

**AGENDA**  
**Veneta Planning Commission**  
TUESDAY – January 5, 2016 – 6:30 p.m.  
Veneta City Hall

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**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. December 1, 2015

**4. Discussion and Review of Parking Location Standards**

**5. Interpretation Request**

**6. Administrative Decisions**

a. 2015 Land Use Decisions Summary

**7. Other**

**8. Adjourn**

**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.**

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.



# Minutes of the Veneta Planning Commission

## December 1, 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; Darci Henneman, City Recorder; Will Goodwin, Ryan Frome, DVM, Pat Bettencourt, and Joan Eubanks

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### I. Review Agenda

James Eagle Eye opened the Veneta Planning Commission meeting at 6:31 p.m. and reviewed the agenda.

### II. Public Comment

None

### III. Approval of Minutes

**MOTION: Lily Rees made a motion to approve the October 6, 2015 minutes. Kevin Conlin seconded the motion which passed with a vote of 5-0.**

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

1. Chair James Eagle Eye opened the Public Hearing at 6:32 p.m.

Len Goodwin said he had an ex parte conflict. He said he talked with Dr. Frome a couple of weeks and Dr. Frome indicated he was surprised about the conditions attached to his application and that he was not satisfied with those conditions. Commissioner Goodwin suggested he speak with staff about his concerns.

2. Staff Report

Garbett said the applicant's site plan was approved at the October meeting. She said the applicant requested an alternative to the commercial design standards, specifically to VLDO 493, 5.13(2)(i) – Design Guidelines; Guideline 6 Wall Openings – transparent window, doors, balconies cannot cover less than 60% of the south elevation and the code requires 30% of the east elevation contain openings (given the fronting on a secondary street, Todd Way). Adjustments to the Commercial and Mixed Use Design Standards are available under the approval criteria for site plan review, specifically 6.05(2) which allows the Planning Commission, through a public hearing, to approve alternatives to the commercial design standards, if the applicant meets the approval criteria. Staff sent notice to all property owners within 300 ft. and it was posted on the property and published in the Fern Ridge Review. Public comment was not received regarding the adjustment to the commercial design standards. She said the applicant is proposing 27% of the south elevation, facing Jeans Rd., have openings, primarily windows and a front door (60% is the standard). Also, they are requesting 26% of the east elevation contain openings, (30% is the standard). She said the intent of the standard was referenced in VLDO 5.13(3) under Guideline 6, which prevents designs with large blank walls where there is a lot of pedestrian traffic and to create a sense of space and promote visual surveillance. She said staff's analysis of the proposed elevations depict a higher level of detail which is required under the base code and is an approval criteria. Staff also considered that the proposed use requires a certain amount of privacy for examination rooms and the proposed elevations provide visual interest from the outside of the building. Based on the findings, staff recommends approval of the Track 2 site plan.

In response to a question from Lily Rees, Garbett said regarding the east elevation, the general standard is 60% except for elevations that face a secondary street and staff considered Todd Way as a secondary street and Jeans Rd. would be the primary street so the standard was reduced by 50% - from 60% to 30%.

### 3. Public Testimony

#### **Will Goodwin, 89555 Sheffler Rd, Elmira, OR**

Mr. Goodwin said he was informed that Veneta Veterinary Hospital was asking for comments on parking.

James Eagle Eye said public comments are not being accepted on the next agenda item, which is the parking issue.

In response to a question from Dr. Frome, James Eagle Eye said public comments are taken on any item not on the agenda. He said comments will not be taken on the Site Plan Major Amendment – SR-3-15(A) but can be made during the public testimony of the public hearing on the Track 2 Design Standards only. The Planning Commission will not entertain questions regarding the applicant's parking lot.

#### **Pat Bettencourt, 25486 Perkins Rd., Veneta, OR**

Ms. Bettencourt asked if this a technicality. She said she's not familiar with the workings of the Planning Commission. She asked what prohibits people from commenting on an issue that is so important.

James Eagle Eye said the Planning Commission's process for discussing and making a decision on the next agenda item is not part of the public hearing.

Bork said tonight's public hearing is for the design standards of the facility and the second decision the Planning Commission will review is the parking. Public comments could have been submitted regarding the parking standards during a 14 day comment period, which was advertised in the Fern Ridge Review and notice of that 14 day time period was sent to the surrounding neighbors. She said anyone who wanted to submit a comment should have done so during that 14 day comment period and those comments would have been provided to the Planning Commission for review, however, no comments were received during that time.

In response to a question from Ms. Bettencourt, Bork said Ms. Bettencourt's comments are important, but the parking site plan review notice was sent to the neighbors because they would be the most impacted by the parking.

Dr. Frome said he felt everyone attending tonight's meeting didn't understand tonight wasn't the place and time to comment. He said that's why they're here tonight to provide public comment.

Ms. Bettencourt said she finds that very disturbing because it was a narrow window to submit comments and it should have been sent to more than the neighbors because it doesn't address clients of the Veneta Veterinary Hospital. She said she understands these are technicalities but she's upset that voices will not be heard.

Garbett explained that the opportunity to submit testimony has passed.

Len Goodwin said staff provided copies of three public comments regarding the applicant's parking issue which were all received after the deadline to submit public comment.

Joan Eubanks said she seconds everything Ms. Bettencourt said and she is very upset that as a patron of the veterinary hospital something that is very important to a lot of people is not being given consideration.

#### **Ryan Frome, 91406 Place Ln., Junction City, OR**

Dr. Frome said he is a part owner of the Veneta Veterinary Hospital and has been in the area for 36 years. He said the clinic has done a lot of compromising and redesigned the front of the building to accommodate the City. He said City does not have specific zoning for veterinary

structures. He said if we're going to have more businesses we need to make sure it's accessible for everyone.

4. Questions from the Planning Commission

Lily Rees said it makes a lot of sense that commercial design standards be specific to medical offices and clinics. She said all of the existing clinics have front parking but the exception is that commercial design standards are different for retail versus medical/dental building. She said there's a need for privacy and we should consider changing that design standard for that reason.

5. Chair James Eagle Eye closed the Public Hearing at 6:52 p.m.

6. Deliberation and Decision

Len Goodwin said the revised south elevation doesn't satisfy the 50% requirement and we had a second path for exactly this situation, although the standard is the right one, it needs to be adjusted to recognize the need of the patients. He said this is the beginning of a process for changing the design outlook in the City. He said the site is across the street from Bi-Mart and the design of that building is not desirable. He said it's important to say that everything needs to adhere to the standard. He said we need to change streetscape looks and over time he hopes buildings on Jeans Rd. will have more windows. The design is pleasing and represents the maximum amount of space and he supports a variation from the design standard.

James Eagle Eye agreed but said there's a reason why we have the Track 2 process. He said when he first read the report, he thought 27% was low but once he looked at the drawing and the difference, he felt it clearly meets the intent of the code.

**MOTION: Len Goodwin made a motion to approve the Site Plan Review (Track 2) as stated in the Proposed Final Order. Lily Rees seconded the motion which passed with a vote of 5-0.**

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

Garbett reviewed the site plan and the interpretation of VMC 5.20(3)(c) to allow parking in front of the building which requires new commercial parking to be located at the side or rear of the building. During the original site plan process the applicant was given a copy of the conditions of approval, which requires the applicant to submit a revised site plan with parking to the rear or side of the building. He said staff is asking the Planning Commission to interpret whether or not the site plan complies with the standard - 5.20(3)(c).

Garbett said the applicant modified the previously approved plan to reduce the parking spaces in front of the building to 12 spaces including one accessible space. She said staff provided two proposed final order options for the Planning Commission to interpret. She said Option A finds that the revised site plan does meet the standard and complies with the code. Option B does not comply and the applicant will be conditioned to submit another site plan showing how they meet the requirement.

Len Goodwin said he doesn't recall a former site plan. He said it seems that there should be some emergency parking in the front of the building and said there has to be some allowances for parking in front of the building.

Kevin Conlin said as a disabled person, he appreciates disabled parking especially carrying an injured animal. He said any time it's possible for the Planning Commission to approve easy access to treatment rooms, it should be done.

Len Goodwin said we're asked to interpret the parking lot which is a facility that is dedicated to the parking of vehicles. From the diagram, he doesn't see a parking lot but just parking on all sides of the building, which in his opinion, is not a parking lot.

James Eagle Eye said the majority of people would say that a parking lot consists of spaces around the building and incorporates any parking around the structure.

Calvin Kenney said ADA handicap parking spaces are required to be within seven feet of an entrance and should be in the front of the building not on the east side of the building. He suggested all ADA handicap parking spaces should be in the front of the building.

James Eagle Eye said the Planning Commission must make sure this is the best facility for the City. He doesn't know what is the best or necessary for the function of the veterinary office but he wants to make sure we are interpreting the code properly and that the project meets the code.

Len Goodwin said the location standards state, "parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building", which clearly expresses a strong intent and preference for parking to the side and rear. In this case there are 24 of 36 spaces located on the side of the building and the Planning Commission should keep this in context. He felt this is a modest intrusion into the street scape because Jeans Rd. is not a pedestrian friendly thoroughfare and is not designed for pedestrian traffic. He said he felt this is well met by the language of the code and allows for judgment and determination of whether or not it meets the code. This may make it a land use decision and not a limited land use decision. He's prepared to accept 12 spaces as a reasonable attempt to comply with the code.

Kevin Conlin said the Council may want to make it more specific but he is inclined to say that the Planning Commission is free to interpret the code that way because there is no specific prohibition to what is being proposed here.

James Eagle Eye said he is not opposed to the plan but his comments are more geared to set a precedence that the code be applied to all of the City and not just specific to Jeans Rd.

Len Goodwin said we must recognize if this is the appropriate interpretation, that it is an interpretation within the context of the existing environment. He said proposed parking in the front of a building on W. Broadway would not be consistent with that environment and the code.

Bork said when staff was researching the code requirement we refer back to the Commercial Design Standards which explicitly excludes Community/Commercial (CC) from the additional standards that require buildings be up to the street, with parking to the rear or off the alley. So it didn't include CC in those traditional design standards for parking. Everything else, the façade, articulation, etc. design elements, that we wanted CC buildings to have, applied to all Commercial buildings. In another section of the code, which deals with parking lots, loading and off-loading, it requires parking and loading to be behind and to the side. She said there is somewhat of a conflict in the code and however the Planning Commission interprets this issue, we have the option to revisit the code. She said we want to make sure, as we move forward, we're getting what the Commission wants as far as development and where they want parking located – which building and where. That is something to consider and look into in more detail and to address the issue of potentially setting a precedence that you're not comfortable with.

Len Goodwin said we have to keep in mind that any decision the Planning Commission makes, it must always rely on the context of the environment. He said we can't view it as setting a precedence but merely recognizing the environment that exists and that it's still a basic code. He said we need to be careful about how we diverge from it or appear to diverge from it.

**MOTION: Len Goodwin made a motion to approve Option A of the Site Plan Major Amendment. Kevin Conlin seconded which passed with a vote of 4-0.**

**VI. Other**

Bork asked if the Planning Commission would like to direct staff to review the parking standards and how they apply. She said because of the conflict, staff would like to bring the parking standards back to the Planning Commission for review - for modification to allow more flexibility or if the standard should apply to specific zones.

It was the consensus of the Planning Commission to direct staff to provide more information about the City's parking standards.

**VII. Adjourn**

Chair James Eagle Eye adjourned the Veneta Planning Commission at 7:19 p.m

XXXXXXXXXXXX  
\_\_\_\_\_  
James Eagle Eye, Chairman

ATTEST:

XXXXXXXXXXXX  
\_\_\_\_\_  
Darci Henneman, City Recorder



# VENETA PLANNING COMMISSION

## AGENDA ITEM SUMMARY

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TITLE/TOPIC: POTENTIAL CODE REVISIONS FOR OFF-STREET PARKING LOCATION

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Meeting Date: January 5, 2016  
Department: Community Development

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

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### ISSUE STATEMENT

Recently, an interpretation request was brought before the Commission in order to define whether or not an applicant's site plan complied with the intent of the off-street parking standards listed in Veneta Land Development Ordinance No. 493, Section 5.20(3)(c).

The Planning Commission expressed the need to review off-street parking standards at the following meeting. The following information is for discussion only.

### BACKGROUND

#### Parking Standards

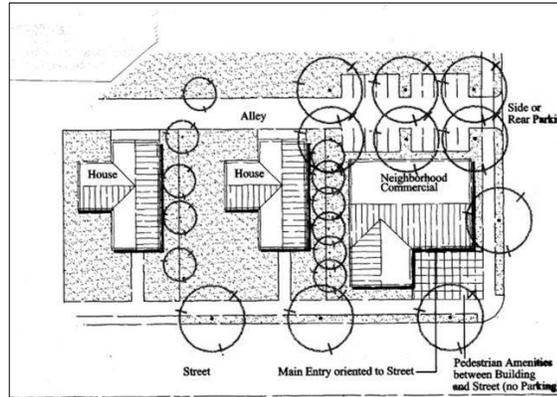
The Veneta Land Development Ordinance addresses parking lot placement in two separate sections of the code: 1) Section 5.13 - Commercial and Mixed Use Design Standards, and 2) Section 5.20(3), Off-Street Parking Location Standards. The Commercial and Mixed Use Design Standards were adopted in 2009 and the Off-Street Parking Lot Location Standards were amended in 2000 as part of Periodic Review code amendments.

Veneta Land Development Ordinance, 5.13 Commercial and Mixed Use Design Standards, states:

- (1) *Purpose and Applicability.* The following standards are minimum requirements for new developments that are subject to Site Plan Review or Planned Unit Development approval in the RC, BC and CC zones. The standards are intended to protect and enhance the appearance, safety, and economy of Veneta through appropriate building and site plan regulations. The standards may be adjusted by the Planning Commission through the Track 2 Site Plan Review process (see Section 6.05(2))
- (2) *Standards.* This section provides minimum standards for site and building design in the RC, BC and CC [Residential Commercial, Broadway Commercial and Community Commercial] 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).*

- (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).*



Veneta Land Development Ordinance, Section 5.20(3)(b) and (c), Off Street Parking - Location Standards for Parking Lots states:

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

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

### **Questions for Planning Commission**

It is interesting to note that the two provisions in the Commercial and Mixed Design Standards addressing parking lot location excludes the CC zone and the off-street parking location standards (Section 5.20) refers to all commercial and industrial development regardless of zoning district.

1. Was the intent to exclude the CC zone in Section 5.13 or was this an oversight when the code was amended in 2009?
2. Should the parking location standards in Section 5.20(3)(c) have been amended to reflect the commercial design standards intent to only require off street parking to the side and rear in the BC and RC Zones?

In order to assist with the discussion, staff is presenting research findings on related amendments adopted in 2001 and in 2009 that added parking lot location standards as part of the new Commercial Design Standards.

In 1999, the City contracted with LCOG to complete periodic review tasks. This multi-year project resulted in major amendments to the Comp Plan to implement the CLUE (Comprehensive Land Use Evaluation), adoption of the Wetland Protection Ordinance, Outdoor Lighting Ordinance, Northeast

Employment Center Plan, Southwest Neighborhood Center Plan, and updates to the City's Land Development and Land Division Ordinances.

Staff researched periodic review memos and documents and could not find a discussion specific to the location standards for parking lots.

Prior to periodic review Ordinance 375, Section 5.20 (2) read:

*(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.*

Ordinance 375 was amended by Ordinance 417, adopted in 2001. Location Standards for off street parking were amended as follows:

*(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.*

In 2007-2009 as part of the Transportation and Growth Management Code Assistance Program sponsored by ODOT and DLCDD, staff worked with Scott Siegel, of Siegel Planning, on updates to the City's Land Development Code. The following project description is from the contract between ODOT and Siegel Planning:

Siegel Planning Services (Consultant) shall use the TGM Smart Development Code Handbook, Model Development Code and User's Guide for Small Cities – 2nd Edition, Commercial and Mixed-Use Development Code Handbook, and Infill and Redevelopment Code Handbook to:

1. Help City implement the downtown master plan by evaluating land use zones and developing amendments to further appropriate downtown retail-oriented development.
2. Help City evaluate residential development standards to encourage walkable neighborhoods,

and where appropriate recommend amendments to city land use regulations.

3. Help City evaluate other development standards that will contribute to compact, mixed-use development, and where appropriate prepare recommendations for development code amendments.

Part of the updates included a proposal to add two new zoning overlay districts: 1) Broadway Commercial (BC) and, 2) Territorial Commercial (TC). The draft TC and BC zones were described as similar to one another in that both allow mixed-use development, but different in that the design standards are intended to create a distinct identity and character within each area, consistent with the Downtown Master Plan recommendations.

**NOTE: The TC zone is defined as the commercial zoned properties on Territorial between W Broadway and Hunter.**

Excerpts from the April 13, 2009 and June 1, 2009 Joint Planning Commission and City Council meetings below discuss the intent of the TC and BC zones.

*4/13/09: The majority of the code updates are specific to W. Broadway and Territorial from Broadway to Hunter Avenue. These two areas are proposed as two separate overlay zones, Broadway Commercial (BC) and Territorial Commercial (TC). Both subzones are considered Community Commercial; however, it recognizes that Broadway is more pedestrian oriented and Territorial is more automobile oriented.*

*06/01/09: Because the Territorial and Broadway districts overlap somewhat and there isn't much distinction between the two, staff suggested leaving Territorial as Community Commercial (CC) and creating a new W. Broadway/Commercial (BC) zone. The CC zone will be more traffic focused and the BC zone more pedestrian focused. He said the suggested change to create section 4.15, establishing overlay zones on Territorial and Broadway has been deleted. A Broadway Commercial zone will be drafted to replace the proposed subzone.*

Ultimately, the Territorial Commercial Zoning District was not included in the adopted amendments. In a memo from Margaret Boutell, June 27, 2007 she suggested that the Council and the Planning Commission should discuss whether the proposed TC standards are also appropriate for the existing Community Commercial area located north of Highway 126 (Northeast Specific Area), or if the CC zone should be retained or amended for this area. Limited design standards were added for the Northeast Employment Center and are attached.

### **PLANNING COMMISSION OPTIONS**

1. Do not amend code.
2. Amend section 5.20(3)(c) to allow off-street parking location standards to be adjusted under the Trak 2 process. This way side and rear parking will be maintained in the BC and RC zones as written in the Commercial and Mixed Use Standards. Additions are shown in underline and deletions with a strikethrough.

EXAMPLE: Parking lots and loading docks for new commercial, industrial, public, and semi public buildings shall be located to the side or rear of the building, except as approved through

Track 2 Site Plan Review. Track 2 for this purpose does not apply to new commercial development in the BC and RC zones.

Section 6.05 (2) Alternatives to the Commercial and Mixed Use Design Standards of Section 5.13, or Residential Design Standards of Section 5.29 or Off Street Parking Location Standards Section 5.20(20(3)(c)) 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.

3. Exclude commercial uses from the off-street parking location standards 5.20(3)(c).

EXAMPLE: Parking lots and loading docks for new ~~commercial~~, industrial, public, and semi-public buildings shall be located to the side or rear of the building.

Consider eliminating requirement for industrial uses too.

EXAMPLE: Parking lots and loading docks for new commercial, ~~industrial~~, public, and semi-public buildings shall be located to the side or rear of the building.

4. Add CC Zone to Section 5.13(2)(1)

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

5. OTHER

The latest round of amendments (2015) to implement the EOA included adding some commercial uses to the Industrial Commercial (IC) and Light Industrial zoning districts (LI). The Planning Commission may want to consider requiring commercial uses in the LI and IC zones to comply with the Commercial and Mixed Use Design Standards.

New uses added to the zoning districts:

1. Industrial Commercial (IC)
  - Retail stores or shops not exceeding 40,000 square feet.
2. Light Industrial (LI)
  - Professional, financial, and business offices.
  - Personal or business service.
  - Eating and drinking establishments (excluding drive-thru facilities).

**STAFF RECOMMENDATION**

Amend Veneta Land Development Code to allow off-street parking location standards to be adjusted under the Track 2 process.

Planning Commission can initiate the code amendment process with a motion per Veneta Land Development Ordinance, Section 11.01 - AUTHORIZATION TO INITIATE AMENDMENTS: “An amendment to the text of this ordinance may be initiated by the City Council, the City Planning Commission or by application of a property owner or city resident.”

Staff will bring back amendments for Planning Commission review and Planning Commission can set a future public hearing date.

**SUGGESTED MOTION**

*I make a motion to initiate amendments to the off-street parking location standards [and any other amendments Planning Commission wishes to initiate].*

**ATTACHMENTS**

- A. Memo to City Council and Planning Commission, June 27, 2007
- B. Joint PC/CC Minutes, April 13, 2009
- C. Joint PC/CC Minutes, June 9, 2009
- D. TGM Code Assistance Meeting Minutes, May 18, 2009
- E. Section 4.15(7) Specific Development Plan Subzone (/SDP) – Northeast Employment Center

## ATTACHMENT A

TO: City Council and Planning Commission Members

FROM: Margaret Boutell, Community Services Director

DATE: June 27, 2007

SUBJECT: Downtown Development Standards and Highway Commercial Development Standards

As part of the Transportation and Growth Management Code Assistance Program sponsored by ODOT and DLCD, staff has been working with Scott Siegel, of Siegel Planning, on potential updates to the City's Land Development Code. The following project description is from the contract between ODOT and Siegel Planning:

Siegel Planning Services (Consultant) shall use the *TGM Smart Development Code Handbook, Model Development Code and User's Guide for Small Cities – 2<sup>nd</sup> Edition, Commercial and Mixed-Use Development Code Handbook, and Infill and Redevelopment Code Handbook* to:

1. Help City implement the downtown master plan by evaluating land use zones and developing amendments to further appropriate downtown retail-oriented development.
2. Help City evaluate residential development standards to encourage walkable neighborhoods, and where appropriate recommend amendments to city land use regulations.
3. Help City evaluate other development standards that will contribute to compact, mixed-use development, and where appropriate prepare recommendations for development code amendments.

This joint work session with the Council and Planning Commission will focus on number one above, along with a few changes to the Highway Commercial Zone and Industrial Commercial Zone, and a recommendation concerning the Specific Development Plan Subzone (Northeast Employment Center).

The attached document, *Veneta Land Development Ordinance*, shows Veneta's current code (Article 4) with the building design standards inserted in "track changes" format -- underlined for added language, and a line through any text to be deleted.

Highlights include:

- \* Two new zones, one for the Territorial Commercial (TC) area and one for Broadway Commercial (BC). The draft TC and BC zones are similar to one another in that both allow mixed-use development, but different in that the design standards are intended to create a distinct identity and character within each area, consistent with the Downtown Master Plan recommendations (see attached map).

Council and the Planning Commission should discuss whether the proposed TC standards are also appropriate for the existing Community Commercial area located north of Highway 126 (Northeast Specific Area), or if the CC zone should be retained or amended for this area.

- \* The revised Residential Commercial Zone is intended to facilitate residential and mixed-use development fitting of a “downtown neighborhood” district. Neighborhood-oriented uses, including small-scale commercial development, mixed-use/live-work, and townhomes are encouraged. The code is also intended to support a balance between housing and commercial uses, consistent with the Downtown Master Plan. The consultant has proposed building and site design standards consistent with the Downtown Master Plan, however, he has not recommended minimum density standards (for new housing) or made mixed-use development mandatory. Instead, the draft provides incentives for mixed-use. Whereas small-scale neighborhood commercial uses (up to 2,000 square feet) are allowed by right, larger commercial uses may be approved when part of a mixed-use project. Under the proposed draft, mixed-use projects are also entitled to additional lot coverage and building height (add 10 feet, to a maximum height of 45 feet, for upper-story housing).
  
- Upon evaluating the Highway Commercial (HC) Zone and Downtown Master Plan, the consultant found the HC zone allows land uses that may inappropriately compete with intended downtown uses. In addition, some automobile-oriented uses, such as drive-thru restaurants, gas stations, and auto sales, may be discouraged under the current HC regulations. Small-scale commercial and specialty retail are examples of uses that should be focused in the downtown but are currently allowed in all commercial zones. Drive-thru commercial, bulk retail and heavy commercial/industrial uses should be limited to HC and the Northeast Employment Center. Regulations for drive-thru uses should be added to the HC and IC zones. These issues warrant further discussion with Council and the Planning Commission.

Action Requested: Since this is a work session, the intent is to familiarize the Council and Planning Commission with what is being proposed and provide an opportunity for questions before the required public hearing process begins.

## ATTACHMENT B

### MINUTES OF THE VENETA CITY COUNCIL & PLANNING COMMISSION WORK SESSION April 13, 2009

Council  
Present: Mayor Sharon Hobart-Hardin, Marion Esty, and Sandra Larson

Planning  
Commission: Vice-Chair Len Goodwin, Jim Bruvold, Lily Rees, and Estelle Sweet

Absent: Councilors Darrell Carman and T. J. Brooker  
Planning Commissioner James Eagle Eye

Others: Ric Ingham, City Administrator; Brian Issa, Community Services Director; Zac Moody, Assistant Planning; Sheryl Hackett, City Recorder; and Rachel Ferdaszewski, ODOT TGM Representative

Mayor Sharon Hobart-Hardin and Planning Commission Vice-Chair Len Goodwin called the City Council and Planning Commission to order at 5:44 p.m.

Community Services Director Brian Issa gave a brief background of the Transportation Grown Management (TGM) program and the grant to update the City's Land Development Ordinance. TGM is a state program that provides assistance to cities at no cost to help integrate land use and transportation planning. They help develop codes that include mixed-uses, compact developments, transportation connectivity, pedestrian-friendly designs, and administrative procedures that help communities achieve those principles. Brian said the goal is to make the downtown area pedestrian friendly. He said the City completed a Downtown Plan which included an audit of the Veneta development code which identified areas that could be improved to meet the City's goal.

The City currently has three downtown projects in process: St. Vincent DePaul's mixed-use development, a Senior Center, and an LTD transit center. The City has contracted with Rowell Brokaw Architects to help the City develop some visual preferences for the downtown area. Brian said illustrations will be an important piece to show what the City wants in the way of architectural requirements. Staff is currently considering code revisions that includes two processes, one that lays out specific requirements and one that will allow architects to propose alternative designs that meet the intent of the code. The goal is to develop a guiding document to show what the downtown development should look like. **The majority of the code updates are specific to W. Broadway and Territorial from Broadway to Hunter Avenue. These two areas are proposed as two separate overlay zones, Broadway Commercial (BC) and Territorial Commercial (TC). Both subzones are considered community commercial; however, it recognizes that Broadway is more pedestrian oriented and Territorial is more automobile oriented.** In addition to the two new subzones, the Residential Commercial (RC) zone includes much of the area in the original plat of Veneta which has smaller lots with the Ralph Johnson Park in the center. That area is intended to be a mix of small scale commercial as well as residential uses. New standards will be developed for the two new subzones and some new standards will be proposed for Veneta's existing RC and other residential zones.

The proposed updates will include code revisions that support downtown redevelopment and sets out design standards for commercial and residential development.

At the next work session scheduled for May 4, 2009 staff will be proposing some technical updates to address problems that have been identified in the current code. Technical revisions will include parking standards, panhandle lots, and infill development. Revisions for residential

development will include changes to make standards more clear and objective and provide for a wider range of housing choices.

The next step in the process, after the May 4, 2009 work session, will be to hold public hearings. The first public hearing will be before the Planning Commission and the second will be before the Council.

At some point staff proposes to have the Planning Commission and Council revisit residential hillside development standards. The current 8000 square foot lot sizes were originally intended for areas with slopes; however, the zone includes some areas where the topography is flat.

For downtown redevelopment the things to look at are permitted uses, building orientation and design, parking, loading & utility service areas, street scape, and transition areas between zones.

Standards for residential areas could include encouraging driveways off of alley, requiring garages to be setback or flush with the front of the house, and allowing alternative housing such as granny flats and attached town homes. Issues to be addressed include design characteristics, building scale (height, lot coverage, and setbacks), and development incentives for downtown redevelopment.

If two development tracks are proposed, one would be clear and objective standards and one would be allowing for alternative designs to be presented to the Planning Commission to determine if the design fits the intent of the code. The alternative designs would require a public hearing.

Zac said at the next work session on May 4, 2009 staff will bring back some technical changes and the Council and Planning Commission will have an opportunity to have more elaborate discussions on the proposed code changes. Prior to that work session the architects will be working with the City to come up with a visual preference for the downtown area which staff will incorporate into the next draft of the code. The completion target date, after public hearings and notices, is the end of August.

Zac said the downtown street project will be a separate project from the code revisions but will be designed to make sure everything will work and access for lots in the downtown area are retained.

Mayor Hobart-Hardin said some of the current parking in the downtown does not encourage pedestrian activity. In response, Zac provided the Planning Commission and Council with a map showing the proposed street design. He said Waldo will have parking and additional parking will be provided on the side streets.

Brian said code revisions to the parking requirements will include provisions that coordinate parking between uses by taking into consideration the possibilities for shared parking depending on times of operation. He said they want to find a balance that does not overbuild parking but at the same time does not create congestion or push parking into the residential area. The current code often requires more parking than necessary. He said the code should have some flexibility.

Zac said revisions to the parking requirements will be included in the next draft of the code.

Len Goodwin said he understands the rationale for having a two tier approach to allow for alternative designs; however, he said he is concerned that it would be absent of design and

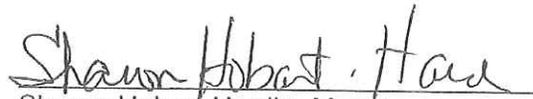
could be so overbearing that it interferes with development. He said the form based design standards need to be very meticulous to make sure the City does not lose the opportunity to have an extremely attractive design.

Len said he is also concerned that the east side of Territorial, just north of Broadway, is an area that is located at the City's major intersection but has been left out.

Zac said that area is defined in the Master Plan as a transition zone between the W. Broadway and Highway Commercial zones. He said they may want to consider creating an overlay zone for that area.

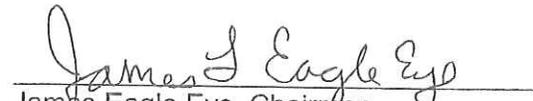
Brian pointed out some of the big issues will be density, lot sizes, and lot coverage. He asked the Planning Commission and Council to take a close look at lot sizes. He said the City will eventually hear from DLCD that the 8000 lot sizes need to go away and density will need to be increased. He said the original intent for larger lots was for hillside areas; however, the current differentiation between 6000 and 8000 is set on an arbitrary line and not based on topography. Other things to think about are setback requirements and what types of permitted uses should be subject to site plan review.

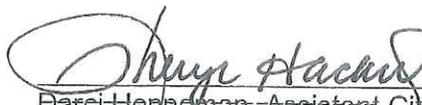
Mayor Sharon Hobart-Hardin and Planning Vice-Chair Len Goodwin adjourned the meeting at 6:55 p.m.

  
Sharon Hobart-Hardin, Mayor

ATTEST: ,

  
Darci Henneman, Assistant City Recorder

  
James Eagle Eye, Chairman  
Veneta Planning Commission

  
~~Darci Henneman, Assistant City Recorder~~  
(Minutes prepared by SL Hackett)  
Sheryl Hackett,



## ATTACHMENT C

### MINUTES OF THE VENETA CITY COUNCIL & PLANNING COMMISSION WORK SESSION June 1, 2009

Council  
Present: Mayor Sharon Hobart-Hardin, T. J. Brooker, Darrell Carman, and Sandra Larson

Planning  
Commission: Chair James Eagle Eye, Jim Bruvold, Lily Rees, and Estelle Sweet

Absent: Commissioner Len Goodwin and Councilor Marion Esty

Others: Ric Ingham, City Administrator; Zac Moody, Assistant City Planner; Sheryl Hackett, City Recorder; Darci Henneman, Assistant City Recorder; and Herb Vloedman

Zac reviewed modifications to the draft code changes that were provided to the Planning Commission and City Council prior to the Work Session and gave the Commissioners and Councilors the opportunity to comment.

Page 26 5.b. the word "new" was added before 'subdivisions'.

Jim Bruvold brought up an issue with the amount of property required when large animals are allowed in residential zones. Zac said he would add clarification for lots one acre or larger, the square footage requirement is for the amount of space required for each type of animal allowed on large lots. For example, 20,000 sq. ft. of pasture is required for one horse.

In response to an inquiry by Zac, the Commissioners and Councilors both agreed that future eating and drinking establishments in the Residential/Commercial (RC) zone should not be allowed to serve alcohol and that Bed & Breakfasts in that zone should be subject to a Conditional Use Permit.

Zac said mortuaries and crematoriums are businesses that are allowed in RC zones. It was the consensus of the Commissioners and Councilors that the small lot sizes in RC zones would not allow for this kind of business. They agreed to leave the code as is.

The Commissioners and Councilors also agreed not to increase the building heights in the RC zone because it is a transition area and higher buildings could have an adverse impact on a neighboring residential use. Zac pointed out that there is a proposed amendment to allow taller buildings in the Commercial Zone on W. Broadway.

In response to a question from Darrell Carmen about the definition of building height and how it should be measured, Zac said he would do some research to see if there is a way to measure building height that does not limit the roof pitch and design of a building. He said he would also review the design standards proposed by Scot Siegel to make sure there are no conflicts in the code definitions and design standards.

Because the Territorial and Broadway districts overlap somewhat and there isn't much distinction between the two, staff suggested leaving Territorial as Community Commercial (CC) and creating a new W. Broadway/Commercial (BC) zone. The CC zone will be more traffic focused and the BC zone more pedestrian focused. He said the suggested change to create section 4.15 establishing overlay zones on Territorial and Broadway has been deleted. A Broadway Commercial zone will be drafted to replace the proposed subzone.

Zac explained that there is also a proposal to change the zone on the south side of W. Broadway from RC to the new BC.

Zac proposed moving outdoor sales of landscape and rock products from a Conditional Use to a Site Plan Review in the Commercial Zone. After much discussion, it was decided that any type of outdoor sales of bulk products that require the use of heavy equipment for loading the product should remain a Conditional Use but sales of products packaged in bags could be a permitted use.

Zac said he removed the temporary use of a manufactured dwelling from the IC and MI zones and replaced it with "caretaker dwelling" to better address the intent of the use.

In response to a question from Darrell Carman, Zac said a new building would still be required to go through a site plan review. In the BC zone, once a residence is used as commercial, it cannot go back to residential. He said if the commercial use of the building changes, a site plan review is still required. He said the original version of the code was very vague and staff is trying to clarify what can and cannot be done. Zac said he would work on this.

Ric said as Veneta grows, the W. Broadway area will be a transitional zone.

Herb Vloedman said he is concerned with the proposal to move rental storage units from site plan review to conditional uses without knowing what types of criteria and conditions will be proposed. Mr. Vloedman pointed out the purpose of the IC zone is to allow warehousing which is something storage units do.

Ric pointed out that Mr. Vloedman's property is zoned HC and the purpose of the HC zone is to accommodate travelers which storage units do not do.

It was decided that the requirements in Article 5 which reference "Projections from Buildings" could be incorporated into the residential design standards and that section could be deleted.

Zac said the code states that detention pond standards are to be adopted by Resolution of the Council which has not yet been done but is something staff will work on.

Zac added a new type of "Blade Sign" to the sign code to allow for narrow signs to be placed above the entrances to commercial buildings. He is doing some research to establish a measurement. The Commissioners and Councilors agreed that blade signs should not be limited to buildings but each commercial entrance should be allowed to have a blade sign or if multiple businesses use one entrance an alternative code would need to be drafted.

Zac said the Comprehensive Plan calls for stormwater detention and treatment. Staff has proposed some new code language to address that issue but some additional work is needed. He said staff will also find out if the Council should adopt the Portland Stormwater Manual.

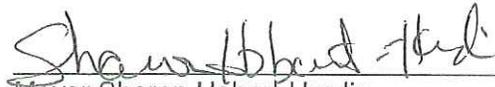
Stacking and queuing requirements have been added to parking requirements but staff is still doing research to determine the number of stacked vehicle spaces that should be allowed for each type of use.

The Commissioners and Councilors agreed with staff that the size requirement for final maps should be increased from 11 X 17 to 18 X 24.

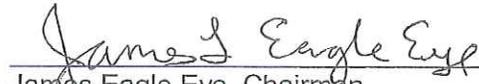
In response to a question from Jim Bruvold, Zac said he will delete the reference to "solar access" from the standards for accessory buildings. He said at this time the City does not have a way of determining "solar access".

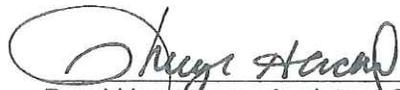
Zac told the Commissioners and Councilors that he has a few more changes to present before the draft is ready for public hearing in August. The Commissioners and Councilors agreed to hold separate work sessions to finish their review of the Land Development Ordinance Articles 6, 7, and 8 and changes to the Land Division Ordinance and Comprehensive Plan. The Commission will hold a work session on July 6<sup>th</sup> and the Council will hold a work session on July 13<sup>th</sup>. The public hearing will be scheduled for August 3<sup>rd</sup> which allows staff time to mail the Measure 56 notice.

Mayor Sharon Hobart-Hardin adjourned the Veneta City Council and Planning Commission  
Chairman James Eagle Eye adjourned the Veneta Planning Commission at 7:04 p.m.

  
\_\_\_\_\_  
Mayor Sharon Hobart-Hardin

ATTEST:  
  
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Darci Henneman, Assistant City Recorder

  
\_\_\_\_\_  
James Eagle Eye, Chairman  
Veneta Planning Commission

  
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Darci Henneman, Assistant City Recorder



## ATTACHMENT D

### City of Veneta TGM Code Assistance Phase 2 PC-CC Work Session #2

May 18, 2009, 5:30-7:45 p.m.

Team Attendance: Brian Issa and Ric Ingram (city), Rachel Ferdaszewski (DLCD-TGM), and Scot Siegel (SPS)

Three members each from the planning commission and city council were present. The meeting began with a review of the summary from the May 4<sup>th</sup> joint meeting. There were no changes or additions to the summary. Next, Scot gave an overview of the draft design standards, summarizing the intent of each standard. The following summarizes the planning commission and city council discussion and points of agreement.

#### Commercial and Mixed-Use Design

Building orientation standards should be revised to address through lots, lots with multiple street frontages and Highway Commercial zones. Buildings should not be oriented to Highway 126, but should be oriented to a secondary street or driveway providing access to the development.

The group indicated that few pedestrians cross Highway 126; however, the area north of the highway should become more pedestrian friendly over time as the area develops or redevelops.

Brian indicated that they have applied for a TGM grant to prepare a local street plan for the HC area north of the highway.

The group agreed that site plans should balance pedestrian access and vehicle circulation. Building entrances should be placed close to street sidewalks, or close to internal driveways with sidewalks where street connections are not practical.

Agreement on requiring pedestrian shelters over building entrances.

Agreement that large, blank building elevations are not desirable. The code should be revised to provide greater flexibility for institutional buildings and other structures where requiring 1-foot building offsets every 30 feet is not practical (e.g., senior center).

Agreement that buildings in commercial areas should have storefront windows; however, the code should be flexible with regard to minimum window coverage and window placement in situations where the internal building functions (e.g., warehouse, grocery shelves, etc.) preclude windows.

The code should include a description of how window coverage is determined. Scot recommends defining a window band that is scaled to pedestrians (e.g., 36"-72" above grade). The minimum percent of window coverage would be required only within the band, but actual area of windows could be larger.

Agreement that front, street-facing elevations should have storefront windows; the code should not require as much window coverage on side and rear elevations.

Agreement on limiting the overall length of buildings to discourage big box developments, while providing flexibility to exceed maximum length under Track 2 review.

Agreement that awnings, canopies or eave overhangs should be allowed to meet the pedestrian shelter standard in the CC and RC zones where overhangs provide weather protection.



1. A change in the development standards.
  2. Changes in the circulation plan that results in a shift of a public street, easement, or pathway by more than 100 feet, or result in the elimination of any public street, easement, or pathway.
  3. A change in the land use plan that results in the elimination or reduction of a proposed land use or a shift in land uses (including park sites) by more than 100 feet in any direction.
- (c) The Building and Planning Official may approve a minor amendment to a specific development plan. The Building and Planning Official's decision shall include findings that demonstrate that the change will not adversely affect the purpose, objectives, or function of the specific development plan.
- (d) A major amendment to a specific development plan shall be approved by the City Council following a public hearing. The Planning Commission shall make a recommendation to the Council following a public hearing based on findings demonstrating that the change will not adversely affect the purpose, objectives, or function of the specific development plan.
- (6) Interim Development. To encourage platting in conformance with the specific development plan, the Building and Planning Official may grant the following modifications to land division standards:
- (a) Temporary Dead-ends. The Building and Planning Official may authorize temporary cul-de-sacs or vehicle turn-around where a through street will eventually be provided. Due to their temporary nature, the dimensions and improvement requirements may vary from standards set forth in the Land Division Ordinance.
  - (b) Half-Street Improvements. Half-width streets may be provided temporarily to access lots where a full street will eventually be provided when all abutting lots are developed.
- (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**
1. Report Adopted. The Northeast Employment Center Specific Development Plan Final Report, dated June 1999, and Thomas Alternative Veneta Mixed use Employment Center map dated March

2000, is hereby adopted by reference.

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:
  - a. Hotels and motels are allowed in the CC zone.
  - b. In the I/C zone and CC zone, retail stores or shops limited to 60,000 square feet in one building.
  - c. In the I/C zone, permitted uses are the same as in the HC. zone, but maximum building square footage is 60,000 square feet per building.
3. Streets and Pedestrian Path Standards. Streets and paths shall be designed in compliance with the Circulation Plan and street sections.
4. Setbacks. The following setbacks are shown on the Plan and supersede conflicting setback requirements elsewhere in ordinance.
  - a. East end landscape buffer: 30' building 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.
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.
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.

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.
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.
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.
  - b. Commercial and industrial buildings facing a public street shall have no more than 100 feet without providing variation in building material or articulation.
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.
11. Exterior lighting. All exterior lighting shall be shielded and reflected downward to minimize glare on adjacent parcels, other land uses, and street rights-of-way.
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 adoption 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;  
Formation of a local improvement district; or  
Some combination of the above.

- (b) Southwest Neighborhood Center  
Plan Adopted: The Southwest Area Specific Development Plan and Plan Map dated April 10, 2006 is hereby adopted by reference. All development within the boundaries shown on the Plan Map shall be in substantial conformance with the objectives and standards described in the Plan.

# VENETA PLANNING COMMISSION

## AGENDA ITEM SUMMARY

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### Title/Topic: Interpretation Request

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Meeting Date: January 5, 2016  
Department: Community Development

Staff Contact: Lisa Garbett, Associate Planner  
Email: lgarbett@ci.veneta.or.us  
Telephone Number: 541-935-2191 Ext.304

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### ISSUE STATEMENT

The City has received a Site Plan application request for indoor cultivation and processing of cannabis to serve medical marijuana patients. The applicant is proposing to extract Tetrahydrocannabinol (THC) from cannabis with a tumbler (hand operated or machine operated device) which uses a micron filter to separate THC crystals into a powder and then package the remaining product. According to Wikipedia, THC is the principal psychoactive constituent (or cannabinoid) of cannabis.

Veneta Land Development Ordinance No. 493, Section 4.09(2)(a) permits “*small scale manufacturing, wholesaling, compounding, assembling, and processing*”, subject to Site Plan Review.

Staff is requesting Planning Commission to make an interpretation on:

- 1) What is considered ‘processing’ in terms of cannabis?
- 2) Is the cultivation or growing of cannabis (indoors) considered ‘manufacturing’?

### BACKGROUND

According to legal counsel, Veneta Land Development Ordinance No. 493 currently permits cannabis businesses (subject to land use review), to locate in several zones. (See Attachment ‘A’ - Matrix; Zoning Districts where recreational marijuana businesses are permitted subject to land use review).

Specifically, the Industrial Commercial (IC), Light Industrial (LI) and Medium Industrial (MI) zones permit, “*small scale manufacturing, wholesaling, compounding, assembling and processing*” subject to Site Plan review.

In November 2014, voters passed Measure 91 into law. The law provides for personal growing, possession, and use of limited amounts of non-medical marijuana, and directs the Oregon Liquor Control Commission (OLCC) to administer a licensing system for the production, processing, wholesale, and retail sale of non-medical marijuana. The Legislature made significant changes to Measure 91 during the 2015 session in HB 3400 and HB 2041.

Measure 9, Section 5. Definitions defines ‘processes’ as,

(26)(a) “*Processes*” means:

(A) *The processing, compounding, or conversion of marijuana into marijuana products or marijuana*

*extracts;*

*(B) The processing, compounding, or conversion of marijuana, either directly or indirectly by extraction from substances of natural origin, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis;*

*(C) The packaging or repackaging of marijuana items; or*

*(D) The labeling or relabeling of any package or container of marijuana items.*

House Bill 3400 also defines what is not considered ‘processes’ as,

*(b) “Processes” does not include:*

*(A) The drying of marijuana by a marijuana producer, if the marijuana producer is not otherwise processing marijuana; or*

*(B) The packaging and labeling of marijuana by a marijuana producer in preparation for delivery to a marijuana processor.*

**Interpretation 1.** The extraction of Tetrahydrocannabinol (THC) from cannabis with a tumbler (hand operated or machine operated device) which uses a micron filter to separate THC crystals into a powder and then package the remaining product is considered ‘processing’.

**Interpretation 2.** The cultivation or growing of cannabis (indoors) is considered ‘manufacturing’.

## **OPTIONS**

1. Concur with interpretation 1; the extraction of Tetrahydrocannabinol (THC) from cannabis with a tumbler (hand operated or machine operated device) which uses a micron filter to separate THC crystals into a powder and then package the remaining product is considered ‘processing’.
2. Do not concur with interpretation 1; the extraction of Tetrahydrocannabinol (THC) from cannabis with a tumbler (hand operated or machine operated device) which uses a micron filter to separate THC crystals into a powder and then package the remaining product is not considered ‘processing’.
3. Concur with interpretation 2; the cultivation or growing of cannabis (indoors) is considered ‘manufacturing’.
4. Do not concur with interpretation 2; the cultivation or growing of cannabis (indoors) is not considered ‘manufacturing’.
5. Continue the discussion to a future meeting.

## **ATTACHMENTS**

- A. Matrix: Zoning Districts where recreational marijuana businesses are permitted subject to land use review.
- B. Excerpt of HB 3400 (Pages 1-4)
- C. Excerpt of Measure 91 (Page 5)

ZONING DISTRICTS WHERE RECREATIONAL MARIJUANA BUSINESSES ARE ALLOWED

TYPE OF BUSINESS	OLCC License Required	RR	SFR	GR	RC	BC	CC	HC	IC	LI	MI
<b>GROW</b>	Manufacture, plant, cultivate, grow, harvest. Obtain license under section 12 of HB 3400	Commercial Horticulture	Domestic horticulture.	Domestic horticulture.	Domestic horticulture.				Interim agricultural cultivation on undeveloped land provided the spraying, dust, odors and other side effects of such uses do not interfere with the successful operations of adjacent land uses.	Interim agricultural cultivation on undeveloped land provided the spraying, dust, odors and other side effects of such uses do not interfere with the successful operations of adjacent land uses.	Interim agricultural cultivation on undeveloped land provided the spraying, dust, odors and other side effects of such uses do not interfere with the successful operations of adjacent land uses.
<b>MAKE PRODUCTS</b>	Process, compound or convert marijuana into products, concentrates or extracts, but does not include packaging or labeling. Obtain license under section 14 of HB 3400								Small Scale manufacturing, wholesaling, compounding, assembling, and processing; plant based food processing	Small Scale manufacturing, wholesaling, compounding, assembling, and processing; plant based food processing	Small Scale manufacturing, wholesaling, compounding, assembling, and processing; plant based food processing
<b>WHOLESALE</b>	Purchase marijuana items for resale to a person other than a consumer. Obtain license under section 15 of HB 3400								Small Scale manufacturing, wholesaling, compounding, assembling, and processing; Retail sales in conjunction with manufacturing (25%)	Small Scale manufacturing, wholesaling, compounding, assembling, and processing; Retail sales in conjunction with manufacturing (25%)	Small Scale manufacturing, wholesaling, compounding, assembling, and processing; Retail sales in conjunction with manufacturing (25%)
<b>RETAILER</b>	Sell marijuana items to a consumer. Obtain license under section 16 of HB 3400 *Certain employees must obtain an OLCC handlers permit under section 19 of HB 3400		Retail stores or shops exceeding 10,000 SF in a mixed-use bldg residential above commercial; Retail not exceeding 10,000 sf; Bakeries and other food and beverage manufacturing;	Retail stores or shops exceeding 10,000 SF in a mixed-use bldg residential above commercial; Retail not exceeding 10,000 sf; Bakeries and other food and beverage manufacturing;	Retail stores or shops exceeding 10,000 SF in a mixed-use bldg residential above commercial; Retail not exceeding 10,000 sf; Bakeries and other food and beverage manufacturing;	Retail stores or shops exceeding 10,000 SF in a mixed-use bldg residential above commercial; Retail not exceeding 10,000 sf; Bakeries and other food and beverage manufacturing;	Retail stores or shops exceeding 10,000 SF in a mixed-use bldg residential above commercial; Retail not exceeding 10,000 sf; Bakeries and other food and beverage manufacturing;	Retail stores; Plant Nursery; Outdoor sales of plants and pre-packaged garden supplies	Retail sales in conjunction with manufacturing (25%); Retail Stores or shops not exceeding 10,000 sf; Outdoor sales of plants and pre-packaged garden supplies; Plant Nursery	Retail stores or shops not exceeding 40,000 square feet; Retail sales in conjunction with manufacturing (25%)	Retail stores or shops not exceeding 40,000 square feet; Retail sales in conjunction with manufacturing (25%)





78th OREGON LEGISLATIVE ASSEMBLY--2015 Regular Session

**Enrolled**  
**House Bill 3400**

Sponsored by Representatives LININGER, OLSON, Senators BEYER, BURDICK, FERRIOLI,  
KRUSE, PROZANSKI; Senator STEINER HAYWARD

CHAPTER .....

AN ACT

Relating to marijuana; creating new provisions; amending ORS 133.005, 133.525, 133.721, 133.726, 153.005, 161.015, 161.705, 163.095, 165.805, 166.070, 181.010, 181.534, 181.537, 181.610, 181.645, 181.646, 238.005, 471.001, 471.360, 471.375, 471.675, 471.775, 475.300, 475.302, 475.303, 475.304, 475.306, 475.309, 475.312, 475.314, 475.316, 475.319, 475.320, 475.323, 475.326, 475.328, 475.331, 475.334, 475.338, 475.340, 475.342, 475.752, 475.856, 475.858, 475.860, 475.862, 475.864, 475.900, 475.904, 616.010, 659A.320, 659A.403, 659A.409, 659A.885 and 802.250 and section 32, chapter 54, Oregon Laws 2012, section 2, chapter 79, Oregon Laws 2014, and sections 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 45, 46, 47, 48, 49, 50, 51, 53, 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70 and 72, chapter 1, Oregon Laws 2015; repealing ORS 475.324 and sections 26, 42, 55, 71, 81, 82, 83, 84, 85 and 86, chapter 1, Oregon Laws 2015, and sections 32, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 67, 69, 70, 71, 72, 73 and 74, chapter \_\_\_, Oregon Laws 2015 (Enrolled Senate Bill 964); and declaring an emergency.

**Be It Enacted by the People of the State of Oregon:**

**BALLOT MEASURE 91**  
**OPERATIVE JANUARY 1, 2016**

**(Definitions)**

**SECTION 1.** Section 5, chapter 1, Oregon Laws 2015, is amended to read:

**Sec. 5.** As used in sections 3 to 70, **chapter 1, Oregon Laws 2015** [of this Act]:

[(1) "Authority" means the Oregon Health Authority.]

[(2) "Commission" means the Oregon Liquor Control Commission.]

[(3)] (1) "Consumer" means a person who purchases, acquires, owns, holds[,] or uses marijuana items other than for the purpose of resale.

(2) "Cannabinoid" means any of the chemical compounds that are the active constituents of marijuana.

(3) "Cannabinoid concentrate" means a substance obtained by separating cannabinoids from marijuana by:

(a) A mechanical extraction process;

(b) A chemical extraction process using a nonhydrocarbon-based or other solvent, such as water, vegetable glycerin, vegetable oils, animal fats, isopropyl alcohol or ethanol;

(c) A chemical extraction process using the hydrocarbon-based solvent carbon dioxide, provided that the process does not involve the use of high heat or pressure; or

(d) Any other process identified by the Oregon Liquor Control Commission, in consultation with the Oregon Health Authority, by rule.

(4) “Cannabinoid edible” means food or potable liquid into which a cannabinoid concentrate, cannabinoid extract or dried marijuana leaves or flowers have been incorporated.

(5) “Cannabinoid extract” means a substance obtained by separating cannabinoids from marijuana by:

(a) A chemical extraction process using a hydrocarbon-based solvent, such as butane, hexane or propane;

(b) A chemical extraction process using the hydrocarbon-based solvent carbon dioxide, if the process uses high heat or pressure; or

(c) Any other process identified by the commission, in consultation with the authority, by rule.

(6)(a) “Cannabinoid product” means a cannabinoid edible and any other product intended for human consumption or use, including a product intended to be applied to the skin or hair, that contains cannabinoids or dried marijuana leaves or flowers.

(b) “Cannabinoid product” does not include:

(A) Usable marijuana by itself;

(B) A cannabinoid concentrate by itself;

(C) A cannabinoid extract by itself; or

(D) Industrial hemp, as defined in ORS 571.300.

[(4) “Department” means the State Department of Agriculture.]

[(5)(a)] (7)(a) [“Financial consideration,” except as provided in paragraph (b) of this subsection,] **“Financial consideration”** means value that is given or received **either** directly or indirectly through sales, barter, trade, fees, charges, dues, contributions or donations.

(b) “Financial consideration” does not [mean any of the following] **include**:

(A) Homegrown marijuana [made by another person.] **that is given or received when nothing is given or received in return; or**

(B) Homemade [marijuana products made by another person.] **cannabinoid products or cannabinoid concentrates that are given or received when nothing is given or received in return.**

[(6)] (8) “Homegrown” or “homemade” means grown or made by a person 21 years of age or older for noncommercial purposes.

[(7)] (9) “Household” means a housing unit[,] and [includes] any place in or around [the] a housing unit at which the occupants of the housing unit are producing, processing, [keeping,] or storing homegrown marijuana or homemade [marijuana] **cannabinoid products or cannabinoid concentrates.**

[(8)] (10) “Housing unit” means a house, an apartment[,] **or** a mobile home, **or** a group of rooms[,] or a single room that is occupied as separate living quarters, in which the occupants live and eat separately from any other persons in the building and [which have] **that has** direct access from the outside of the building or through a common hall.

[(9)] “Immature marijuana plant” means a marijuana plant with no observable flowers or buds.]

(11) **“Immature marijuana plant” means a marijuana plant that is not flowering.**

[(10)] (12) “Licensee” means [any] a person [holding] **who holds** a license issued under [this Act] **section 19, 20, 21 or 22, chapter 1, Oregon Laws 2015**], or any person holding a license or permit issued under any regulation promulgated under paragraph (e) of subsection (2) of section 7 of this Act].

[(11)] (13) “Licensee representative” means an owner, director, officer, manager, employee, agent[,] or other representative of a licensee, to the extent [such] **that the** person acts in [such] a representative capacity.

[(12)(a) “Marijuana” means all parts of the plant Cannabis family Moraceae, whether growing or not, other than marijuana extracts.]

[(b) “Marijuana” does not include industrial hemp, as defined in ORS 571.300, or industrial hemp commodities or products.]

[(13) “Marijuana extract” means a product obtained by separating resins from marijuana by solvent extraction, using solvents other than vegetable glycerin, such as butane, hexane, isopropyl alcohol, ethanol, and carbon dioxide.]

**(14)(a) “Marijuana” means the plant Cannabis family Cannabaceae, any part of the plant Cannabis family Cannabaceae and the seeds of the plant Cannabis family Cannabaceae.**

**(b) “Marijuana” does not include industrial hemp, as defined in ORS 571.300.**

[(14)(a)] **(15) “Marijuana flowers” means the flowers of the plant [Cannabis family Moraceae] genus Cannabis within the plant family Cannabaceae.**

[(b) “Marijuana flowers” does not include any part of the plant other than the flowers.]

[(15)] **(16) “Marijuana items” means marijuana, [marijuana products, and marijuana extracts] cannabinoid products, cannabinoid concentrates and cannabinoid extracts.**

[(16)(a)] **(17) “Marijuana leaves” means the leaves of the plant [Cannabis family Moraceae] genus Cannabis within the plant family Cannabaceae.**

[(b) “Marijuana leaves” does not include any part of the plant other than the leaves.]

[(17)] **(18) “Marijuana processor” means a person who processes marijuana items in this state.**

[(18)] **(19) “Marijuana producer” means a person who produces marijuana in this state.**

[(19)(a) “Marijuana products” means products that contain marijuana or marijuana extracts and are intended for human consumption.]

[(b) “Marijuana products” does not mean:]

[(A) Marijuana, by itself; or]

[(B) A marijuana extract, by itself.]

**(20) “Marijuana retailer” means a person who sells marijuana items to a consumer in this state.**

**(21) “Marijuana wholesaler” means a person who purchases marijuana items in this state for resale to a person other than a consumer [in this state].**

**(22) “Mature marijuana plant” means [any] a marijuana plant that is not an immature marijuana plant.**

**(23) “Noncommercial” means not dependent or conditioned upon the provision or receipt of financial consideration.**

[(24) “Person” means any natural person, corporation, professional corporation, nonprofit corporation, cooperative corporation, profit or nonprofit unincorporated association, business trust, limited liability company, general or limited partnership, joint venture, or any other legal entity.]

[(25) “Premises” or “licensed premises” means a location licensed under sections 3 to 70 of this Act and includes:]

**(24)(a) “Premises” or “licensed premises” includes the following areas of a location licensed under section 19, 20, 21 or 22, chapter 1, Oregon Laws 2015:**

[(a)] **(A) All public and private enclosed areas at the location that are used in the business operated at the location, including offices, kitchens, rest rooms and storerooms, [including all public and private areas];**

[(b)] **(B) All areas outside [of] a building that the [Oregon Liquor Control] commission has specifically licensed for the production, processing, wholesale sale[,], or retail sale of marijuana items; and**

[(c)] **(C) For a location that the commission has specifically licensed for the production of marijuana outside [of] a building, the entire lot or parcel, as defined in ORS 92.010, that the licensee owns, leases[,], or has a right to occupy.**

**(b) “Premises” or “licensed premises” does not include a primary residence.**

[(26)(a)] **(25)(a) “Processes” means[:]**

[(A)] the processing, compounding[,], or conversion of marijuana into [marijuana products or marijuana extracts;] **cannabinoid products, cannabinoid concentrates or cannabinoid extracts.**

**(b) “Processes” does not include packaging or labeling.**

*[(B) The processing, compounding, or conversion of marijuana, either directly or indirectly by extraction from substances of natural origin, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis;]*

*[(C) The packaging or repackaging of marijuana items; or]*

*[(D) The labeling or relabeling of any package or container of marijuana items.]*

*[(b) “Processes” does not include:]*

*[(A) The drying of marijuana by a marijuana producer, if the marijuana producer is not otherwise processing marijuana; or]*

*[(B) The packaging and labeling of marijuana by a marijuana producer in preparation for delivery to a marijuana processor.]*

*[(27)(a)] (26)(a) “Produces” means the manufacture, planting, cultivation, growing[,] or harvesting of marijuana.*

*(b) “Produces” does not include:*

*(A) The drying of marijuana by a marijuana processor, if the marijuana processor is not otherwise producing marijuana; or*

*(B) The cultivation and growing of an immature marijuana plant by a marijuana processor, marijuana wholesaler[,] or marijuana retailer if the marijuana processor, marijuana wholesaler[,] or marijuana retailer purchased or otherwise received the plant from a licensed marijuana producer.*

**(27) “Propagate” means to grow immature marijuana plants or to breed or produce the seeds of the plant Cannabis family Cannabaceae.**

*(28) “Public place” means a place to which the general public has access and includes, but is not limited to, hallways, lobbies and other parts of apartment houses and hotels not constituting rooms or apartments designed for actual residence, and highways, streets, schools, places of amusement, parks, playgrounds and [premises] areas used in connection with public passenger transportation.*

*[(29) “Usable marijuana” means dried marijuana flowers and dried marijuana leaves, and any mixture or preparation thereof.]*

**(29)(a) “Usable marijuana” means the dried leaves and flowers of marijuana.**

**(b) “Usable marijuana” does not include:**

**(A) The seeds, stalks and roots of marijuana; or**

**(B) Waste material that is a by-product of producing or processing marijuana.**

**(Powers and Duties of Commission)**

**SECTION 2.** Section 7, chapter 1, Oregon Laws 2015, is amended to read:

**Sec. 7.** (1) The Oregon Liquor Control Commission has the powers and duties specified in sections 3 to 70, **chapter 1, Oregon Laws 2015, and** *[of this Act, and also]* the powers necessary or proper to enable *[it]* **the commission** to carry out *[fully and effectually all the purposes of]* **the commission’s duties, functions and powers under** sections 3 to 70, **chapter 1, Oregon Laws 2015** *[of this Act]*. The jurisdiction, supervision, *[powers and duties]* **duties, functions and powers** of the commission extend to any person who buys, sells, produces, processes, transports[,] or delivers any marijuana items within this state. The commission may sue and be sued.

(2) The *[function,]* duties, **functions** and powers of the commission in sections 3 to 70, **chapter 1, Oregon Laws 2015, [of this Act]** include the following:

(a) To regulate the purchase, sale, production, processing, transportation[,] and delivery of marijuana items in accordance with the provisions of sections 3 to 70, **chapter 1, Oregon Laws 2015** *[of this Act]*.

(b) To grant, refuse, suspend or cancel licenses for the sale, processing[,] or production of marijuana items, or other licenses in regard to marijuana items, and to permit, in *[its]* **the commission’s** discretion, the transfer of a license *[of any person]* **between persons.**

**(25) “Premises” or “licensed premises” means a location licensed under sections 3 to 70 of this Act and includes:**

**(a) All enclosed areas at the location that are used in the business operated at the location, including offices, kitchens, rest rooms and storerooms, including all public and private areas;**

**(b) All areas outside of a building that the Oregon Liquor Control Commission has specifically licensed for the production, processing, wholesale sale, or retail sale of marijuana items; and**

**(c) For a location that the commission has specifically licensed for the production of marijuana outside of a building, the entire lot or parcel, as defined in ORS 92.010, that the licensee owns, leases, or has a right to occupy.**

**(26)(a) “Processes” means:**

**(A) The processing, compounding, or conversion of marijuana into marijuana products or marijuana extracts;**

**(B) The processing, compounding, or conversion of marijuana, either directly or indirectly by extraction from substances of natural origin, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis;**

**(C) The packaging or repackaging of marijuana items; or**

**(D) The labeling or relabeling of any package or container of marijuana items.**

**(b) “Processes” does not include:**

**(A) The drying of marijuana by a marijuana producer, if the marijuana producer is not otherwise processing marijuana; or**

**(B) The packaging and labeling of marijuana by a marijuana producer in preparation for delivery to a marijuana processor.**

**(27)(a) “Produces” means the manufacture, planting, cultivation, growing, or harvesting of marijuana.**

**(b) “Produces” does not include:**

**(A) The drying of marijuana by a marijuana processor, if the marijuana processor is not otherwise producing marijuana; or**

**(B) The cultivation and growing of an immature marijuana plant by a marijuana processor, marijuana wholesaler, or marijuana retailer if the marijuana processor,**



# 2015 Land Use Decisions Summary

File Number	Description	Site Location	Decision	Appeal Deadline
TP-15-21	Request for Type A Tree Removal approval.	25010 W. Broadway Ave.	Approved on 12/28/15	N/A
SR-6-15(A)	Request for Minor Site Plan Amendment (Administrative) for Rogers Towing.	25581 Hwy 126	Application currently being reviewed for completeness.	
PRE-1-15	Pre-Development Conference Request for Applegate Landing Phase 4.	Assessor's Map No. 18-06-01, Tax Lots 1612, 1611 & 4700	N/A	N/A
SR-5-15(A)	Request for Major Site Plan Amendment for a proposed Bed & Breakfast.	87991 Territorial Road	Application deemed Incomplete as of 12/16/15	
SR-4-15(A)	Request for Minor Site Plan Amendment (Administrative)	25331 Jeans Road	Pending	
TEMP-2-15(R)	Request for Temporary Use Permit Renewal for holiday tree sales.	Assessor's Map No. 17-06-36-11, Tax Lots 400 & 500	Approved 11/19/15	11/30/15
TP-15-20	Request for Type B Tree Removal approval.	24882 Kingpin Loop	Approved	N/A
SR-3-15(A)	Request for Site Plan (Major Amendment) of the previously approved site plan of the Veneta Veterinary Hospital to request an interpretation of VLDO Section 5.230(3)(c) to allow parking spaces in front of the building.	Assessor's Map No. 17-05-31-20, Tax Lot 01300	Approved 12/1/15	12/16/15
SR-3-15	Request for Site Plan (Track 2) review of the previously approved site plan of the Veneta Veterinary Hospital to allow for an alternative to the commercial design standards, specifically, to adjust the standard at VLDO 493, Section 5.13(2)(i) which requires 'openings' (i.e. transparent windows, doors, balconies) covering not less than sixty (60%) percent of the south elevation and thirty (30%) percent of the east elevation in accordance with VLDO Section 6.05(2) - Approval Criteria.	Assessor's Map No. 17-05-31-20, Tax Lot 01300	Approved 12/1/15	12/16/15
CH-2-15	Request for Backyard Chicken permit approval.	25211 Irenic Avenue	Approved	10/8/15
TP-15-19	Request for Type A Tree Removal approval.	87784 Territorial Rd.	Approved 9/10/15	N/A
TP-15-18	Request for Type B Tree Removal approval.	25131 E. Bolton Rd.	Approved 9/3/15	N/A
SR-3-15	Request for Site Plan Review for a domestic animal hospital (Veneta Veterinary Hospital).	Assessor's Map No. 17-05-31-20, Tax Lot 01300	Approved 10/6/15	10/27/15
TP-15-17	Request for Type A Tree Removal approval.	Assessor's Map No. 17-05-31-34, Tax Lot 0800	Approved	N/A
M-1-15	Request for 2 lot partition of the portion of Tax Lot 00902 that lies within the city limits/ Urban Growth Boundary (UGB). The partition would also create a third lot outside of city limits.	Assessor's Map No. 17-05-30-00, Tax Lot 00902	PC Meeting postponed. Applicant signed waiver to 120-day statutory rule as of 11/4/15.	
TP-15-16	Request for Type A Tree Removal approval.	87935 8th Street	Approved 7/20/15	N/A

File Number	Description	Site Location	Decision	Appeal Deadline
TP-15-15	Request for Type A Tree Removal approval.	24907 Spare Lane	Approved 6/22/15	N/A
TP-15-14	Request for Type A Tree Removal approval.	Assessor's Map No. 17-05-31-32, Tax Lot 1100	Approved 6/19/15	N/A
TEMP 1-15(R)	Request for Temporary Use Permit Renewal of firework sales.	24985 Highway 126	Approved 6/9/15	N/A
SR-2-15	Request for Site Plan Review (Minor Amendment) for the Veneta Elementary School	88131 Territorial Road	Approved 6/2/15	6/17/15
TP-15-13	Request for Type A Tree Removal approval.	25046 Dunham Avenue	Approved 5/22/15	N/A
TP-15-12	Request for Type B Tree Removal approval.	Assessor's Map No. 18-06-01/18-06-01-11, Tax Lots 1602 & 800	Approved 7/22/15	N/A
TP-15-11	Request for Type A Tree Removal approval.	88131 Territorial Road	Approved 5/15/15	N/A
TP-15-10	Request for Type A Tree Removal approval.	88054 Llama Lane	Approved 4/21/15	N/A
TP-15-9	Request for Type A Tree Removal approval.	25067 Perkins Road	Approved 4/21/15	N/A
TP-15-8	Request for Type B Tree Removal approval.	Assessor's Map No. 17-06-36-41, Tax Lot 200	Approved 4/8/15	N/A
S-1-14(F)	Request for Final Plat approval for Applegate Landing Phase 3.	Assessor's Map No. 18-06-01/18-06-01-11, Tax Lots 1602 & 800	Approved 4/7/15	N/A
TP-15-7	Request for Type A Tree Removal approval.	88165 Fern Meadows Lane	Approved 3/27/15	N/A
SG-1-15	Request for Sign Permit approval.	Assessor's Map No. 17-06-36-13, Tax Lot 800	Approved 3/24/15	N/A
TP-15-6	Request for Type A Tree Removal approval.	87997 5th Street	Approved 3/16/15	N/A
S-2-14	Request for Tentative Subdivision and associated Type C Tree Removal (Madrone Ridge) approval.	Assessor's Map No. 18-06-01-00, Tax Lot 01600	Approved 3/3/15	N/A
TP-15-5	Request for Type A Tree Removal approval.	24966 Dunham Avenue	Approved 2/25/15	N/A
CH-1-15	Request for Backyard Chicken permit approval.	25205 Rhapsody Avenue	Approved 2/18/15	2/23/15
TP-15-4	Request for Type A Tree Removal approval.	88049 Llama Lane	Approved 2/17/15	N/A
SR-1-15	Request for Minor Site Plan Amendment approval to the West Lane Shopping Center for the the West Lane Technical Learning Center.	24985 Highway 126	Approved 2/10/15	2/25/15
TP-15-3	Request for Type A Tree Removal approval.	87974 Sherwood Street	Approved 2/2/15	N/A
TP-15-2	Request for Type A Tree Removal approval.	87978 Sherwood Street	Approved 1/23/15	N/A
TP-15-1	Request for Type A Tree Removal approval.	24873 Sertic Road	Approved 1/6/15	N/A

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