cases, artwork, landscaping, brackets or other ornamentation, changes in materials and/ or textures, patters or colors) to mitigate the aesthetic impacts of large uninterrupted wall planes and to ensure visual surveillance or to provide appropriate screening on the backs of buildings”. In this case, the applicant must provide a higher level of design detailing that is otherwise required under the base code.

Applicable approval criteria of VLDO Section 6.05(2) includes:

- (2) Alternatives to the Commercial and Mixed Use Design Standards of Section 5.13 or Residential Design Standards of Section 5.29 may be granted by the Planning Commission following a public hearing where the Commission finds that the alternative design:
 - (a) Meets the purpose and intent of the applicable design standard being adjusted
 - (b) Conforms with the design guidelines provided in Section 5.13 or 5.29 as applicable
 - (c) Promotes pedestrian safety, convenience and comfort
 - (d) Contains architectural features substituting for code required features which are consistent with the overall design intent and composition of the building
 - (e) Maintains or enhances compatibility between new development and existing uses, including aesthetics and privacy for residential uses

REFERRAL COMMENTS

Referral requests were sent to the City Engineer (Branch Engineering, Inc.), Lane Fire Authority and the Veneta Building Official (The Building Department, LLC). Responses from the City Engineer and Lane Fire Authority are attached as Exhibit.

PUBLIC NOTICE

A notice was mailed to all property owners within 300-feet for the entire contiguous site, posted at the property on October 29, 2015 and published in the Fern Ridge Review on November 4, 2015, in accordance with Veneta Land Development Ordinance 493, Section 2.11 - Notice of Public Hearing.

PUBLIC COMMENT

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

Original Site Plan Approval (City File #SR-3-15)

The Planning Commission approved with conditions a Site Plan (City File #SR-3-15) for the subject site for the Veneta Veterinary Hospital, at a public meeting on October 6, 2015.

ISSUES

The following issues have been raised concerning the proposal:

Proposed Building Elevations/ Commercial Design Standards

The applicant is proposing approximately twenty-seven percent (+/-27%) of the south elevation to contain “openings” (i.e. windows, doors) whereas the code requires sixty percent (60%) of the south facing elevation to contain ‘openings’ per Veneta Land Development Ordinance No. 493 (VLDO), Section 5.13(2)(i) – Commercial and Mixed Use Design Standards.

The applicant is proposing approximately twenty-six percent (26%) of the revised east elevation to contain ‘openings’ (i.e. windows, doors) whereas the code requires thirty-percent (30%) of the east elevation to contain ‘openings’ per VLDO, Section 5.13(2)(i) – Commercial and Mixed Use Design Standards. The standard is reduced by one-half for the east facing elevation for an elevation facing a secondary street when a building faces more than one street. The intent of this particular criteria is described in VLDO, Section 5.13(3), Guideline #6: Wall Openings such as windows, doors, balconies are required in order to “*prevent designs with large blank walls*” in areas of pedestrian traffic in order to welcome pedestrians, create a sense of place and promote visual surveillance of public spaces from inside the building for security. In general, the more pedestrian traffic that is expected in an area, the more important the design incorporate these ‘openings’.

Although pedestrian traffic along Jeans Road is currently limited, it is expected to increase with close proximity to services and amenities in the West Lane Shopping Center and as residential zoned property develops to the east of the subject site. According to the adopted Veneta Zoning Map, there is General Residential zoned land approximately three-hundred and fifteen (+/-315) feet east of the site and Rural Residential zoned land approximately one-half mile further east of the subject site.

The submitted south elevation (dated 10-27-15) depicts a higher level of density detailing than what is required under the base code. Particularly, the varied materials/ textures within the façade including horizontal lap hardi-plank siding, CMU wainscot, CMU columns, CMU covered entry porch, CMU building corners and colored fenestration. As the applicant has stated, the proposed use, a veterinary hospital, requires a certain amount of privacy and security for exam rooms or areas that adjoin an exterior wall. The intent of the design standard being adjusted (VLDO 5.13(2)(i) and guideline being adjusted has been met as the south and east elevations provide visual interest from the outside of the building and natural surveillance from the inside, at a pedestrian level and large blank walls have been avoided in conformance with Guideline #6 of VLDO Section 5.13(3) – Design Guidelines.

STAFF RECOMMENDATION

Based on the findings for the Site Plan (Track 2) Review request stated in the Proposed Final Order, City File #SR-3-15, staff recommends approval of the Site Plan Review (Track 2).

POSSIBLE ACTIONS BY THE PLANNING COMMISSION (AFTER CLOSE OF PUBLIC HEARING)

The Commission may:

- a. Approve the Site Plan (Track 2) based on the findings in the Proposed Final Order.
- b. Modify the proposed findings in the Proposed Final Order.
- c. Deny the Site Plan (Track 2) based on the Commission's findings.
- d. Continue deliberations on the Site Plan (Track 2) if more information is needed.

EXHIBITS

- A. Proposed Final Order
- B. Applicant's Submittal; Also Exhibit 'C' for Major Amendment, SR-3-15(A)
- C. Referral Response (City Engineer, Branch Engineering Inc.)
- D. Referral Response (Lane Fire Authority)

**FINAL ORDER OF THE
VENETA PLANNING COMMISSION**

**Veneta Veterinary Hospital, Site Plan (Track 2) Review, City File #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 (Track 2), 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 public hearing on December 1, 2015 to discuss the Site Plan (Track 2) 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 2.11 of Veneta Land Development Ordinance No. 493.
3. The Veneta Planning Commission followed the required procedure and standards for approving site plans including site plan amendments as required by Section 6.05 and 6.06 of Veneta Land Development Ordinance No. 493.

B. The Veneta Planning Commission approves the Veneta Veterinary Hospital, Site Plan (Track 2) Review, SR-3-15.

C. IT IS HEREBY ORDERED THAT the City of Veneta Planning Commission approves with conditions the Site Plan (Track 2) Review for Veneta Veterinary Hospital, SR-3-15 based on the information presented in the following findings of fact:

*Veneta Land Development Ordinance 493, Article 6 – Site Plan Review
SECTION 6.03 – Required Information on Site Plan*

As application for a Site Plan Review, Site Plan review with adjustments (Track 2) or Amendment, as applicable, shall include the following information based on the 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.

The applicant received Site Plan Review approval (City File #SR-3-15) at a public meeting on October 6, 2015. The applicant submitted a Site Plan (Track 2) Review application and filing fee on November 2, 2015. The applicant is requesting approval of alternatives to the Commercial Design Standards that may be granted by the Planning Commission following a public hearing, where the Commission finds that the alternative design meets the approval criteria per Veneta Land Development Ordinance No. 493, Section 6.05(2) – Approval Criteria.

Site Plan (Track 2) 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

(2) Alternatives to the Commercial and Mixed Use Design Standards of Section 5.13 or Residential Design Standards of Section 5.29 may be granted by the Planning Commission following a public hearing where the Commission finds that the alternative design:

(a) Meets the purpose and intent of the applicable design standard being adjusted.

The proposal is consistent with this standard. The applicant is proposing approximately twenty-seven percent (+/-27%) of the revised south elevation (dated 10-27-15) to contain “openings” (i.e. windows, doors) whereas the code requires sixty percent (60%) of the south facing elevation to contain “openings” per Veneta Land Development Ordinance No. 493 (VLDO), Section 5.13(2)(i) – Commercial and Mixed Use Design Standards. The applicant is proposing approximately twenty-six percent (26%) of the revised east elevation to contain ‘openings’ (i.e. windows, doors) whereas the code requires thirty-percent (30%) of the east elevation to contain ‘openings’ per VLDO, Section 5.13(2)(i) – Commercial and Mixed Use Design Standards. The purpose and intent of the design standard being adjusted (VLDO 5.13(2)(i) has been met as the south and east elevations will enhance the appearance, safety and economy of Veneta and provide visual interest from the outside of the building and natural surveillance from the inside, at a pedestrian level.

(b) Conforms with the design guidelines provided in Section 5.13 or 5.29 as applicable.

The proposal is consistent with this standard. The design guideline which is requested to be adjusted is Guideline #6 per VLDO Section 5.13(3) – Design Guidelines. The submitted south elevation (dated 10-27-15) depicts a higher level of design detailing than what is required under the base code. Particularly, the varied materials/ textures within the façade including horizontal lap hardi-plank siding, CMU wainscot, CMU columns, CMU covered entry porch, CMU building corners and colored fenestration including the following different colors; Forest green, Light green, natural stone and light brown. The design guideline (Guideline #6) for both the south and east elevation have been met as large blank walls have been avoided in conformance with Guideline #6 of VLDO Section 5.13(3) – Design Guidelines.

(c) Promotes pedestrian safety, convenience and comfort.

The proposal is consistent with this standard. The revised south east elevations contain sufficient ‘openings’ (i.e. transparent windows, doors) which provide

sufficient natural surveillance at a pedestrian level given the proposed veterinary hospital use.

(d) Contains architectural features substituting for code required features which are consistent with the overall design intent and composition of the building.

The proposal is consistent with this standard. The submitted revised south elevation (dated 10-27-15) includes varied materials/ textures within the façade as described above under approval criteria VLDO Section 6.05(2)(b) above. The elevation plans are consistent with the overall design intent and composition of the south and east building elevations given the proposed use (veterinary hospital) which requires a certain amount of privacy and security for exam rooms or areas that adjoin an exterior wall.

(e) Maintains or enhances compatibility between new development and existing uses, including aesthetics and privacy for residential uses.

The proposal is consistent with this standard. Adjacent to the subject site to the east along Jeans Road is Bi-Mart. The adjustment to the commercial design standards requested will enhance compatibility between existing uses (Bi-Mart) and between potential new development to the east of the subject site along Todd Way. Bi-Mart received Site Plan Review approval prior to adoption of the Commercial and Mixed Use Design Standards. There are no immediate adjacent residences from the subject site so privacy for residential uses is not applicable. Specifically, the nearest residential zoned property is located an approximate three-hundred and fifteen feet (+/-315) to the east of the subject site.

- 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 including site plan amendments, 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 ADJUSTMENT
to
APPROVED SITE PLAN
City file# SR-3-15
for
VENETA VETERINARY HOSPITAL**

Veneta, OR

Proj. # 1503

October 27, 2015

SECTION 6.05 APPROVAL CRITERA

- (1)(g) Where the applicant has requested an adjustment to Site Plan Review criteria (Track 2 Site Plan Review) pursuant to the Veneta Land Development Ordinance, the applicant shall identify all applicable criteria in this ordinance and specifically address each adjustment.

ADJUSTMENTS:

SECTION 5.13(3), guideline #6

Guideline #6: ...Adjustment to the window transparency standards in subsection 5.13(2)(i), the planning commission is afforded wide latitude in interpreting this guideline and may require additional design features (e.g., display cases, artwork, landscaping, brackets or other ornamentation, changes in materials and/or textures, patterns or colors) to mitigate the aesthetic impacts of large uninterrupted wall planes and to ensure visual surveillance or to provide appropriate screening on the backs of buildings. In this case, the applicant must provide a higher level of design detailing that otherwise required under the base code. *(The applicant on sheet A2.2R dated revised 10-27-15, has illustrated different elevation materials (i.e., lap siding & CMU) and different colors (i.e., Forest Green, Light green, natural stone & light brown) as well as features (i.e., CMU columns, covered entry porch, CMU wainscot, CMU building corners, colored fenestration trim, and building sign) as a mitigation to the base code (5.13(2)(i)).*

A further note: the requirements of Section 5.13(2)(i) place a rather extreme burden on the applicant for compliance. Veterinary hospitals, by their very nature, cannot have a 60% fenestration requirement on any elevation. A certain amount of privacy and security is required for certain rooms or areas that adjoin an exterior wall. Point in fact: Exam rooms, wards, surgery, dental area, & offices. However, the applicant has tried to

illustrate a happy medium between any required fenestration percentages (base code) and elevation articulation (guideline #6).

As a note to consider, the applicant would like to submit the case of the Jehovah's Witness Kingdom Hall at 88053 Territorial Road. The applicant is a little confused about the 60% fenestration requirement of the street facing elevation and/or in lieu of that the fulfillment of guideline #6?

SECTION 5.20(3)

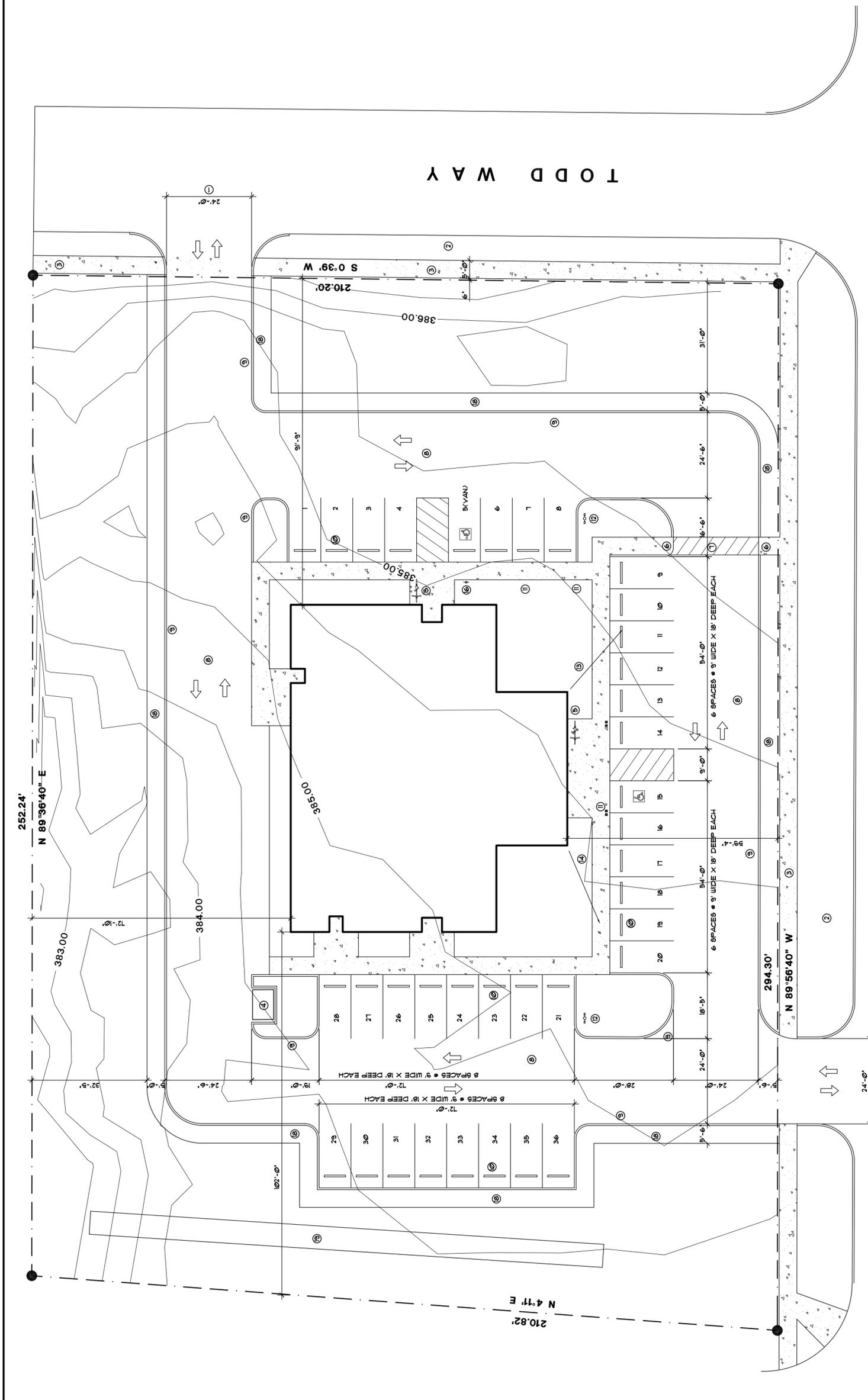
- (c) *Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building. (Veterinarian hospitals or clinics by their very function or operation required parking access to the main entrance of the building (front). Lack of this front parking necessity would not allow a veterinary hospital to serve the community's pets adequately. Having parking at the side or rear of the building exclusively would extend the average walking distance from front-of-the building parking to the front door from 20 to 40 feet to an average of 100 to 200 feet. When one is dealing with sick and injured animals the extra distance and time is truly harmful and a burden to the pet owning public.*

It is understood that the intent of the code is to encourage pedestrian access, but the applicant estimates that less than 0.1% of pet owners visit the existing Veterinarian Hospital at its current location via foot. In addition to this, LTD buses in the Veneta area do not allow pets in their buses unless they are in a lap carrier. This sharply limits the animals that can be served by the facility. The pet owning public must drive to the veterinarian for the simple reason that the majority of their pets are unable to walk that far safely. When animals are sick or injured, time can be of the essence. One can ask if another zoning area would be more acceptable to a veterinary hospital, but the Veneta Ordinance against parking in front of the building applies to all commercial zones (CC, RC and BC).

The applicant does not think the intent of the ordinance is to make it difficult for animals to reach the care they need. The front of the proposed building is pedestrian friendly with an outside porch area and a well-marked walking path across the front driveway. The applicant believes that the community is better served with a centrally located veterinary hospital, but without at least some parking in the front of the building, the building would not function in the best interests of the pets.

The applicant appreciates your consideration of 12 paved parking spaces out of a total of 36 parking spaces to be located in the front of the hospital and adjacent to Jeans Road (see sheet C1.1R dated revised 10-27-15)

The applicant would like to submit a precedent for parking on the street side of a building. In this case the building is the Jehovah's Witness Kingdom Hall at 88053 Territorial Road. Although it could be construed that the side of the building faces Territorial road there is still parking between the building and the street. Points in fact; there are 10 spaces out of 36 paved parking spaces in this location. It could be stated that the existing development meets the conditions of Section 5.20(3)(b)&(c), (the letter of the ordinance), but it does not appear that it satisfies the intent of the ordinance. The applicant is assuming the intent of the code is to encourage pedestrian scale or relationship to the built environment, at one and the same time placing vehicles secondary to persons. The applicant asks the planning commission to review the needs of this application in regards to parking between the street and the building in a similar manner it must have done with the Kingdom Hall.)



SCALE: 1" = 20'-0"

J E A N S R O A D

1 SITE PLAN
 C1.1

LEGEND

- ① EXISTING ELEVATION CONTOUR
- ② CONCRETE SIDEWALK
- ③ EXISTING PROPERTY LINE

NOTES TO SITE PLAN

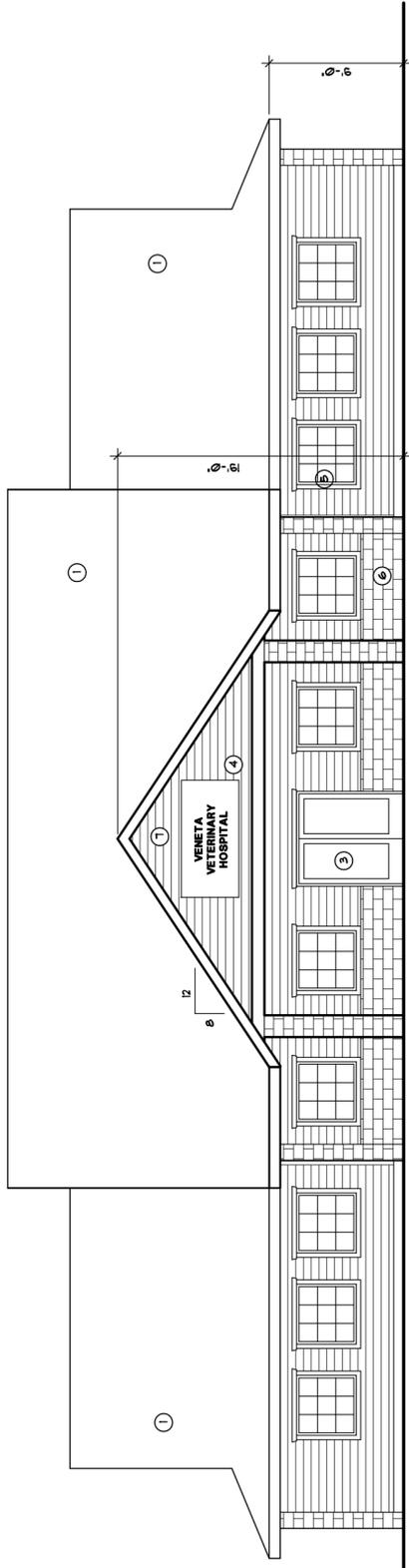
- ① INSTALL CONC APRON AS PER CITY CODE
- ② PLANTER AREA AS PER LANDSCAPE PLAN
- ③ INSTALL CONC SIDEWALK AS PER CITY CODE
- ④ DIMETERS LOCATION PROVIDE A FOOT HIGH CHAIN LINK FENCE WITH PLASTIC SLAT INSERTS ON 3 SIDES OF DUMPSTER ENCLOSURE TO BE COVERED & A OIL/WATER SEPARATOR CATCH BASIN INSTALLED IN 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"X24" DETECTABLE WARNING STRIP ADA-8-2424 AS PER ASPOR TILE OR APPROVED EQ.
- ⑦ PAINT STRIPPING ON AC SURFACE, THE DIMENSIONS OF WHICH MATCH CODE REQUIREMENTS
- ⑧ APPROVED BASE MATERIALS & CONTRACTOR
- ⑨ 6" HIGH CONC CURB (TTYF)
- ⑩ 6" HIGH CONC VEHICLE BUMP: BUMP TO BE 36" FROM FRONT OF BUMP TO EDGE OF CONC SIDEWALK (TTYF)
- ⑪ HICFP PARKING SIGN: SIGN TO READ 'RESERVED PARKING'. SIGN TO MEET THE REQUIREMENTS OF SIGN * RT-8 OF OREGON. 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 250' FROM BLDG CORNER IN DIRECTION OF ARROW ACROSS JEANS ROAD AND IN FRONT OF BI-HART.
- ⑭ FIRE HYDRANT #2 APPROXIMATELY 250' FROM BLDG CORNER IN APPROXIMATE DIRECTION OF ARROW TO LOCATION PERPENDICULAR TO AND ACROSS JEANS ROAD FROM EMFD POWER POLE #102020
- ⑮ LONG TERM BIKE PARKING SPACE (7'X6'), PROVIDE HOOP TYPE RACK BY 'EUGENE BIKE WORKS' OR APPROVED EQUAL.
- ⑯ HICFP PARKING SIGN TO READ 'VAN ACCESSIBLE'. SIGN TO MEET THE REQUIREMENTS OF SIGN * RT-8P OF OREGON. SIGN TO BE MOUNTED ON STL. POSTS TO MEET CODE REQUIREMENTS
- ⑰ APPROACH ALIGNED WITH BI-HART APPROACH OPPOSITE
- ⑱ REQUIRED LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- ⑲ STORMWATER DETENTION FACILITY

NOTES TO ELEVATIONS

- 1 COMPOSITION SHINGLE ROOFING (TTP)
- 2 VINYL WINDOWS (TTP)
- 3 VINYL DOORS (TTP)
- 4 BUILDING SIGN INDICATING NAME OF VENETA VETERINARY HOSPITAL. APPROXIMATELY 8'-6" WIDE BY 2'-6" HIGH OF SOLID MATERIAL W/ LETTERS PAINTED OF BRIGHT COLOR AGAINST A SOLID COLOR BACKGROUND. SIGN TO BE ILLUMINATED WITH FLUORESCENT LIGHT POINTED UNDER ROOF ABOVE & SHINE DOWNWARD ONTO SIGN.
- 5 HORIZONTAL LAP HARDI-PLANK SIDING (TTP)
- 6 CHU WAINSCOT, NATURAL INHERENT COLOR
- 7 HORIZONTAL LAP HARDI-PLANK SIDING, COLOR TO BE LIGHT GREEN.

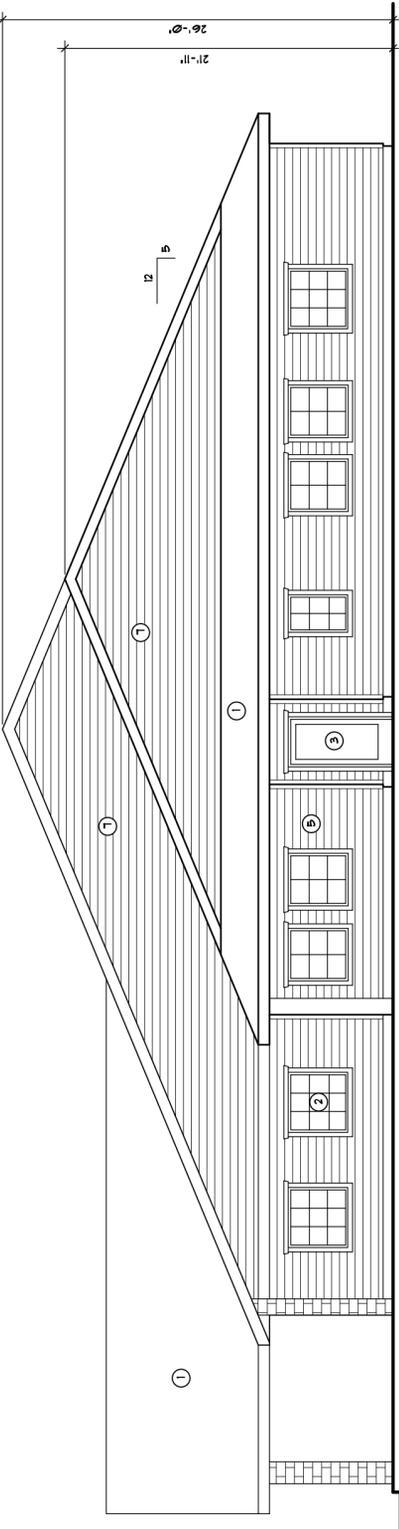
GENERAL NOTES

- A ALL HORIZONTAL LAP SIDING TO BE 'FOREST GREEN', ACCEPT WHERE INDICATED OTHERWISE.
- B ROOFING MATERIAL TO BE 'CHARCOAL'.
- C TRIM MATERIAL TO BE 'LIGHT BROWN'.



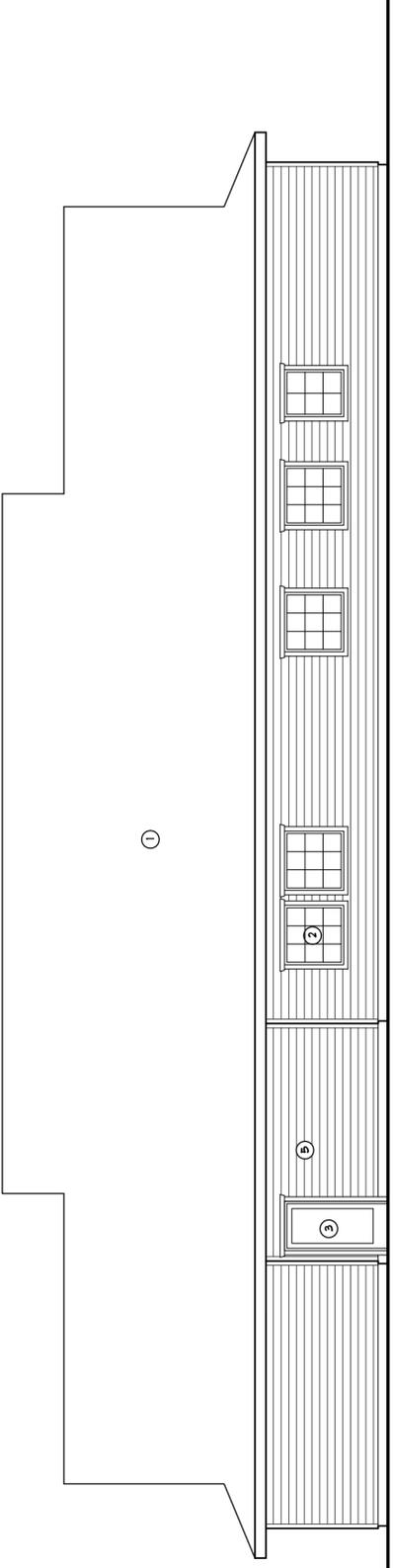
1 SOUTH ELEVATION

A2.2R



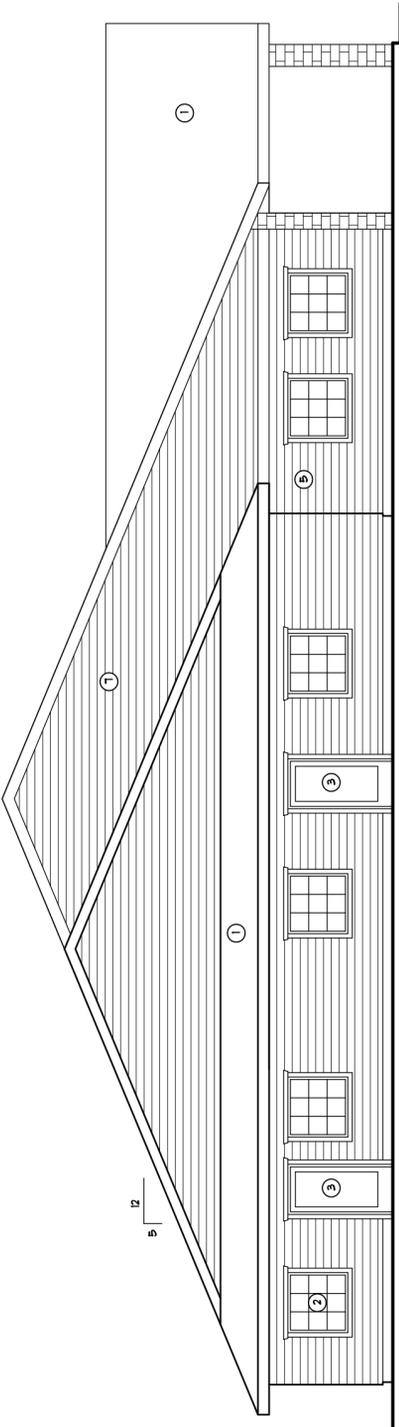
2 EAST ELEVATION

A2.2R



3 NORTH ELEVATION

A2.2R



4 WEST ELEVATION

A2.2R

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

DATE: November 3, 2015
TO: Branch Engineering (Veneta Engineer)
Attn: Lane Branch
FROM: Lisa Garbett, City of Veneta
RE: *Site Plan Review - Major Amendment (City File# SR-3-15(A)) – Veneta
Veterinary Hospital*
Assessor’s Map/ Tax Lot No. 17-05-31-20-01300

The City has received a request for Site Plan review amendment for the Veneta Veterinary Hospital.

******NOTE SHORT TIMELINE******

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 November 10, 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(A) 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:

City of Veneta
MEMORANDUM

DATE: November 3, 2015
TO: Lane Fire Authority
Attn: Dean Chappell
FROM: Lisa Garbett, City of Veneta
RE: *Site Plan Review - Major Amendment (City File# SR-3-15(A)) - Veneta
Veterinary Hospital*
Assessor's Map/ Tax Lot No. 17-05-31-20-01300

The City has received a request for Site Plan review amendment for the Veneta Veterinary Hospital.

******NOTE SHORT TIMELINE******

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 November 10, 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(A) 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:

**VENETA PLANNING COMMISSION'S
STAFF REPORT**

Veneta Veterinary Hospital – Site Plan Review (Major Amendment)

Application Received:	November 2, 2015
Application Complete:	November 3, 2015
120 days from Completeness:	March 2, 2016
Notice Mailed:	October 29, 2015
Notice Posted:	October 29, 2015
Notice Published:	November 4, 2015
Staff Report Date:	November 10, 2015
Prepared by:	Lisa Garbett, Associate Planner
Referrals:	Lane Branch, P.E., City Engineer (Branch Engineering) Dean Chappell, Lane Fire Authority David Mortier, Veneta Building Official (The Building Department, LLC)
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
Associated Planning Files:	SR-3-15 – Site Plan Review (approved on 10-6-15)

REQUEST

The request is for Site Plan Review (Major Amendment) of the previously approved site plan of the Veneta Veterinary Hospital (City File# SR-3-15). The applicant is requesting an interpretation of Veneta Land Development Ordinance No. 493 (VLDO), Section 5.20(3)(c) to allow parking spaces in front of the building.

VLDO, Section 5.20(3)(c) - Location Standards states, *“Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building”*.

Condition of approval #10.a. of approved Site Plan SR-3-15 requires the applicant to submit a revised Site Plan, with all parking located to the side or rear of the proposed building in accordance with VLDO, Section 5.20(3)(c).

For application of the standard for this request and implementation of the standard for future land use requests; staff is requesting the Planning Commission to provide interpretation of VLDO, Section 5.20(3)(c) – Location standards for parking lots.

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 (Major Amendment) Review, City File #SR-3-15(A)

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

APPROVAL CRITERIA

Article 6 of VLDO regulates Site Plan Review including Site Plan Major Amendments. A major amendment as opposed to a minor amendment is required since the proposal requires an interpretation of a required finding:

VLDO, Section 6.07 "...Major amendments to an approved site plan shall follow the same procedure as for an approval of a site plan review. A new application and filing fee is required and the proposal must be approved by the Planning Commission. Major site plan amendments involve a change that does not meet the criteria listed under minor site plan amendments."

"Minor site plan amendments that may be approved as an Administrative Decision by the Building and Planning Official are those that meet the following criteria:

- (1) The site plan amendment does not involve any interpretation of submission requirements or required findings that would set a precedent for other site plans or site plan amendments."

The VLDO Section 2.02 – Interpretation states, "*Where the conditions imposed by any provision of this ordinance are less restrictive than comparable conditions imposed by any other provisions of this ordinance or any other ordinance, the provisions which are more restrictive shall govern.*" There is no less restrictive or comparable condition imposed to interpret.

Adjustments to the off-street parking standards are not available under a Track 2 Site Plan Review procedure given alternatives are limited to the Commercial and Mixed Use Design Standards listed in Section 5.13, per VLDO 6.05(2) – Approval Criteria.

REFERRAL COMMENTS

Referral requests were sent to the City Engineer (Branch Engineering, Inc.), Lane Fire Authority and the Veneta Building Official (The Building Department, LLC). Comments are attached as Exhibit.

PUBLIC NOTICE

A notice was mailed to all property owners within 300-feet for the entire contiguous site, posted at the property on October 29, 2015 and published in the Fern Ridge Review on November 4, 2015, in accordance with Veneta Land Development Ordinance 493, Section 2.11 - Notice of Public Hearing.

PUBLIC COMMENT

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

BACKGROUND

Original Site Plan Approval (City File #SR-3-15)

The Planning Commission approved with conditions a Site Plan (City File #SR-3-15) for the subject site for the Veneta Veterinary Hospital, at a public meeting on October 6, 2015.

Condition of approval #10a states: “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).”

Applicant wishes to amend the approved site plan to allow parking in front of the building as shown in plan (dated 10-27-15) submitted (Exhibit C).

Off-street parking locational standard

Staff has conducted research on the history of the current location standards for parking lots which requires parking lots for new commercial to be located to the side and rear of the building per Veneta Land Development Ordinance No. 493, Section 5.20(3)(c), “*Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side and rear of the building.*”

In 2000, Veneta Land Development Ordinance No. 417, Section 5.20(3)(c) – Location standards for parking lots, added a new section which stated, “*Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building.*”

In 2009 the City adopted significant amendments to the VLDO adding the Commercial Mixed Use Design Standards as Section 5.13.

VLDO Section 5.13(2)(1) states, “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).”

Building entrance orientation is also addressed in this section. VLDO Section 5.13(2) (a) states: “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).”

The provisions, when read together, addresses the desire to create a traditional downtown environment, scaled to pedestrians, with building entrances close to the street and parking located behind or to the side of the buildings.

The purpose and applicability section of the Commercial and Mixed Use Design Standards indicate that the standards apply to the RC, BC and CC zones. It is interesting to note that two provisions in the Commercial and Mixed Design Standards excludes the CC zone from the standards. The two sections which exclude the CC zone are VLDO Section 5.13(a) and 5.13(1).

Specifically, the above (Section 5.13(a) code provision exclude the Community Commercial (CC) zone, while the off-street parking standards in Section 5.20(3)(c) applies to all new commercial development. Staff researched findings and Planning Commission meeting minutes to determine the rational for excluding the CC zone from this provision but it was inconclusive. Staff was interested in determining if the cross reference between the two parking standards was in error or intentional. The applicant is requesting the Planning Commission to take into consideration a previously approved Site Plan (City File #SR-4-09) for the ‘Kingdom Hall’ located at 88053 Territorial Road in terms of the approved parking configuration. As a general note, the Commercial Design Standards were adopted in 2010, after the approval for ‘Kingdom Hall’ which occurred in 2009.

ISSUES

The following issues have been raised concerning the proposal:

Proposed parking location

The applicant is requesting approval of the revised site plan (dated 10-27-15) in terms of the off-street parking standards, specifically, VLDO, Section 5.20(3)(c) - Location Standards which states, “Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building”. Condition of approval #10.a. of the original site plan (City File #SR-3-15) requires the applicant to submit a revised Site Plan, with all parking located to the side or rear of the proposed building in accordance with VLDO Section 5.20(3)(c) – Location standards for parking lots.

The applicant is proposing twelve (12) parking stalls immediately in front (facing Jeans Road) of the proposed building entrance. Adjustments to this standard per VLDO Section 5.20(3)(c), are

not available under Site Plan Review amendments or Track 2 Site Plan Review given alternatives with Planning Commission approval are limited to the Commercial and Mixed Use Design Standards of Section 5.13, per the approval criteria for site plans under VLDO 6.05(2) – Approval Criteria.

The Planning Commission is being asked to determine if the applicant's Revised Site Plan (dated 10-27-15) meets the intent of the code; VLDO Section 5.20(3)(c) which states, "*Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building.*"

Specifically, the Planning Commission is being asked to determine if the twelve (12) parking stalls with two-way drive aisle, in front of the building, as depicted on the revised site plan (dated 10-27-15) are considered a 'parking lot'.

Staff has prepared two proposed final order options (Option 'A' and Option 'B') for Planning Commission consideration. Option 'A' approves the revised Site Plan (dated 10-27-15) in terms of compliance with condition of approval 10.a. and Option 'B' denies the request for approval of the revised Site Plan (dated 10-27-15) in terms of compliance with condition of approval 10.a. The two options are described below:

Option 'A' (Proposed Final Order):

The proposal is consistent with the standard. The applicant has submitted a revised site plan (dated 10-27-15) and the Planning Commission has found that the revised plan complies with the intent of VLDO Section 5.20(3)(c) – Location standards for parking lots. The Planning Commission finds that the Revised Site Plan (dated 10-27-15) meets the standard of VLDO Section 5.20(3)(c) – Location standards for parking lots.

Option 'B' (Proposed Final Order):

The Planning Commission finds that the Revised Site Plan (dated 10-27-15) does not meet the standard and does not comply with VLDO Section 5.20(3)(c) – Location standards for parking lots. As conditioned, the proposal is consistent with this standard. The applicant has submitted a revised site plan (dated 10-27-15) which does not comply with the intent of VLDO Section 5.20(3)(c). A parking lot is located to the front of the building. Prior to construction, the applicant shall submit a Revised Site Plan with parking lots to be located to the side or rear of the building, in accordance with VLDO Section 5.20(3)(c) – Location standards for parking lots.

Previous Site Plan & application of standard (i.e. Kingdom Hall, City File #SR-4-09)

The applicant has inquired on past conformance with the off-street parking standards for the previous Site Plan approval of 'Kingdom Hall' (City File #SR-4-09) which is located at 88053 Territorial Road. Attached as Exhibit 'E' and 'F' is the Kingdom Hall approved Site Plan and related findings for reference. The applicant is assuming the intent of the code is to encourage pedestrian scale or relationship to the built environment, at one and the same time placing vehicles secondary to persons. The applicant asks the planning commission to review the needs of this application in regards to parking between the street and the building in a similar manner as Kingdom Hall.

STAFF RECOMMENDATION

Based on the findings for the Site Plan (Major Amendment) Review request stated in the Proposed Final Order, City File #SR-3-15(A), staff recommends conditional approval of the Site Plan Review. The recommended conditions of approval are specified in the Proposed Final Order.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

- a. Approve the Site Plan (Major Amendment) 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 (Major Amendment) based on the Commission's findings.
- d. Continue deliberations on the Site Plan (Major Amendment) if more information is needed.

EXHIBITS

- A. Proposed Final Order – Option ‘A’
- B. Proposed Final Order – Option ‘B’
- C. Applicant's Submittal
- D. Referral Response (City Engineer, Branch Engineering Inc.)
- E. Referral Response (Lane Fire Authority)
- F. Kingdom Hall Site Plan (City File #SR-4-09)
- G. Excerpt - Kingdom Hall, Final Order (City File #SR-4-09)
- H. Excerpt - Veneta Land Development, Ordinance 305 (1988)
- I. Excerpt - Veneta Land Development, Ordinance 417 (2000)
- J. Excerpt - Veneta Land Development, Ordinance 493 (2015)

OPTION 'A'
FINAL ORDER OF THE
VENETA PLANNING COMMISSION

**Veneta Veterinary Hospital, Site Plan (Major Amendment) Review, City File #SR-3-15(A),
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 (Major Amendment), SR-3-15(A) which has been submitted by the applicant, staff, and the general public regarding this matter.
2. The Veneta Planning Commission held a public hearing on December 1, 2015 to discuss the Site Plan (Major Amendment) 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 2.11 of Veneta Land Development Ordinance No. 493.
3. The Veneta Planning Commission followed the required procedure and standards for approving site plans including site plan amendments as required by Section 6.05 and 6.06 of Veneta Land Development Ordinance No. 493.

B. The Veneta Planning Commission approves the Veneta Veterinary Hospital, Site Plan (Major Amendment), SR-3-15(A).

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

*Veneta Land Development Ordinance 493, Article 6 – Site Plan Review
SECTION 6.06 AMENDMENTS*

Amendments are only permitted for development for which the City has record of an approved Site Plan. A change to an existing development for which a previous site plan has never been approved requires a full site plan review.

Major amendments to an approved site plan shall follow the same procedure as for an approval of a site plan review. A new application and filing fee is required and the proposed must be approved by the Planning Commission.

The proposal is consistent with this standard. The applicant received Site Plan Review approval (City File #SR-3-15) at a public meeting on October 6, 2015. The applicant submitted a Site Plan Review (Major Amendment) application and filing fee on November 2, 2015. The applicant is requesting to amend Condition #10.a. of the original approved site plan.

Site Plan (Major Amendment) 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.*

Veneta Land Development Ordinance 493, Article 5 – Supplementary Provisions.
SECTION 5.20 OFF-STREET PARKING REQUIREMENTS

- (3) *Location standards for parking lots.*
(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.*

The proposal is consistent with this standard. The applicant has submitted a site plan (dated 10-27-15) depicting twelve (12) parking stalls immediately in front of the building entrance. The twelve (12) parking stalls located to the front of the building entrance are not considered a parking ‘lot’ but instead parking stalls to provide reasonable accessibility to the front entrance of the building when taking into account the emergency needs of the proposed use. The revised site plan is consistent with the intent of VLDO Section 5.20(3)(c) – Location standards for parking lots. Condition #10.a. of the original approved Site Plan has been met.

- 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 including site plan amendments, 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

OPTION 'B'
FINAL ORDER OF THE
VENETA PLANNING COMMISSION

**Veneta Veterinary Hospital, Site Plan (Major Amendment) Review, City File #SR-3-15(A),
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 (Major Amendment), SR-3-15(A) which has been submitted by the applicant, staff, and the general public regarding this matter.
2. The Veneta Planning Commission held a public hearing on December 1, 2015 to discuss the Site Plan (Major Amendment) 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 2.11 of Veneta Land Development Ordinance No. 493.
3. The Veneta Planning Commission followed the required procedure and standards for approving site plans including site plan amendments 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 (Major Amendment), SR-3-15(A). The applicant shall comply with the following conditions of approval:

PRIOR TO CONSTRUCTION

- 1) 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 lots shall be located to the side or rear of the building in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(3)(c) – Location standards for parking lots.

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

*Veneta Land Development Ordinance 493, Article 6 – Site Plan Review
SECTION 6.06 AMENDMENTS*

Amendments are only permitted for development for which the City has record of an approved Site Plan. A change to an existing development for which a previous site plan has never been approved requires a full site plan review.

Major amendments to an approved site plan shall follow the same procedure as for an approval of a site plan review. A new application and filing fee is required and the proposed must be approved by the Planning Commission.

The proposal is consistent with this standard. The applicant received Site Plan Review approval (City File #SR-3-15) at a public meeting on October 6, 2015. The applicant submitted a Site Plan Review (Major Amendment) application and filing fee on November 2, 2015. The applicant is requesting to amend Condition #10.a. of the original approved site plan.

Site Plan (Major Amendment) 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.*

Veneta Land Development Ordinance 493, Article 5 – Supplementary Provisions.
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.

*(3) Location standards for parking lots.
(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 has submitted a revised site plan (dated 10-27-15) depicting twelve (12) parking stalls (a parking lot) immediately in front of the building entrance. The twelve (12) parking stalls located to the front of the building entrance are considered a parking ‘lot’ in terms of VLDO Section 5.20(3)(c) – Location standards for parking lots. Prior to construction, the applicant shall submit and receive approval of a revised Site Plan depicting all parking lots to be located to the side or rear of the building in accordance with VLDO Section 5.20(3)(c) – Location standards for parking lots.

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 including site plan amendments, 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 ADJUSTMENT
to
APPROVED SITE PLAN
City file# SR-3-15
for
VENETA VETERINARY HOSPITAL**

Veneta, OR

Proj. # 1503

October 27, 2015

SECTION 6.05 APPROVAL CRITERA

- (1)(g) Where the applicant has requested an adjustment to Site Plan Review criteria (Track 2 Site Plan Review) pursuant to the Veneta Land Development Ordinance, the applicant shall identify all applicable criteria in this ordinance and specifically address each adjustment.

ADJUSTMENTS:

SECTION 5.13(3), guideline #6

Guideline #6: ...Adjustment to the window transparency standards in subsection 5.13(2)(i), the planning commission is afforded wide latitude in interpreting this guideline and may require additional design features (e.g., display cases, artwork, landscaping, brackets or other ornamentation, changes in materials and/or textures, patterns or colors) to mitigate the aesthetic impacts of large uninterrupted wall planes and to ensure visual surveillance or to provide appropriate screening on the backs of buildings. In this case, the applicant must provide a higher level of design detailing that otherwise required under the base code. *(The applicant on sheet A2.2R dated revised 10-27-15, has illustrated different elevation materials (i.e., lap siding & CMU) and different colors (i.e., Forest Green, Light green, natural stone & light brown) as well as features (i.e., CMU columns, covered entry porch, CMU wainscot, CMU building corners, colored fenestration trim, and building sign) as a mitigation to the base code (5.13(2)(i)).*

A further note: the requirements of Section 5.13(2)(i) place a rather extreme burden on the applicant for compliance. Veterinary hospitals, by their very nature, cannot have a 60% fenestration requirement on any elevation. A certain amount of privacy and security is required for certain rooms or areas that adjoin an exterior wall. Point in fact: Exam rooms, wards, surgery, dental area, & offices. However, the applicant has tried to

illustrate a happy medium between any required fenestration percentages (base code) and elevation articulation (guideline #6).

As a note to consider, the applicant would like to submit the case of the Jehovah's Witness Kingdom Hall at 88053 Territorial Road. The applicant is a little confused about the 60% fenestration requirement of the street facing elevation and/or in lieu of that the fulfillment of guideline #6?

SECTION 5.20(3)

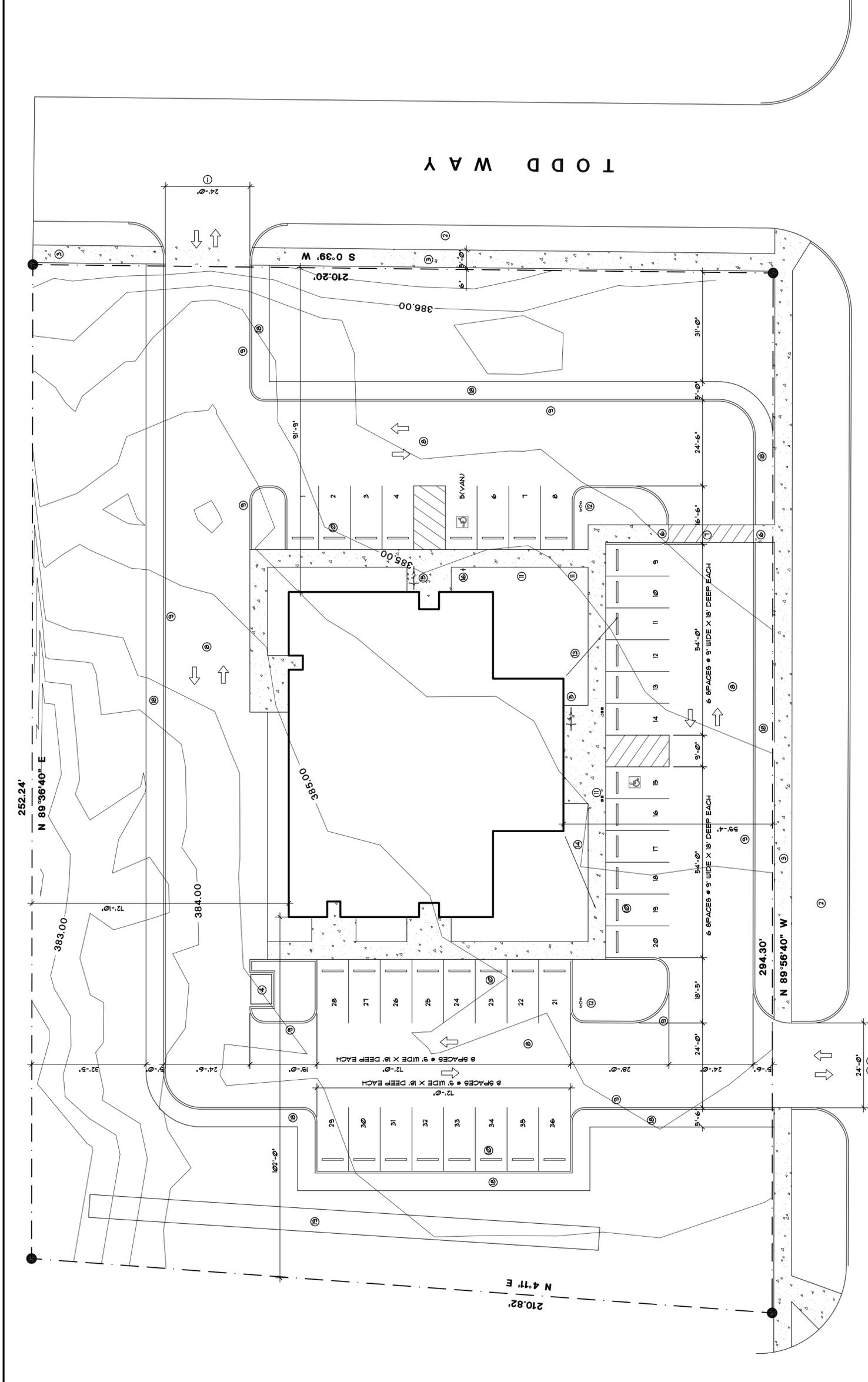
- (c) *Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building. (Veterinarian hospitals or clinics by their very function or operation required parking access to the main entrance of the building (front). Lack of this front parking necessity would not allow a veterinary hospital to serve the community's pets adequately. Having parking at the side or rear of the building exclusively would extend the average walking distance from front-of-the building parking to the front door from 20 to 40 feet to an average of 100 to 200 feet. When one is dealing with sick and injured animals the extra distance and time is truly harmful and a burden to the pet owning public.*

It is understood that the intent of the code is to encourage pedestrian access, but the applicant estimates that less than 0.1% of pet owners visit the existing Veterinarian Hospital at its current location via foot. In addition to this, LTD buses in the Veneta area do not allow pets in their buses unless they are in a lap carrier. This sharply limits the animals that can be served by the facility. The pet owning public must drive to the veterinarian for the simple reason that the majority of their pets are unable to walk that far safely. When animals are sick or injured, time can be of the essence. One can ask if another zoning area would be more acceptable to a veterinary hospital, but the Veneta Ordinance against parking in front of the building applies to all commercial zones (CC, RC and BC).

The applicant does not think the intent of the ordinance is to make it difficult for animals to reach the care they need. The front of the proposed building is pedestrian friendly with an outside porch area and a well-marked walking path across the front driveway. The applicant believes that the community is better served with a centrally located veterinary hospital, but without at least some parking in the front of the building, the building would not function in the best interests of the pets.

The applicant appreciates your consideration of 12 paved parking spaces out of a total of 36 parking spaces to be located in the front of the hospital and adjacent to Jeans Road (see sheet C1.1R dated revised 10-27-15)

The applicant would like to submit a precedent for parking on the street side of a building. In this case the building is the Jehovah's Witness Kingdom Hall at 88053 Territorial Road. Although it could be construed that the side of the building faces Territorial road there is still parking between the building and the street. Points in fact; there are 10 spaces out of 36 paved parking spaces in this location. It could be stated that the existing development meets the conditions of Section 5.20(3)(b)&(c), (the letter of the ordinance), but it does not appear that it satisfies the intent of the ordinance. The applicant is assuming the intent of the code is to encourage pedestrian scale or relationship to the built environment, at one and the same time placing vehicles secondary to persons. The applicant asks the planning commission to review the needs of this application in regards to parking between the street and the building in a similar manner it must have done with the Kingdom Hall.)



SCALE: 1" = 20'-0"

JEANS ROAD

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) DIMETERS LOCATION PROVIDE A FOOT HIGH CHAIN LINK FENCE WITH PLASTIC SLAT 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'X24' DETECTABLE WARNING STRIP ADA-8-2424 AS PER ARBOR TILE OR APPROVED EQ.
- 7) PAINT STRIPPING ON AC SURFACE, THE DIMENSIONS OF WHICH MATCH CODE REQUIREMENTS
- 8) APPROVED BASE MATERIALS & CONTRACTOR
- 9) 6" HIGH CONC CURB (TTYF)
- 10) 6" HIGH CONC VEHICLE BUMP: BUMP TO BE 36" FROM FRONT OF BUMP TO EDGE OF CONC SIDEWALK (TTYF)
- 11) HICFP PARKING SIGN: SIGN TO READ 'RESERVED PARKING', SIGN TO MEET THE REQUIREMENTS OF SIGN * RT-8 OF OREGON. 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 250' FROM BLDG CORNER IN DIRECTION OF ARROW ACROSS JEANS ROAD AND IN FRONT OF BI-HART.
- 14) FIRE HYDRANT #2 APPROXIMATELY 250' FROM BLDG CORNER IN APPROXIMATE DIRECTION OF ARROW TO LOCATION PERPENDICULAR TO AND ACROSS JEANS ROAD FROM EMFD POWER POLE #102020
- 15) LONG TERM BIKE PARKING SPACE (7'X6'), PROVIDE HOOP TYPE RACK BY 'EUGENE BIKE WORKS' OR APPROVED EQUAL.

LEGEND

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

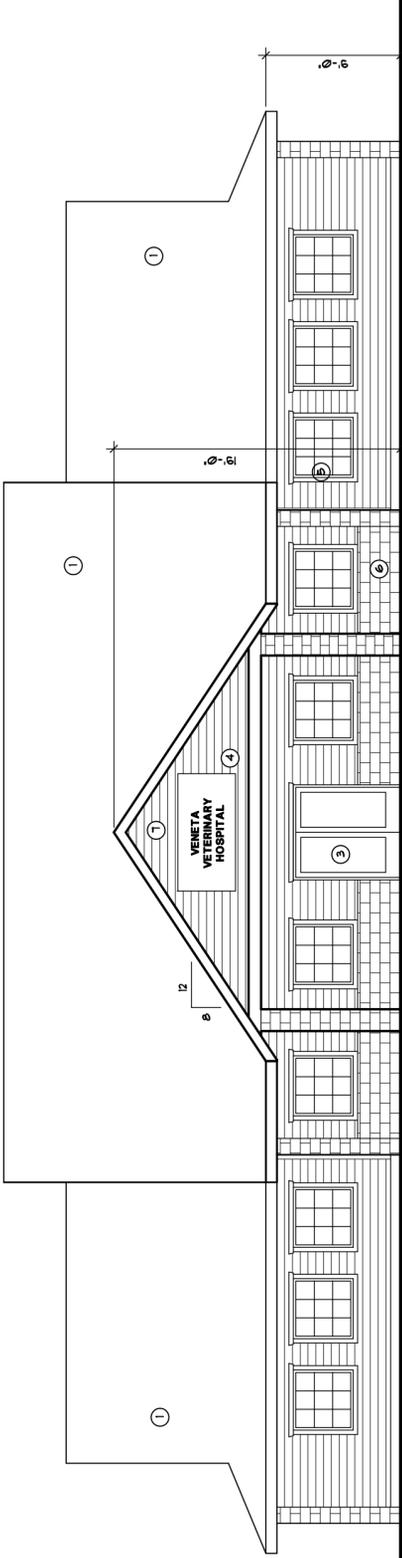
- 12) HICFP PARKING SIGN: SIGN TO READ 'VAN ACCESSIBLE', SIGN TO MEET THE REQUIREMENTS OF SIGN * RT-8P OF OREGON. SIGN TO BE MOUNTED ON STL. POSTS TO MEET CODE REQUIREMENTS
- 13) APPROACH ALIGNED WITH BI-HART APPROACH OPPOSITE
- 14) REQUIRED LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- 15) STORMWATER DETENTION FACILITY

NOTES TO ELEVATIONS

- 1 COMPOSITION SHINGLE ROOFING (TTP)
- 2 VINYL WINDOWS (TTP)
- 3 VINYL DOORS (TTP)
- 4 BUILDING SIGN INDICATING NAME OF VENETA VETERINARY HOSPITAL. APPROXIMATELY 8'-6" WIDE BY 2'-6" HIGH OF SOLID MATERIAL W/ LETTERS PAINTED OF BRIGHT COLOR AGAINST A SOLID COLOR BACKGROUND. SIGN TO BE ILLUMINATED WITH FLUORESCENT LIGHT POINTED UNDER ROOF ABOVE & SHINE DOWNWARD ONTO SIGN.
- 5 HORIZONTAL LAP HARDI-PLANK SIDING (TTP)
- 6 CHU WAINSCOT, NATURAL INHERENT COLOR
- 7 HORIZONTAL LAP HARDI-PLANK SIDING, COLOR TO BE LIGHT GREEN.

GENERAL NOTES

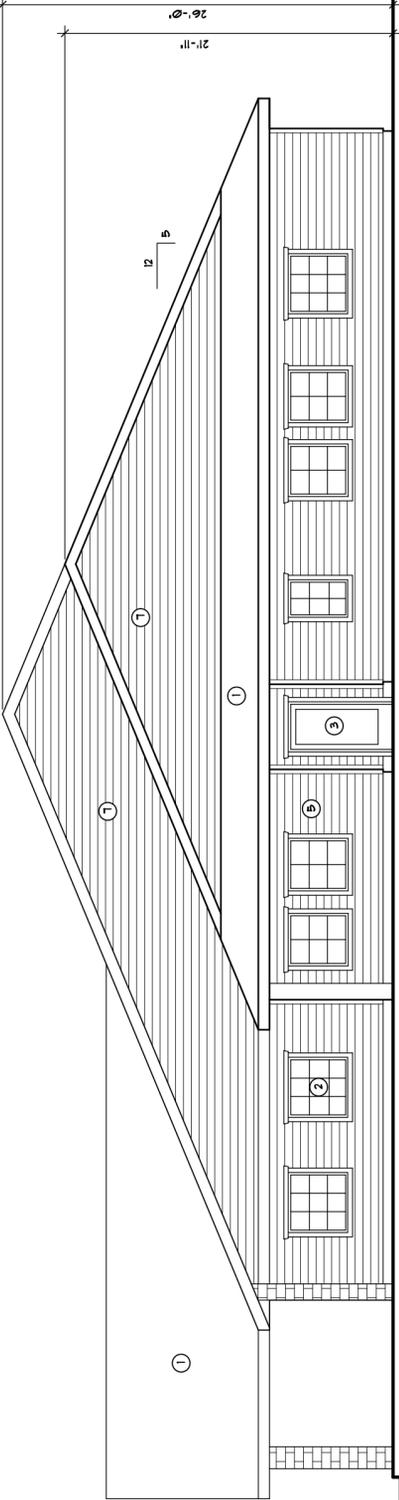
- A ALL HORIZONTAL LAP SIDING TO BE 'FOREST GREEN', ACCEPT WHERE INDICATED OTHERWISE.
- B ROOFING MATERIAL TO BE 'CHARCOAL'.
- C TRIM MATERIAL TO BE 'LIGHT BROWN'.



1 SOUTH ELEVATION

A2.2R

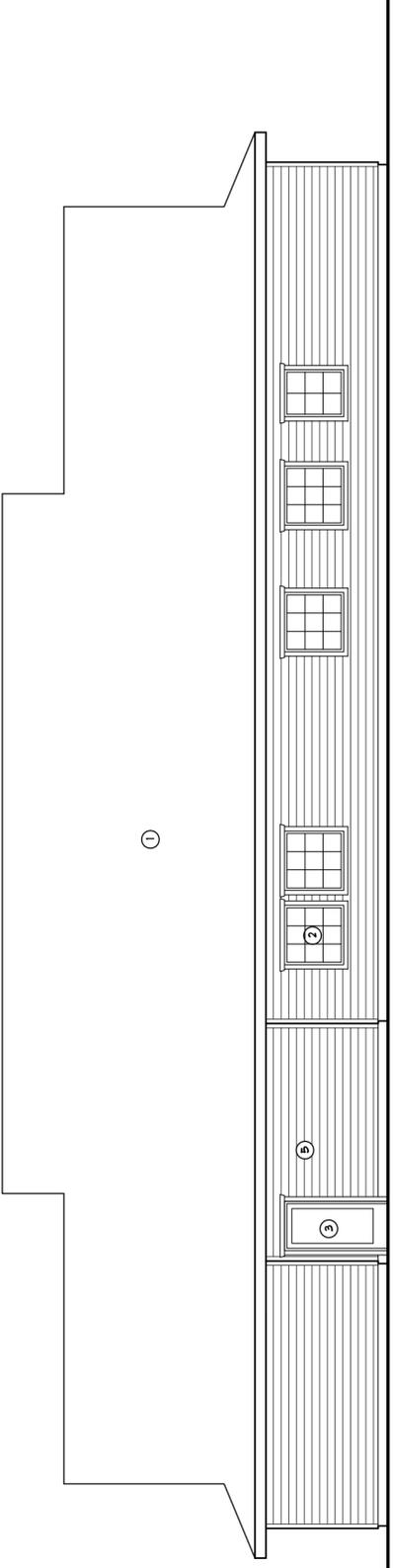
SCALE: 1/8"



2 EAST ELEVATION

A2.2R

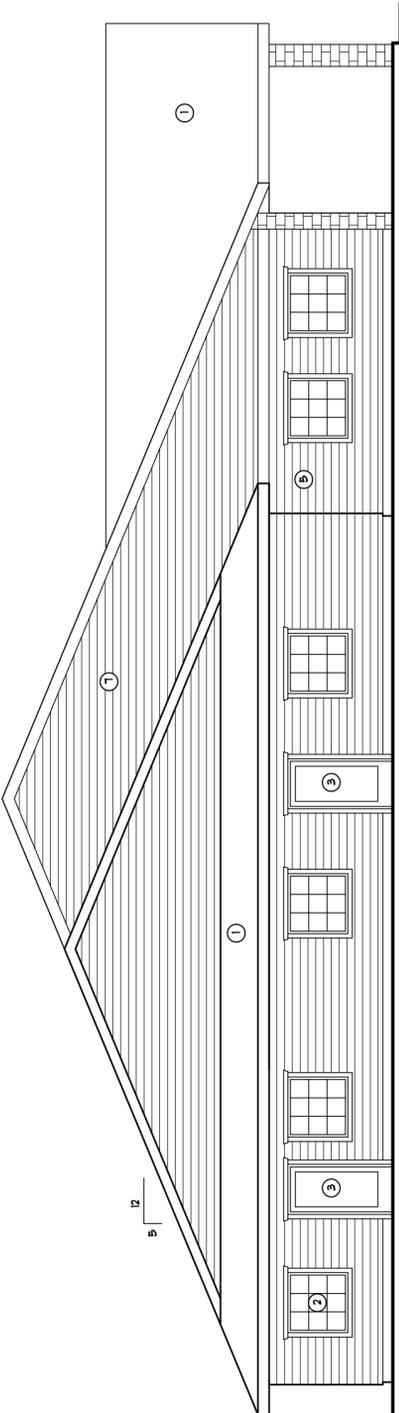
SCALE: 1/8"



3 NORTH ELEVATION

A2.2R

SCALE: 1/8"



4 WEST ELEVATION

A2.2R

SCALE: 1/8"

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

DATE: November 3, 2015
TO: Branch Engineering (Veneta Engineer)
Attn: Lane Branch
FROM: Lisa Garbett, City of Veneta
RE: *Site Plan Review - Major Amendment (City File# SR-3-15(A)) – Veneta
Veterinary Hospital*
Assessor’s Map/ Tax Lot No. 17-05-31-20-01300

The City has received a request for Site Plan review amendment for the Veneta Veterinary Hospital.

******NOTE SHORT TIMELINE******

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 November 10, 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(A) 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:

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

DATE: November 3, 2015
TO: Lane Fire Authority
Attn: Dean Chappell
FROM: Lisa Garbett, City of Veneta
RE: *Site Plan Review - Major Amendment (City File# SR-3-15(A)) – Veneta
Veterinary Hospital*
Assessor’s Map/ Tax Lot No. 17-05-31-20-01300

The City has received a request for Site Plan review amendment for the Veneta Veterinary Hospital.

******NOTE SHORT TIMELINE******

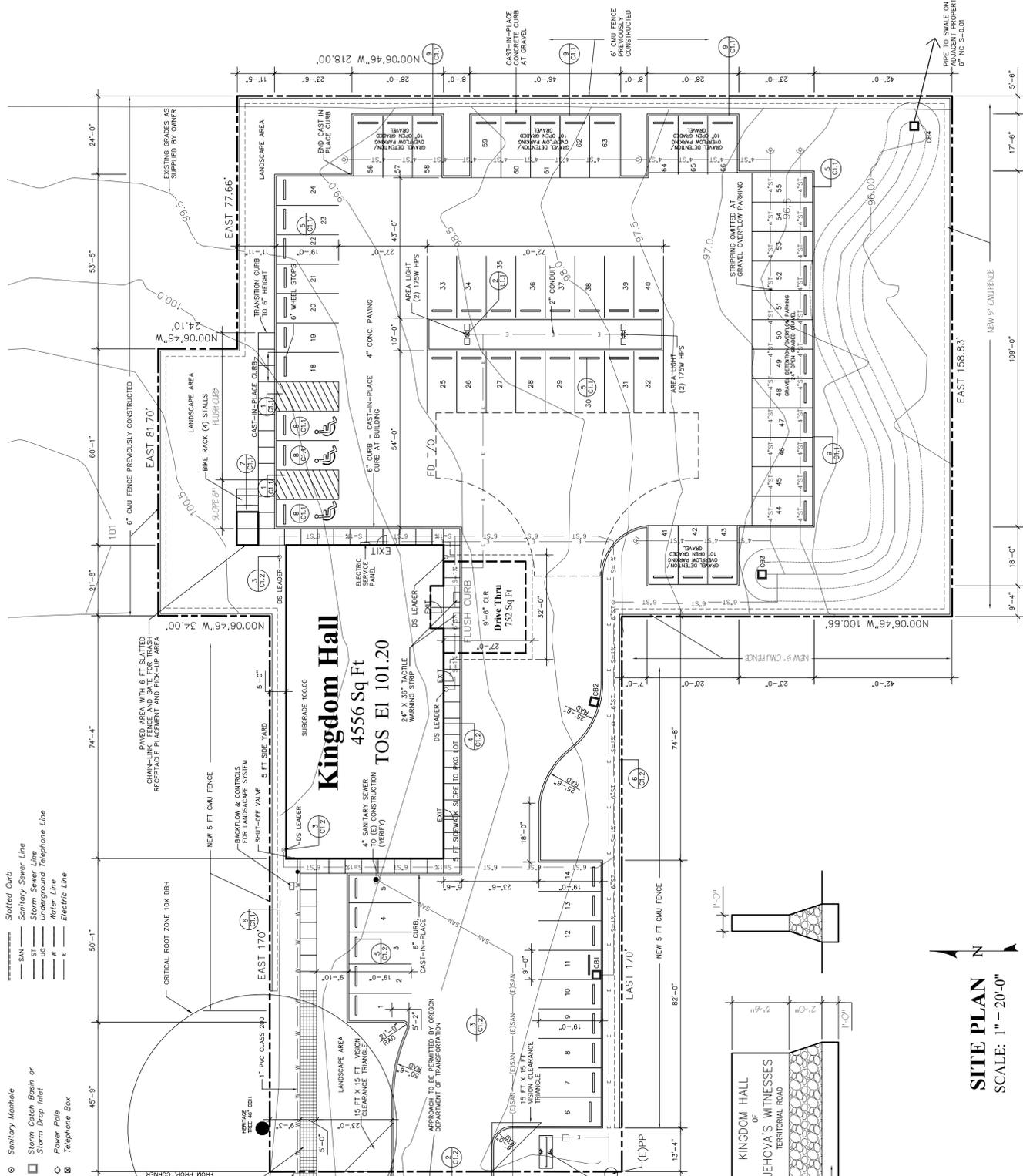
This request is being forwarded for your review, comment and conditioning. If you have conditions of approval you would like incorporated into the City’s consideration of this request, please list them and return to this office **no later than November 10, 2015**. Please call me at 935-2191 ext. 304 if you are unable to return comments by this date.

Please reference file number SR-3-15(A) 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:

Exhibit F

- LEGEND**
- Found Monument
 - Water Valve/Water
 - ▣ Curb
 - ▬ Fence Line
 - ▬ Slotted Curb
 - ▬ Sanitary Manhole
 - ▬ Sanitary Sewer Line
 - ▬ SAN
 - ▬ Storm Catch Basin or Storm Drop Inlet
 - ▬ UG
 - ▬ Underground Telephone Line
 - ▬ W
 - ▬ Water Line
 - ▬ Electric Line
 - ▬ Power Pole
 - ▬ Telephone Box



SITE PLAN
SCALE: 1" = 20'-0"

99170-201T 100% PCT
 12594-201T 24% PCT
 6000-201T 10% PCT
 94916-201T 65% PCT

SITING CONTRACTOR TO VERIFY GRADES BEFORE COMMENCING WORK
 ENSURE MINIMUM 1% SLOPES IN PAVING AREAS
 ENSURE MINIMUM 1% SLOPES ON CURBS
 MAX 2% SLOPES AT ACCESSIBLE ROUTE

Parking: One (1) space per four (4) seats or eight (8) feet of bench length in the main auditorium, assuming 143 seat capacity, requires 36 stalls - 40 permanent & 26 overflow parking stalls provided

KEATING ENGINEERING
 199 E. SIXTEENTH AVE
 EUGENE OREGON 97401
 VOICE (941) 242-0633
 FAX (941) 242-0614

REGISTERED PROFESSIONAL ENGINEER
 182115
 EXPIRES 6-30-09

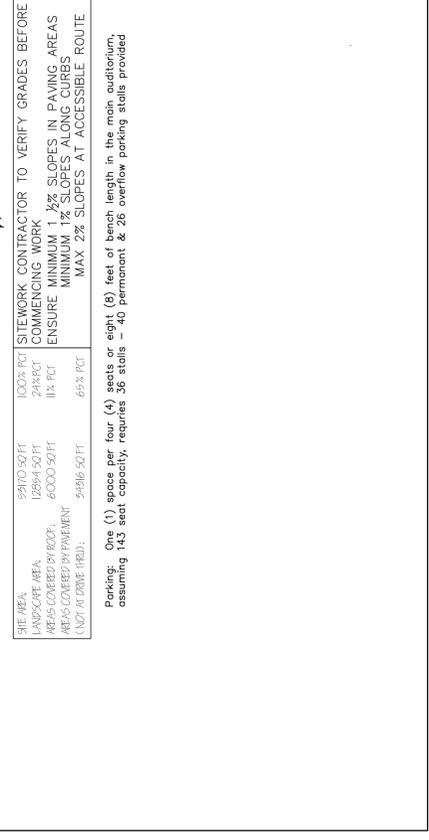
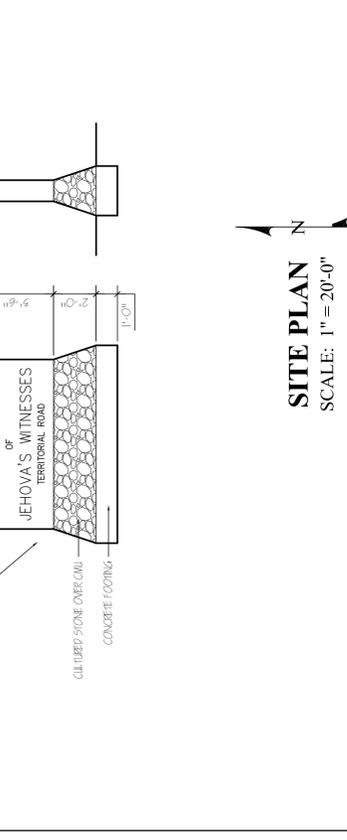
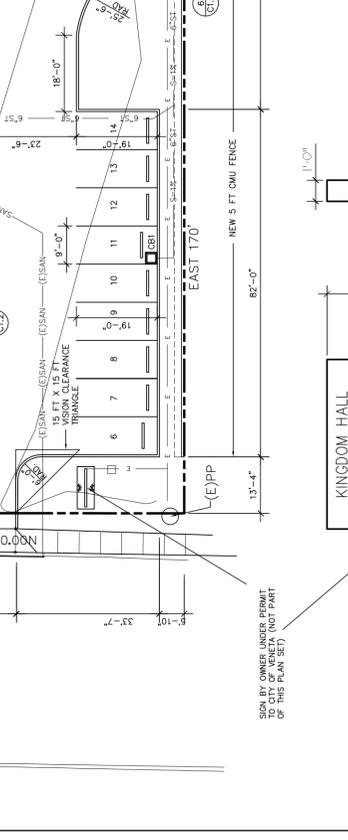
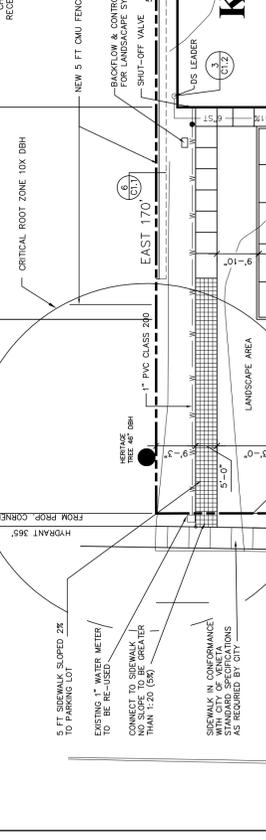
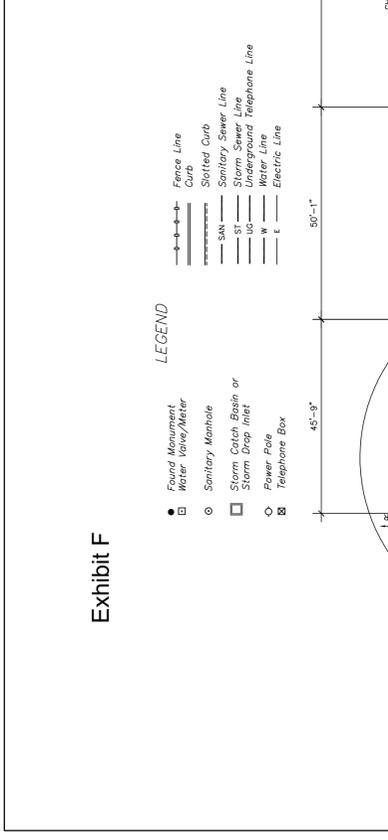
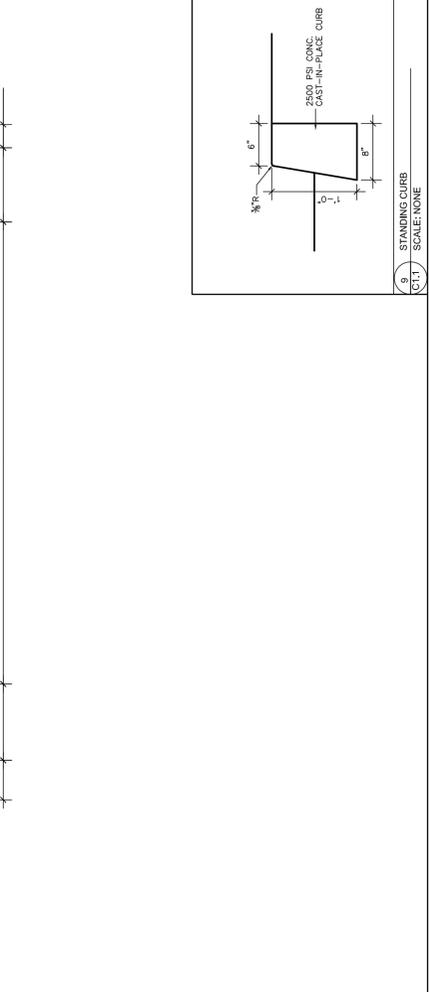
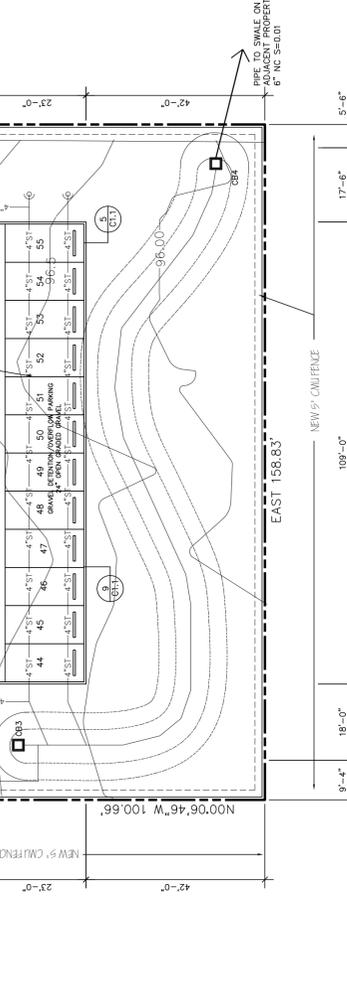
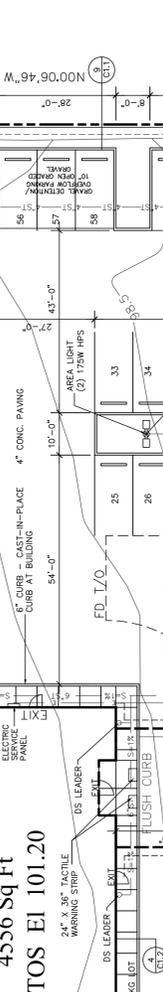
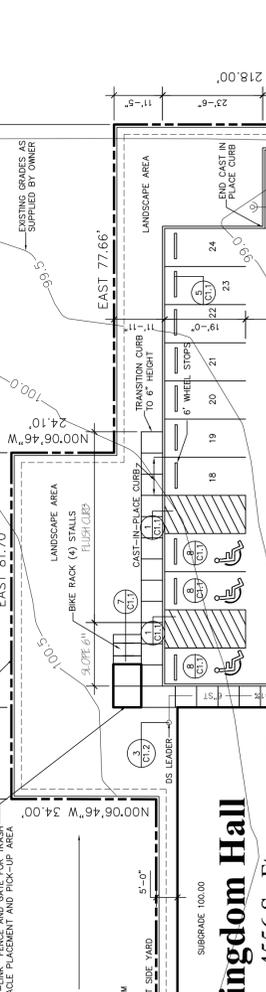
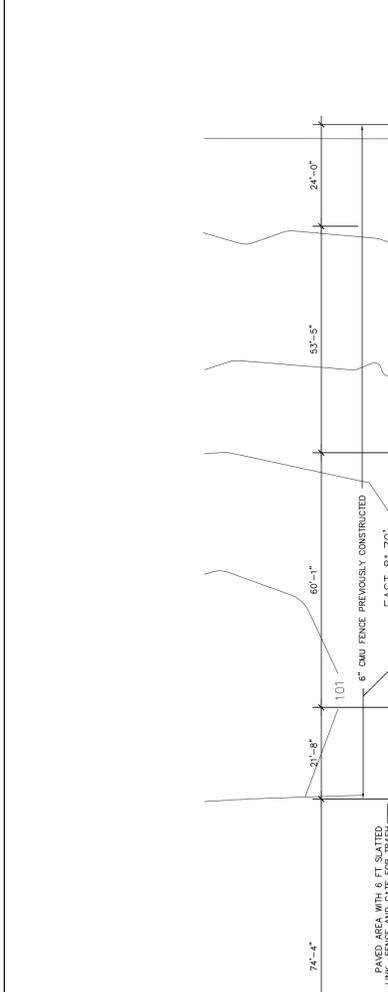
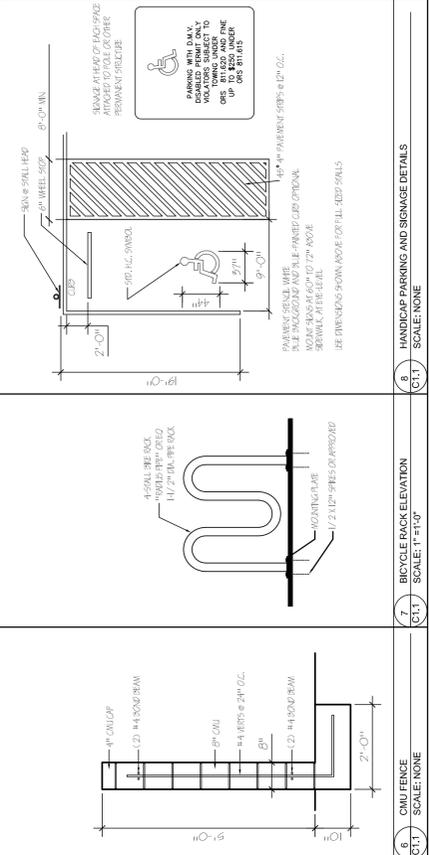
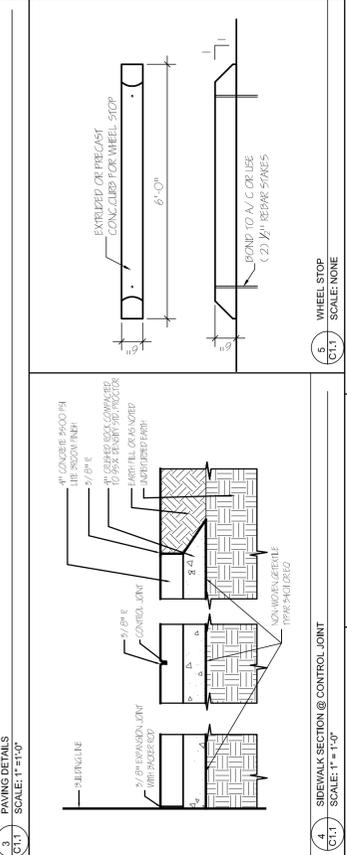
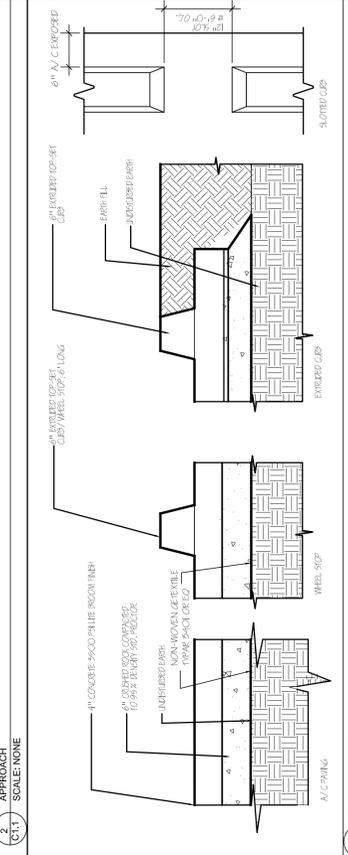
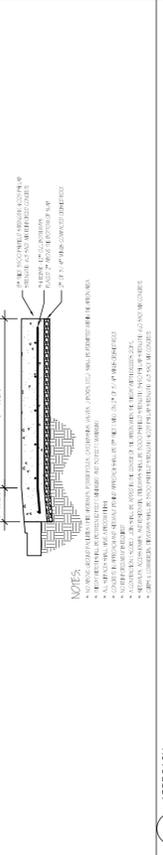
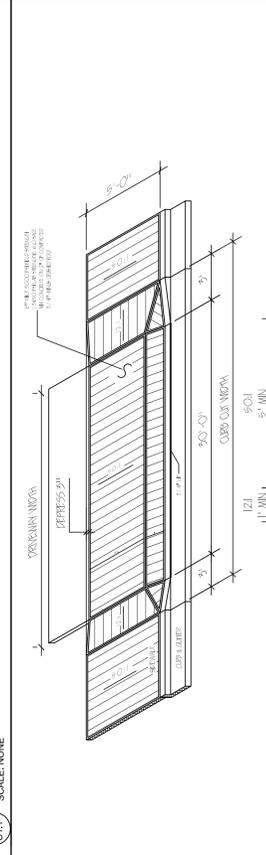
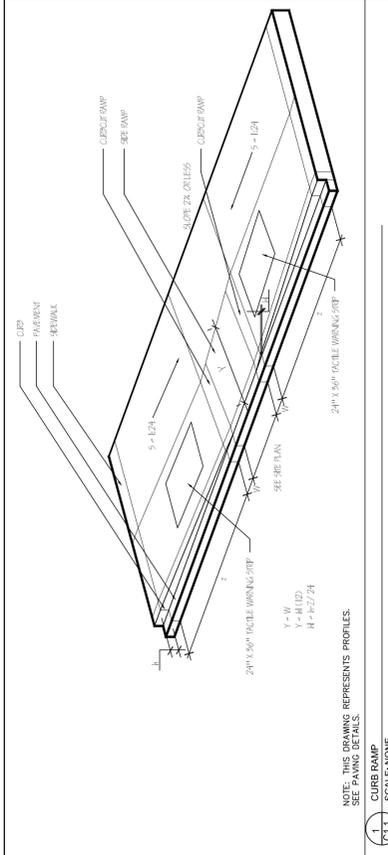
PROJECT TITLE
SITE PLAN AND DETAILS

NEW
Veneta Kingdom Hall Site

SITE ADDRESS
 TERRITORIAL RD
 VENETA - OREGON

DRAWING TITLE
SITE PLAN

DATE	5/20/09
SCALE	AS SHOWN
DRAWN BY	SKA
CHECKED BY	SKA
DESIGNED BY	SKA
SHEET NO.	06-22



areas. Post-development flows shall not exceed pre-development flows.

- (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 the provisions of this section. There are 66 parking spaces proposed requiring 4 shade trees in planter islands distributed throughout the lot. The applicant has proposed planting 10-2” caliper trees spaced throughout the site.

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

The proposal is consistent with the provisions of this section with the condition of approval that the applicant comply with all lighting requirements of Chapter 15.15 of the Veneta Municipal Code Chapter.

(3) *Location standards for parking lots*

- (b) *Off-street parking areas shall not be located in a required front yard.*

The proposal is consistent with the provisions of this section. The front yard do not abut a residential zoning district; therefore no front yard setbacks are required.

- (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.*

The proposal is consistent with the provisions of this section. The configuration of the parcel limits development without having a portion of the parking in the front of the building. A large portion of the parking area is towards the back of the parcel.

- (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.*

- (g) A grading structure and drainage plan shall be submitted to the City Building and Planning Official and approved by the City Engineer.
- (2) Location standards for parking lots.
- (a) Off-street parking shall be provided on the development site for all zones except off-street parking spaces, for the C zone may be located not farther than 400 feet from the building or use they are required to serve.
- (b) Off-street parking areas shall not be located in a required front yard, except that driveways may be used for off-street parking for single-family and two-family dwellings.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.
- (7) Owners of two or more uses, structures or parcels of land may agree to use the same parking spaces jointly when the hours of operation do not overlap, provided substantial proof is presented to the Building and Planning Official pertaining to the cooperative use of the parking facilities.
- (8) A plan, drawn to scale, indicating how the off-street parking requirements are to be fulfilled, shall accompany a request for a building permit.
- (9) Parking lots shall be provided with landscaping as provided in Section 5.120 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.

1988

- (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.
 - (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.
 - (g) A grading structure and drainage plan shall be submitted to the City Building and Planning Official and approved by the City Engineer.
 - (h) Parking lots shall be provided with landscaping as provided in Section 5.120 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 16 parking spaces shall be provided in planter islands distributed throughout the lot. A maximum of 20 spaces shall be allowed between planter islands.
- (3) Location standards for parking lots
- (a) Off-street parking shall be provided on the development site for all zones, except off-street parking spaces for the Commercial, Residential-Commercial, and Industrial zones may be located not farther than 400 feet from the building or use they are required to serve. Owners of two or more uses, structures, or parcels of land may agree to use the same parking spaces jointly when peak demands do not occur at the same time periods, provided substantial proof is presented to the Building and Planning Official or Planning Commission pertaining to the cooperative use of the parking facilities.
 - (b) Off-street parking areas shall not be located in a required front yard.
 - (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.
 - (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.
 - (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.
 - (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

- (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.
 - (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.
 - (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.
 - (g) A grading structure and drainage plan shall be submitted to the City Building and Planning Official and approved by the City Engineer.
 - (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.
 - (i) Parking lot lighting must comply with Veneta Municipal Code Chapter 15.15
- (3) Location standards for parking lots
- (a) Off-street parking shall be provided for development in all zones. Off street parking areas may be located no farther than 400 feet from the building or use they are required to serve. Owners of two (2) or more uses, structures, or parcels of land may agree to use the same parking spaces jointly when peak demands do not occur at the same time periods, provided the subject owners enter into a written agreement with the City of Veneta, subject to review and approval by the Building and Planning Official, pertaining to the cooperative use of the parking facilities.
 - (b) Off-street parking areas for commercial or industrial developments shall not be located in a required front yard,
 - (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.
- (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 vehicles, materials, or for repair or servicing.
- (5) The provision and maintenance of off-street parking spaces are continuing