

**AGENDA**  
**Veneta Planning Commission**  
TUESDAY – October 4, 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. September 6, 2016

**4. INTERPRETATION REQUEST – 30 FT. LANDSCAPE BUFFER, NE EMPLOYMENT CENTER**

**5. OTHER**

**6. 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

## September 6, 2016

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

Others: Kay Bork, Community Development Director; Lisa Garbett, Planner; Darci Henneman, City Recorder, Dan Haga, City Engineer;

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### I. REVIEW AGENDA

Chair James Eagle Eye called the Veneta Planning Commission to order at 6:29 p.m. and reviewed the agenda.

### II. PUBLIC COMMENT

None

### III. APPROVAL OF MINUTES

**MOTION: Kevin Conlin made a motion to approve the August 2, 2016 minutes. Lily Rees seconded the motion which passed with a vote of 4-0.**

Chair James Eagle Eye said he would step down from chairing the meeting and asked Vice Chair Len Goodwin to chair the meeting for this agenda item only. Vice Chair Len Goodwin agreed.

### IV. LEGISLATIVE DECISION, CONTINUED FROM AUGUST 2, 2016 – PROPOSED COMPREHENSIVE PLAN DIAGRAM AND ZONING MAP AMENDMENTS, FILE #CP-ZC-1-16, SARTO VILLAGE

Vice Chair Len Goodwin reviewed the action taken at the last meeting. The Commission voted to extend the record for 14 days to allow for additional public comment. Within that time, the applicant submitted a proposed alteration to the trip cap and several public comments were also submitted. Len Goodwin asked staff to review the staff report and the approval criteria.

Garbett said the approval criteria is based on the following: Veneta Comprehensive Plan, Ordinance 523, Chapter III – Plan Elements and Policies including Growth Management Element, Residential Land and Housing Element and Utilities, Chapter V - Implementation and Updates to the Plan, Veneta Land Development Ordinance No. 493, Article 11 – Amendments and Statewide Planning Goals (Goal 1: Citizen Involvement, Goal 2: Land Use Planning, Goal 10: Housing and Goal 12: Transportation Planning Rule). The TPR criteria addresses the functional classification and capacity at the planning level for motor vehicle traffic and does not include stipulations for bike lanes and/or pedestrian facilities.

Garbett said the applicant submitted a revised Traffic Impact Analysis (TIA) on August 5, 2016 which was sent to ODOT and they provided comments on August 16, 2016. Originally ODOT was sent a referral request on May 31, 2016 but did not provide comment.

ODOT's comments indicate that the revised TIA utilized outdated methodology from the Highway Capacity Manual (HCM) 2000 rather than the current HCM 2010 for the un-signalized intersections. ODOT recommended the TIA be modified to report and utilize operational performance per the HCM 2010 methodology. ODOT maintains jurisdiction of the Florence-Eugene Highway No. 62 (OR 126) and the Territorial Highway No. 200 (OR 200) and ODOT approval will be required for any proposed mitigation measures to these facilities.

The applicant provided a response to ODOT's comments in a Technical Memorandum, received August 19, 2016. The City Engineer, Lane Branch, P.E. of Branch Engineering reviewed the materials and provided findings addressing transportation issues.

In response to a question from Len Goodwin, Dan Haga, City Engineer, said the original TIA completed in April, was based on a 97 Trip Cap but was revised to a Trip Cap of 200 based on a 2010 analysis methodology. When ODOT's comments were received, it brought it up to 217. He said they revised their analysis and apparently the results were different enough that the volume capacity ratio fell below the standard. He said he's not sure why it went from 217 to 220.

In response to a question from Len Goodwin, Bork said the comments were more of an informational item — if we were to allow a 220 Trip Cap, more information would be required. That's why we kept it at 217.

Len Goodwin pointed out a typographical error and said he's concerned that it appears that it almost supports a request for modification of the Trip Cap. He said his concern would be alleviated if any request were consistent with the Transportation Planning Rule (TPR) as it stands at the time of the request. He said it seems that if the TPR is changed, then TPR compliance is required since it would be at the time of development and not at the time of the zoning decision - consistent with the TPR as it exists at the time of the application.

Bork clarified that Len Goodwin would like the final order to read “. . . consistent with the Transportation Planning Rule in effect at the time of the development proposal”.

Lily Rees supports a 217 Trip Cap. She said she's concerned that the zoning decisions were being based on the amount of traffic generated from a development based on residents 55 years or older. However, the Planning Commission can't require an irrevocable development agreement and say that's the way it has to be. If its set up that way and the trip generation is based on that age group, but it changes to be open to younger couples, two people working in the family, then more trips would be generated. She just wants to make sure we're protecting residents and that safety concerns are addressed and not develop something before the sidewalks and intersections are adequate to accommodate that kind of traffic.

Kevin Conlin said he is concerned about density and it represents a significant change. He said he's learned a great deal about the public safety issues brought out by the opponents and that concerns him. He said he would feel better if it was happening in an environment where most of those issues are already dealt with and we don't have that here. He said statistics talk about our aging population but Veneta still has a pretty young population. He's concerned that we're making a substantive change with such a large area and he would feel happier if we were looking at something more consistent with how we address the needs of seniors in our City and look at ways to fill in the gaps to improve the services that are already available. He doesn't know that something this big and fundamental is necessary to address our issues.

Len Goodwin agreed it is a substantial increase in close density but we have to keep in mind this is only a zoning change and not a development application to construct anything. He said the public, the community, the Planning Commission and the City Council will have an opportunity to review a precise development proposal, which at that time, it may be appropriate to impose additional conditions that address some of those issues - safety and transportation concerns. He said those issues can be addressed in a development proposal more effectively and legitimately then they can be in a plan designation or zoning. He doesn't agree that we should continue to address the needs of our seniors the way we have in the past. The demographic of Veneta may not be changing as fast as other communities but if Veneta is to be successful in further development, then an increase in future density is essential. We can no longer avoid the luxury of five acres parcels in a rural setting if we want to become a small town or city. He said this is a small step to a long and slow process.

Kevin Conlin said he wants to make sure we don't move too quickly on this issue and to ensure that whatever the Planning Commission does, they provide as many options as possible.

Lily Rees said she's concerned about the impact and demand such a large development would have on our public safety services as well as property taxes. However, she said the Planning Commission doesn't have a way to address that in a land use decision. She said it's a large piece of land that could be supporting schools and public safety by way of property taxes. She said seniors may not have kids in school but she doesn't have kids and she still supports the schools by paying property taxes. She said she's heard the citizen concerns which are valid and justified but the Planning Commission can only base their decision on land use issues.

**MOTION: Lily Rees made a motion to approve the final order with the conditions as stated. Len Goodwin seconded the motion which passed with a vote of 2-1.**

**Kevin Conlin voted no.**

**V. QUASI-JUDICIAL PUBLIC HEARING, CONDITIONAL USE PERMIT, FILE # CUP-2-16 VALLEY UNITED METHODIST CHURCH (DAY CARE FACILITY)**

1. Chair James Eagle Eye opened the Public Hearing at 6:55 p.m.

2. Declaration of Conflict of Interest or Ex-Parte Contacts  
None

3. Staff Report (Lisa Garbett)

Garbett said the applicant is proposing to locate a Day Care facility, serving 16 children, at Valley United Methodist Church (VUMC). The site is already developed and no new services are required. The site is zoned General Residential with a Greenway-Open Space Subzone. A conditional use Permit and Site Plan is required as the proposal involved locating a Day Care Facility in the General Residential zone per Section 4.03(4)(c). The notice requirement was completed. The City building official and Lane Fire Authority had no concerns about the outdoor play area. Veneta Municipal Code (VMC) requires 75 sq. ft. per child or 2700 sq. ft. total. The site plan provides a proposed fenced outdoor play area but the Site Plan is not to scale. In order to ensure sufficient outdoor play area and to meet code requirements, staff is recommending as a condition of approval, the applicant submit a revised Site Plan to scale showing a minimum of 2700 sq. ft. of outdoor play area, which the site can accommodate. Also, as a condition of approval, the applicant is required to provide documentation to the City from the State of Oregon, prior to occupancy, of an approved Day Care Facility which meets applicable state licensing requirements. The City building official recommended that a condition of approval be included in the final order that requires each classroom have one exit to the outside.

In response to a question from Len Goodwin, Garbett said average daily trips for 16 children would not reach the threshold required an impact analysis. VMC requires a TIA of 100 average daily trips and the children to be served is expected to be 16 or more. She said the applicant is here and she could speak to that.

James Eagle Eye said he's not opposed to asking but leaving it open at 16 plus children doesn't really answer that question. He asked the Commission if a trigger mechanism should be included.

Len Goodwin said this is a Public Hearing and if the applicant testifies, we could get more information at that time. However, if that information proves to be inadequate the Planning Commission could consider some kind of condition of approval.

4. Applicant/Proponents

**Holly Lang, 26054 Vista Dr., Veneta, OR**

Ms. Lang said the maximum number of children allowed is 36 and that number is based on the square footage of the building they are using so it would never go beyond that number.

**Joan Mariner, 25712 Cochran Ct., Veneta, OR**

Ms. Mariner said VUMC have been very good citizens in our community and provide many services. She said they host the warmer center and community meals. She said its' a small congregation and they've had some financial struggles. She said having a daycare is a perfect fit and a great project for the community. She said the trips generated by a day care are far less than an average Sunday afternoon, which they are already cleared for and the trips will not overlap.

**Brian Phillips, 90468 Sheffler Rd., Elmira, OR**

Mr. Phillips said he is the Chairman of the Trustees of VUMC and he has been assisting Ms. Lang with the plans. He said the mission of the church is to help their community. He said the outdoor play area is huge and the necessary fenced area is included. He said he is in favor of this plan.

5. Opponents

None

6. Neutral testimony

**Mike Millage, 26721 Pickens Rd., Eugene, OR**

Mr. Millage he said he owns a house next to the back yard of the church and he was wondering what kind of structure or fence is planned that might impact the view from his house.

Bork said generally, if the Planning Commission wanted to, with a conditional use permit, they could require fencing to buffer areas but based on Mr. Millage's comments, it sounds like he's concerned about a visual screen. She said the maximum allowed fence height is six ft. She said this use doesn't state whether it has to be opaque or not. She said if it's abutting residential use the code usually requires screening.

Mr. Millage doesn't want to take away the screening which currently is just foliage but there is no fence.

James Eagle Eye said it will need to be fenced because of the play area. He said areas near a school or park that abut residential uses, require a six ft. fence with an opaque factor. He said basically what is around a school.

Mr. Phillips said there will be a four ft. high fence around a 30 ft. by 20 ft. area.

Ms. Lang said the fenced area is only for children preschool and younger.

Bork said it sounds like there are two issues, one is a fenced in area for children but not necessarily on the property lines and the second is if the Planning Commission feels there should be screening or fencing to separate the uses.

In response to a question from Len Goodwin, Mr. Millage said the only separation is foliage - trees. He said they are very nice plantings.

In response to a question from Len Goodwin, Bork said the plans don't call for the foliage to be removed.

Mr. Phillips said the fenced area for the younger children will be 50 ft. from the property line.

**Patty Millage 26721 Pickens Rd., Veneta, OR**

Ms. Millage said it sounds like the older children will be allowed to play in the entire area so how does that impact the neighbors if they slip through the foliage to the neighbor property?





**VENETA PLANNING COMMISSION'S  
STAFF REPORT**

**Interpretation Request  
(East end landscape buffer in the Northeast Employment Center, SDP)  
PRE-7-16**

Application Received: September 6, 2016  
Planning Commission Meeting Date: October 4, 2016  
  
Staff Report Date: September 20, 2016  
Prepared by: Lisa Garbett, Associate Planner

**BASIC DATA**

Applicant: Vloedman & Fern Ridge Self Storage, LLC  
25115 Luther Lane  
Veneta, OR 97487  
  
Property Owner: Vloedman (T.L. 03100 & 03200)  
Goebel (T.L. 01500)  
  
Assessor's Map/ Tax Lot No.: 17-05-31-10-03100, 17-05-31-10-03200  
and 17-05-31-10-01500 (25469 Hwy 126)  
  
Area: T.L. 03100 (+/-1.06 acres), T.L. 03200 (+/-1/16 acres) and  
T.L. 01500 (+/-2.50 acres)  
  
Plan Designation: Commercial (C),  
Specific Development Plan Overlay, Northeast  
Employment Center (overlay applies to T.L. 03100 and  
03200 only)  
  
Zoning Designation Highway Commercial, Specific Development Plan (SDP),  
Northeast Employment Center (SDP applies to T.L. 03100  
and 03200 only)

**INTERPRETATION REQUEST**

Does the 'East End Landscape Buffer' requirement of the Northeast Employment Center (i.e. 30-foot setback and 20-foot landscape buffer) apply to the east side of Tax Lot 03100, if the applicant purchases the adjacent lot to the east (Tax Lot 01500) and removes the existing residence for development of storage units on both lots.

## Vicinity Map



## BACKGROUND

The applicant currently owns two (2) lots within the Northeast Employment Center (T.L. 03100 and T.L. 03200). The applicant is in the process of purchasing an additional lot located directly to the east (T.L. 01500), which is outside of the Northeast Employment Center, Specific Development Plan.

The applicant desires to construct a new self-storage facility utilizing Tax Lot 03100 and 01500 and to reserve Tax Lot 03200 for future development. According to the applicant, the existing single family dwelling located on T.L. 01500 will be completely removed by the applicant, prior to development (Exhibit A).

The site is located at the east end of Loten Way (a cul-de-sac) and within the Highway Commercial zone. The Specific Development Plan Subzone (Northeast Employment Center) applies to T.L. 03100 and T.L. 03200 and does not apply to T.L. 01500.

T.L. 03100 and T.L. 03200 are both generally flat and vacant of any structures or vegetation at this time. T.L. 01500 is within the Highway Commercial zone and contains a single-family residential home constructed in the mid 1970's, several fir trees and other vegetation. The single family residence on T.L. 01500 has access via OR-126. Property to the north (T.L. 00900 and 00800) of the subject site, is within the Rural Residential zone, contains single family residences and accesses the property from Jeans Road.

### **Northeast Employment Center Specific Development Plan (Background)**

The Northeast Employment Center is a Specific Development Plan adopted June 1999, as shown on the Veneta Zoning Map (Exhibit B) per Veneta Land Development Ordinance No. 493, Section 4.15(7)(a) – Northeast Employment Center. The Thomas Alternative Veneta Mixed Use Employment Center map (Exhibit C) dated March 2000; was also adopted by reference. The Northeast Employment Center Specific Development Plan was a 135-acre project intended to be a blueprint for a mixed-use employment center in Veneta. The Tyler/ Frontier Tentative Subdivision (Veneta Business Park) which includes a portion of the Specific Development Plan Subzone area was approved with conditions on June 14, 2002 and platted/ recorded on November 29, 2007.

### **Thirty (30) foot Landscape Buffer (Background)**

- 1) According to the Veneta Northeast Employment Center - Specific Development Plan document, the east end landscape buffer is intended to, *"mitigate potential noise, visual, and other impacts from non- residential uses at the eastern end of the Employment Center on adjacent and nearby rural residential uses outside of the project area and Veneta UGB..."*
- 2) According to the Veneta Northeast Employment Center - Specific Development Plan document, the 'Landscape Buffer Overlay' is described as necessary, *"To mitigate potential noise, visual, and other impacts from non-residential uses at the eastern end of the Employment Center on adjacent and nearby rural residential uses outside of the project area and Veneta UGB, the SDP identifies a landscape buffer overlay. This overlay consists of a 30' wide development setback with a 20' wide landscaped buffer to effectively screen adjacent parcels. Evergreen plants within the buffer area must form a continuous hedge or treed buffer reaching a height of at least 8' within 3 years of establishment, and all plants must be watered with automatic irrigation systems until established. Solid fencing may be used to supplement, but not replace, landscaping"*.
- 3) According to the Veneta Northeast Employment Center Specific Development Plan, a design objective was to; *"Transition Between Uses: Provide sensitive transitions between industrial, commercial, and residential development and minimize the impact of development on the adjacent wetlands to the north (light, noise, and runoff)"*.
- 4) The applicant contends, *"in relation to other uses and activities that were most likely envisioned for the Northeast Employment Center during its creation; the self-storage facility will have a very low level of daily activity, no potential for outside clutter that would provide visual nuisance, and no potential for odor nuisance. In this way the self-storage facility itself becomes a buffer for other future commercial or industrial activities that will be developed within the Northeast Employment Center"*. Furthermore, the applicant states, *"If the East End Landscape Buffer were to be incorporated into the site plan, it would effectively be buffering one part of the self-storage from another part of the same facility"*.

- 5) Veneta Land Development Ordinance No. 493, Section 4.15(7)(a)4.a – Setbacks states, *“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 establishment. All plants must be watered with automatic irrigation systems until established”*.
- 6) The thirty (30) foot landscape buffer in question is referenced applies to T.L. 03100 per Veneta Land Development Ordinance No. 493, Section (7)(a)4.a – Setbacks.
- 7) An irrevocable development agreement was signed (#A-125) on September 19, 2007 after application of a final subdivision plat (S-4-02) for the Veneta Business Park, pursued by the current property owner at that time (McDougal). The agreement runs with the land and requires, *“Lots 3 and 4. The owners of Lot 3 and Lot 4 shall comply with the east end landscape and building setback area established by the Veneta Land Development Ordinance , Article 4.14(7)(a)(4)(i) for the Northeast Employment Center.”*

**Thirty (30) foot public drainage easement (Background)**

- 1) Although the applicant has requested interpretation of application of the thirty (30) foot landscape buffer along the east side of platted (Lot 3 and Lot 4); staff has discovered requirement of a thirty (30) foot public drainage easement along east side of Lot 3 and a portion of Lot 4. Specifically, the Veneta Business Park recorded plat (Exhibit D) indicates there is a thirty (30) foot public drainage easement along the east side of T.L. 03100 and fifteen (15) feet along the north property line of T.L. 03200.
- 2) The Veneta Business Park, signed Final Order (City File #S-4-02/ V-4-02) includes conditions of approval that are required prior to construction on the site. Specifically, condition of approval #4 requires the applicant to obtain City approval for drainage facility improvement plans for the tentative plan including, *“Obtain City approval of a Site Plan for the drainage detention facility on the east side of the development...”*
- 3) No structures can be constructed within the 30-foot public drainage easement per the Veneta Business Park, recorded plat.

**QUESTIONS**

- 1) Does the east end landscape buffer still apply to T.L. 03100, assuming demolition/removal of the existing home on T.L. 01500 and inclusion in the development site; given the landscape buffer was intended to mitigate adjacent and nearby rural residential uses outside the project area?
- 2) Does the Planning Commission agree an amendment to the Northeast Employment Center, Specific Development Plan is required or supported?
  - o Veneta Land Development Ordinance No. 493, Section 4.15(5)(b) states, *“Major amendments are those which result in any of the following:*
    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.*

- Veneta Land Development Ordinance No. 493, Section 4.15(5)(d) states, *“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.*

- 3) Does the Planning Commission think a variance request applies? If so, would the Planning Commission support a variance request for removal of the east end landscape buffer requirement on T.L.03100 if the existing single family dwelling is removed from T.L. 01500 and becomes part of the development site?

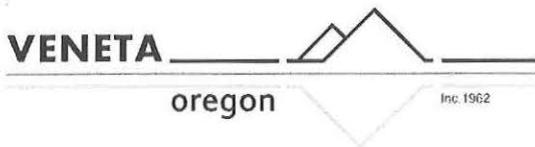
Per Veneta Land Development Ordinance No. 493, Section 10.03, “A variance may be granted only in the event that all of the following circumstances exist:

- (1) Special or unusual circumstances or conditions apply to the property or use which do not apply generally to other properties or uses in the same zone or vicinity.*
- (2) The granting of the variance shall not constitute a grant of special privilege not enjoyed by owners of other similarly zoned properties.*
- (3) The granting of the variance will not be materially detrimental to the public health, safety, and welfare or materially injurious to other property in the same zone or vicinity in which the property is located.*
- (4) The granting of the variance is in accordance with the purposes and objectives of the Comprehensive Plan, an adopted Specific Development Plan, and or other related Veneta Ordinances and will not otherwise conflict with the objectives of any City ordinance, plan, or policy.*
- (5) The unusual circumstance or condition described in Subsection (1) of this Section shall not be self-created, arise from a previous Code violation, or rely on loss of profit or financial need.*
- (6) The Variance requested is the minimum necessary to alleviate the unusual condition*

## **EXHIBITS**

- A. Applicant’s Submittal
- B. Veneta Zoning Map (Specific Development Plan, Northeast Employment Center)
- C. Thomas Alternative, Veneta Northeast Employment Center Map
- D. Veneta Business Park – Recorded Plat
- E. Agreement (A-125)
- F. Excerpt of Veneta Land Development Ordinance No. 493, Section 4.15 – Specific Development Plan Subzone (SDP)





# Pre-Development Application

PO Box 458 \* Veneta, OR 97487 \* 541-935-2191 \* Fax 541-935-1838 \* www.venetaoregon.gov

Staff: \_\_\_\_\_  
 File #: \_\_\_\_\_  
 Meeting Location: \_\_\_\_\_

Receipt #: \_\_\_\_\_  
 Appt. Date: \_\_\_\_\_  
 Appt. Time: \_\_\_\_\_

Print Property Owner Name: Vloedman / Goebel Phone: 541/285-8766 & 541/687-0542  
 Mailing Address: 25115 Luther Lane & 25469 HWY 126, Veneta, OR 97487  
 Print Applicant (If not owner): Vloedman & Fern Ridge Self Storage, LLC Phone: 541/285-8766  
 Mailing Address: 25115 Luther Lane, Veneta, OR 97487  
 Print Agent: N/A Phone: N/A  
 Mailing Address: N/A

Township	Range	Section	Tax Lot(s)	Acres	Zone
17	05	31	3100	1.06	HC
17	05	31	3200	1.16	HC
17	05	31	1500	2.5	HC

Subject property address(es): Vloedman - Loten Way (address not yet assigned)  
Goebel - 25469 HWY 126, Veneta, OR 97487

Describe Proposal: Michelle and I own two lots in the Northeast Employment Center (TL3100 & TL3200) and are currently in the process of purchasing the lot directly to the East (TL1500) which is outside of the Employment Center.  
Our hope is to build our new self-storage facility utilizing TL3100 & TL1500 and to reserve TL 3200 for development for a non-self-storage use as other businesses are built-out along Loten Way.

Please check one of the two boxes below for the type of Pre-Development appointment you would like to schedule. **Payment and pre-development form along with questions to be addressed at meeting must be received prior to scheduling a meeting.**

**PRE-DEVELOPMENT CONFERENCE** .....\$ 500

Prior to submitting a land division application an applicant shall provide a letter of intent to divide with a concept plan map for review by the Planning Official. The Planning Official may require a pre-development conference with the applicant and all affected agencies prior to acceptance of a land division application.

**PRE-DEVELOPMENT MEETING** .....\$ 130

(2 Staff members only/1hour or less). **This meeting cannot be used as a substitute for a Pre-Development Conference.** If after having a pre-development conference an applicant needs additional meeting time (1hour or less) a pre-development meeting may be scheduled. If the Planning Official determines a pre-development conference is not necessary, a pre-development meeting may be requested by the applicant.

**Disclaimer: The information provided at the Pre-Application conference/meeting is valid on the date of the conference and may not include all of the provisions within the applicable ordinances. Applicant will be responsible for addressing all applicable provisions within the Land Development/Division Ordinances. Any changes in the property owner(s)/applicant proposal or City/State regulations may render the information invalid.**

Property Owner Signature: [Handwritten Signature]  
 Applicant Signature: Herb Vloedman Digitally signed by Herb Vloedman Date: 2016.08.06 11:31:00 -07'00'  
 Agent Signature: N/A

[Print](#) | [Close Window](#)

**Subject:** Request for VLDO interpretation  
**From:** "Herb Vloedman" <herb@vloedman.com>  
**Date:** Fri, Sep 02, 2016 12:15 pm  
**To:** "Lisa Garbett" <lgarbett@ci.veneta.or.us>  
**Cc:** "Kay Bork" <kbork@ci.veneta.or.us>

Hello Lisa-

As we have discussed recently, my wife Michelle and I own two lots in the Northeast Employment Center (TL3100 & TL3200) and are currently in the process of purchasing the lot directly to the East (TL1500) which is outside of the Employment Center. Our hope is to build our new self-storage facility utilizing TL3100 & TL1500 and to reserve TL 3200 for development for a non-self-storage use as other businesses are built-out along Loten Way. (I will provide a map as a visual reference)

During our process of laying out the elements of the site, we came across a requirement within the Veneta Land Development Ordinance that is somewhat confusing and hard to determine how it applies to this specific development. That is why I am writing today.

Please accept this email as my request for the City of Veneta to interpret how the "East End Landscape Buffer" (30ft building setback and 20ft landscape buffer) along the east property line of Tax Lot 3100 will be applied to the site plan review for the new self-storage facility. This Landscape Buffer is referenced in VLDO Section 4.15(7)a.4.a. and relates to the Northeast Employment Center Specific Development Plan (SDP) subzone overlay of Tax Lot 3100 which is zoned Highway Commercial.

To assist with the interpretation, here is some additional related information.

- The Plan (Northeast Employment Center - Specific Development Plan) describes that the east end landscape buffer was intended to "mitigate potential noise, visual, and other impacts from non-residential uses at the eastern end of the Employment Center on adjacent and nearby rural residential uses outside of the project area and Veneta UGB..."
- The new self-storage development will incorporate the tax lot in question (TL3100) and also the tax lot immediately to the East (TL1500). Both parcels are zones Highway Commercial.
- The existing house on TL1500 will be completely removed as part of the self-storage development.
- If the East End Landscape Buffer were to be incorporated into the site plan, it would effectively be buffering one part of the self-storage from another part of the same facility.
- In relation to other uses and activities that were most likely envisioned for the Northeast Employment Center during its creation, the self-storage facility will have a very low level of daily activity, no potential for outside clutter that would provide visual nuisance, and no potential for odor nuisance. In this way the self-storage facility itself becomes a buffer for other future commercial or industrial activities that will be developed within the Northeast Employment Center.

If there is anything further that I can provide to assist with this process, please let me know and I will respond right away.

Thank you,  
Herb Vloedman  
541-285-8766

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VENETA

LANE COUNTY  
 OWNER: FERRIDGE SELF STORAGE LLC  
 TAX LOTS 1500, 3100 & 3200  
**CONCEPTUAL SITE PLAN**  
 HWY 126 DEVELOPMENT

OREGON

REVISIONS

DATE:	August 28, 2016
PROJECT NO.:	70229-2014-G
SCALE:	1"=30'
DATE:	August 28, 2016
DESIGNED BY:	SJC
CHECKED BY:	SJC
DATE:	September 5, 2016
FILE:	TDR/SE/DWG

**GOEBEL ENGINEERING & SURVEYING**  
 25489 Highway 126  
 Veneta, Oregon 97487  
 541-687-0542  
 ENGINEERING - SURVEYING - LAND PLANNING

HWY 126

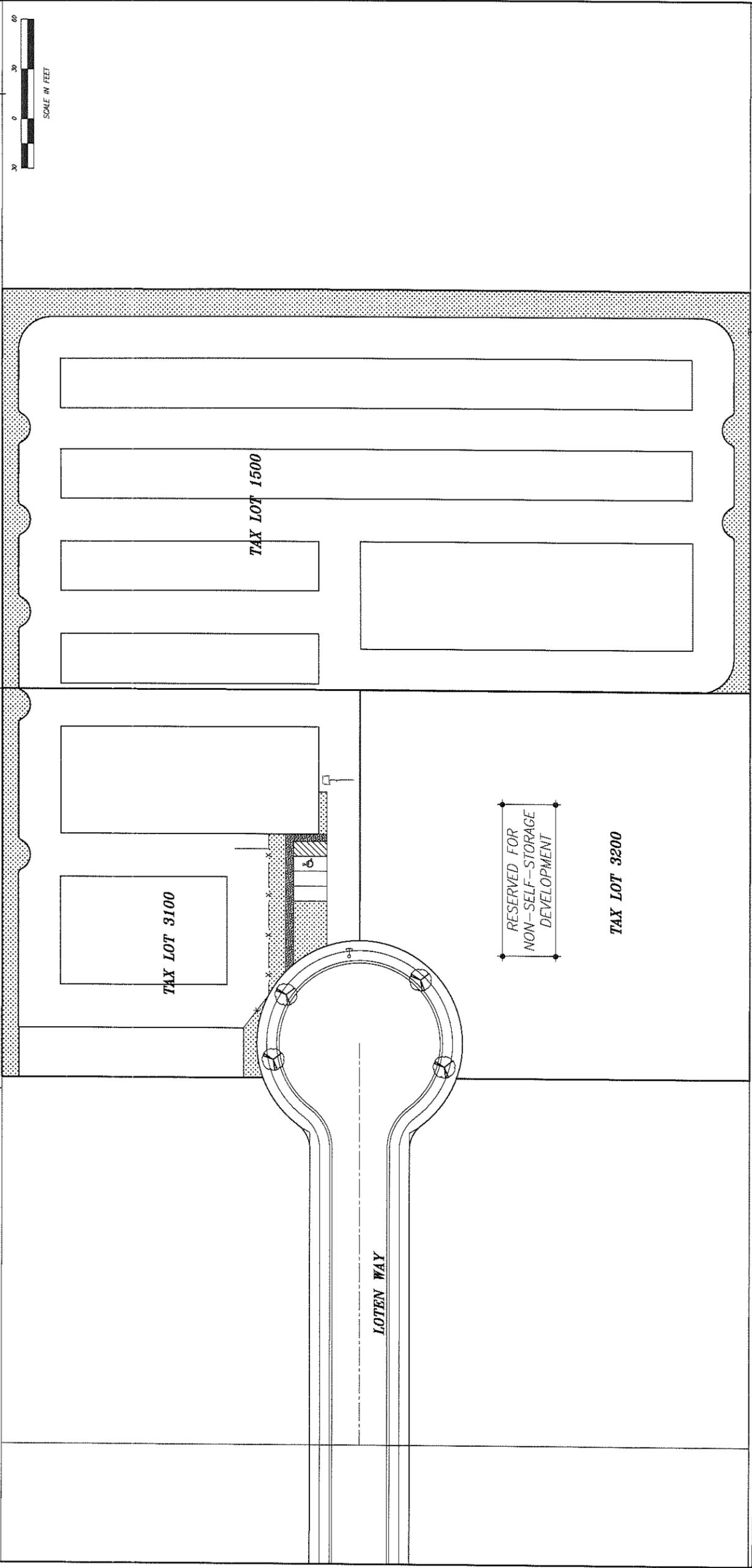
TAX LOT 3200

RESERVED FOR  
NON-SELF-STORAGE  
DEVELOPMENT

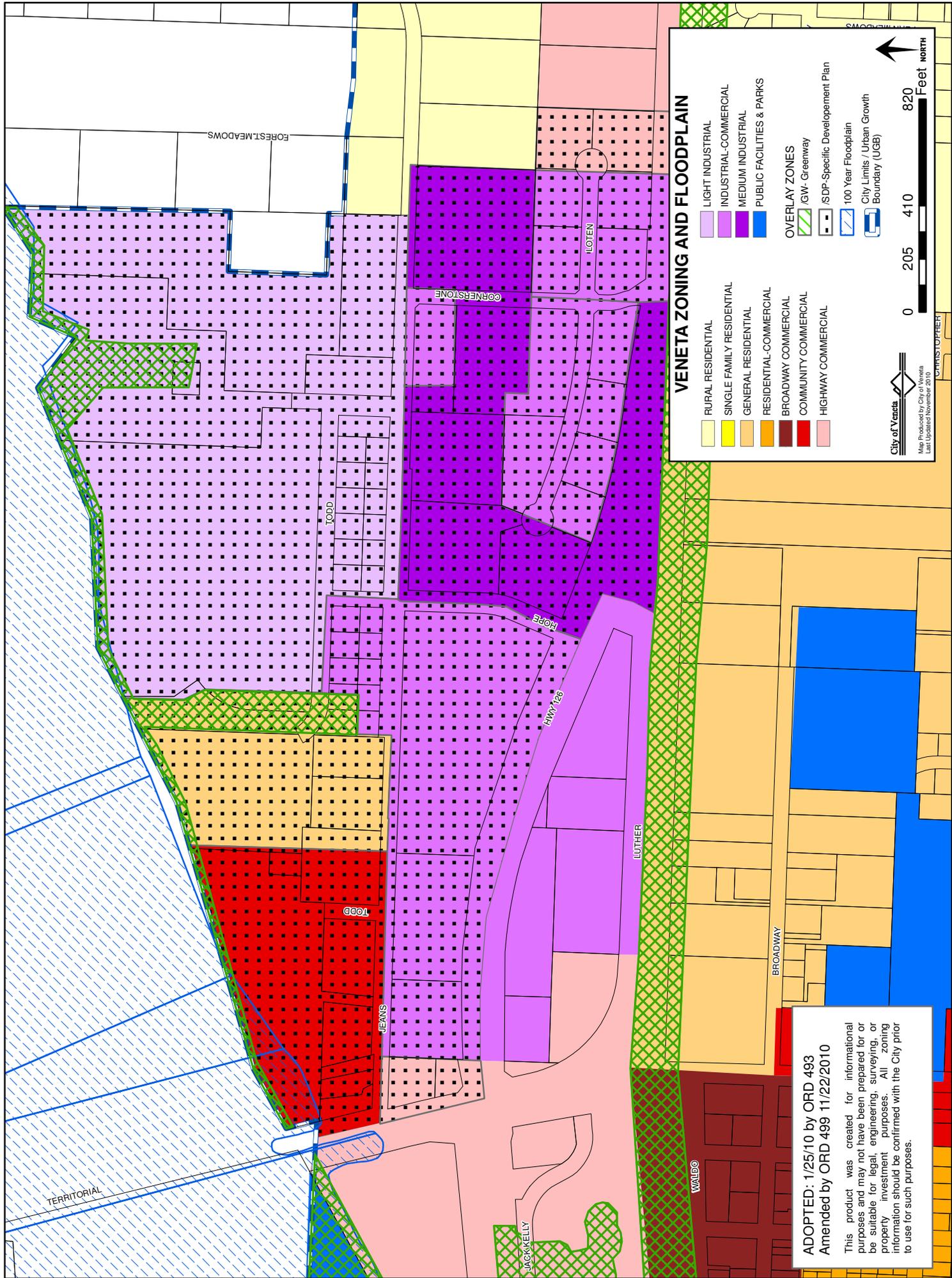
LOTEN WAY

TAX LOT 3100

TAX LOT 1500







### VENETA ZONING AND FLOODPLAIN

	LIGHT INDUSTRIAL
	INDUSTRIAL-COMMERCIAL
	MEDIUM INDUSTRIAL
	PUBLIC FACILITIES & PARKS
	RURAL RESIDENTIAL
	SINGLE FAMILY RESIDENTIAL
	GENERAL RESIDENTIAL
	RESIDENTIAL-COMMERCIAL
	BROADWAY COMMERCIAL
	COMMUNITY COMMERCIAL
	HIGHWAY COMMERCIAL

**OVERLAY ZONES**

- /GW- Greenway
- /SDP-Specific Development Plan
- 100 Year Floodplain
- City Limits / Urban Growth Boundary (UGB)

**Feet NORTH**  
 0 205 410 820

**ADOPTED: 1/25/10 by ORD 493**  
**Amended by ORD 499 11/22/2010**

This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed with the City prior to use for such purposes.



LAND USE ALLOCATION

EXISTING	THOMAS ALTERNATIVE
26.48	38.46 tot Comm
0	2.64
0	14.36
192.86	21.90
0	61.87 tot Indust
0	0
0	29.36
4.15	27.89
0	1.71
0	19.82
0	9.15
127.43 ACRES	128.46 ACRES
TOTALS	TOTALS

PLAN	THOMAS ALTERNATIVE
1.33	38.46 tot Comm
2.64	2.64
4.69	14.36
11.7	21.90
67.67	61.87 tot Indust
93.32	0
1.56	29.36
26.48	27.89
1.61	1.71
9.92	19.82
9.15	9.15

STREET TYPING  
SIDEWALKS TO AND ALONG TERRITORIAL ROAD, CONNECT TO ADJACENT COMMERCIAL DEVELOPMENT

NEW HOPE PARKWAY WITH PLANTED MEDIAN, BIKE LANES, AND SETBACK SIDEWALK

IMPROVED TODD WAY WITH BIKE LANES AND SIDEWALKS

VEGETATED BUFFER POSSIBLE PIT

DECEL LANE

ENTRY ENHANCEMENT

LUTHER LN

FED/BIKE BRIDGE

LEFT TURN POCKET

BUS STOP

PORTION OF JEANES RD ENHANCED INTO PARKWAY WITH PLANTED MEDIAN, BIKE LANES AND SETBACK SIDEWALKS

TERRITORIAL RD

FEEDBACK

PEDESTRIAN PATHWAY

PEDESTRIAN PATHWAY ALONG EDGE AND THROUGH OPEN SPACE

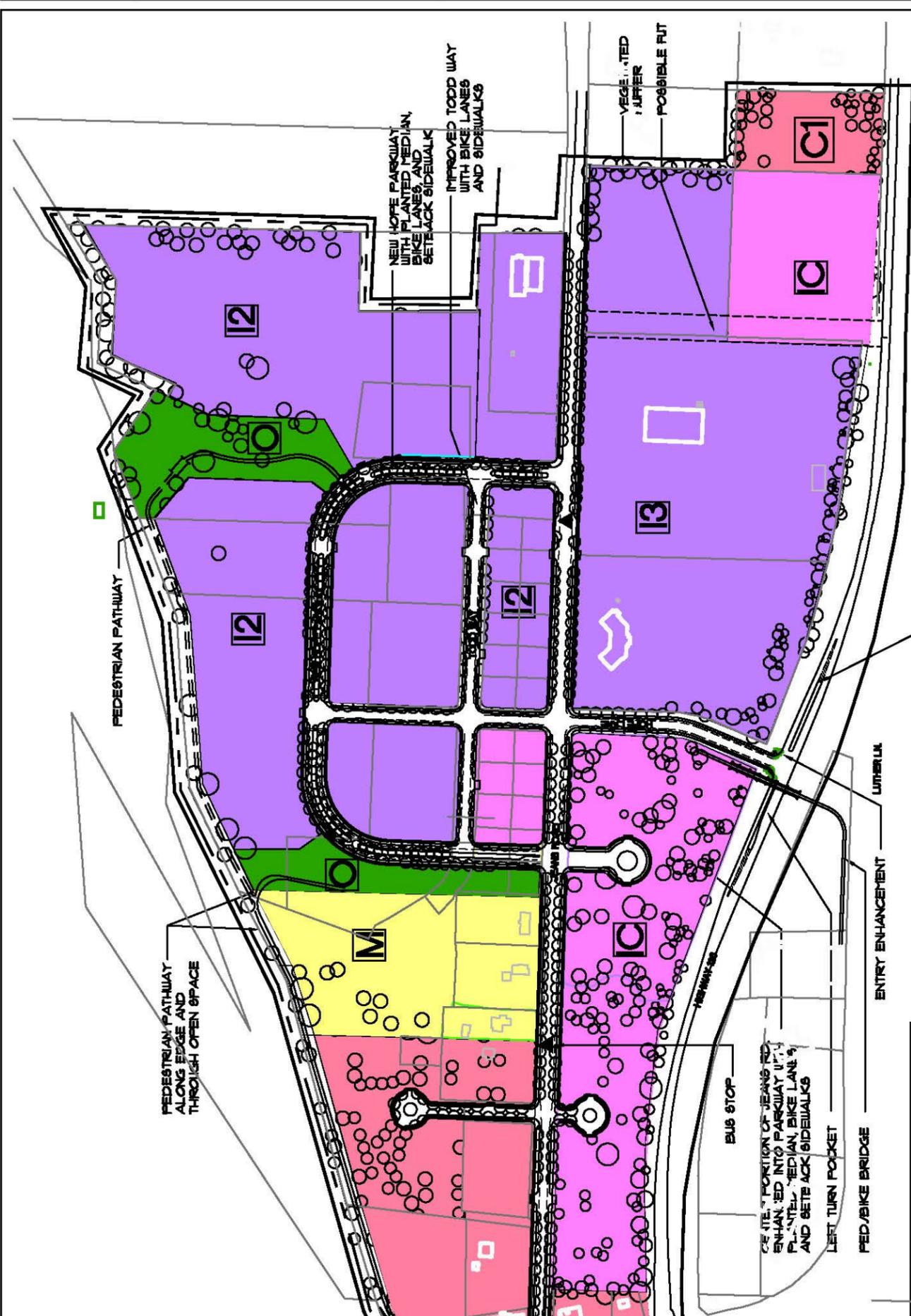
PEDESTRIAN PATHWAY

**LEGEND**

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

**THOMAS ALTERNATIVE**  
SCALE: 1" = 400'

**NORTH**



**THOMAS ALTERNATIVE**  
**Specific Development Plan**

**SATRE ASSOCIATES, P.C.**  
Planners, Landscape Architects & Natural Resource Specialists  
125 The Woodlands, Suite 200  
Houston, Texas 77067  
936-464-7221 • Fax 936-464-7222 • 1-800-663-2668

JOB #: 9991  
DATE: 3/21/99  
DRAWN: DYRAN  
CHECKED: RST/AF  
REVISION: 3/5/99  
VERSION: ALT B



**NOTES**

- PROPERTY IS ENCUMBERED BY BLANKET POWER EASEMENT BOOK 293, PAGE 24 JULY 25, 1945.
- ACCESS EASEMENTS NO. 2002-017351, & 2001-033647 (AMENDED PER 2002-026653), ACCESS & UTILITY EASEMENT NO. 2002-038140 AND PUE NO. 2003-089636 ALL LIE WITHIN RIGHT-OF-WAY OF CORNERSTONE DRIVE.
- NO BUILDING, STRUCTURE, TREES, SHRUBS, OR OTHER OBSTRUCTION SHALL BE PLACED ON OR IN A PUBLIC UTILITY EASEMENT.
- NO TREE CUTTING WITHOUT A PERMIT FROM THE CITY OF VENETA.
- LOTS 3 THROUGH 11 ARE SUBJECT TO 30' BUILDING SETBACK REQUIRED BY THE NE EMPLOYMENT CENTER SPECIFIC DEVELOPMENT PLAN.

# VENETA BUSINESS PARK

IN THE NW 1/4 OF SEC. 31, T17S, R5W, WM  
CITY OF VENETA, LANE COUNTY, OREGON  
JULY 15, 2007

RECORDED

DATE: 29 NOV 07  
COUNTY CLERK  
BY: *M. Walden*

LANE COUNTY SURVEYORS OFFICE  
C.S. FILE NO. 10 802  
FILING DATE 29 NOV 07

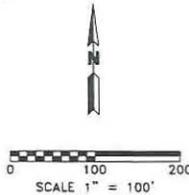
Division of Chief Deputy Clerk  
Lane County Deeds and Records

2007-079397

\$206.00

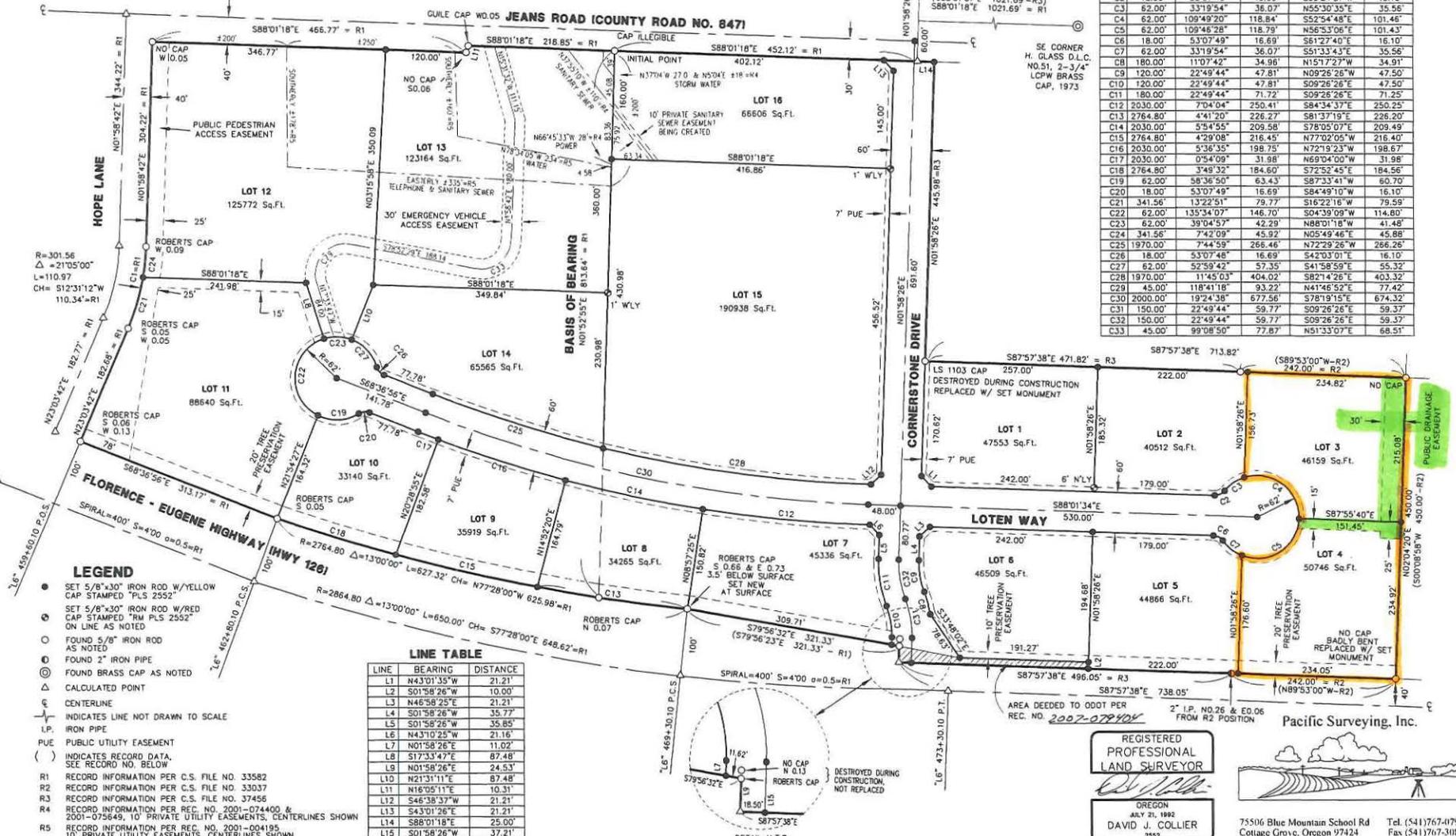


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\$5.00 \$180.00 \$10.00 \$11.00



**CURVE TABLE**

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	341.56'	21°05'00"	125.68'	N12°31'12"E	124.98'
C2	18.00'	53°07'49"	16.69'	S55°24'31"W	16.10'
C3	62.00'	33°19'54"	36.07'	N55°30'35"E	35.56'
C4	62.00'	109°49'20"	118.84'	S52°54'48"E	101.46'
C5	62.00'	109°48'28"	118.79'	N56°33'06"E	101.43'
C6	18.00'	53°07'49"	16.69'	S61°27'40"E	16.10'
C7	62.00'	33°19'54"	36.07'	S51°33'43"E	35.56'
C8	180.00'	11°07'42"	34.96'	N15°17'27"W	34.91'
C9	120.00'	22°49'44"	47.81'	N09°26'26"W	47.50'
C10	120.00'	22°49'44"	47.81'	S09°26'26"E	47.50'
C11	180.00'	22°49'44"	71.72'	S09°26'26"E	71.25'
C12	2030.00'	7°04'04"	250.41'	S84°34'37"E	250.25'
C13	2764.80'	4°41'20"	226.27'	S81°37'19"E	226.20'
C14	2030.00'	5°54'55"	209.58'	S78°05'07"E	209.49'
C15	2764.80'	4°29'08"	216.45'	N77°02'05"W	216.40'
C16	2030.00'	5°36'35"	198.75'	N72°19'23"W	198.67'
C17	2030.00'	0°54'09"	31.98'	N69°04'00"W	31.98'
C18	2764.80'	3°49'32"	184.60'	S72°52'45"E	184.56'
C19	62.00'	58°36'50"	63.43'	S87°33'41"W	60.70'
C20	18.00'	53°07'49"	16.69'	S84°49'10"W	16.10'
C21	341.56'	13°22'51"	79.77'	S16°22'16"W	79.59'
C22	62.00'	135°34'07"	146.70'	S04°39'09"W	114.80'
C23	62.00'	39°04'57"	42.29'	N86°01'18"W	41.48'
C24	341.56'	7°42'09"	45.92'	N05°49'46"E	45.88'
C25	1970.00'	7°44'58"	266.46'	N72°29'28"W	266.26'
C26	18.00'	53°07'48"	16.69'	S42°03'01"E	16.10'
C27	62.00'	52°59'42"	57.35'	S41°58'59"E	55.32'
C28	1970.00'	11°45'03"	404.02'	S82°14'26"E	403.32'
C29	45.00'	118°41'18"	93.22'	N41°46'52"E	77.42'
C30	2000.00'	19°24'38"	677.56'	S78°19'15"E	674.32'
C31	150.00'	22°49'44"	59.77'	S09°26'26"E	59.37'
C32	150.00'	22°49'44"	59.77'	S09°26'26"E	59.37'
C33	45.00'	99°08'50"	77.87'	N51°33'07"E	68.51'



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N43°01'35"W	21.21'
L2	S01°58'26"W	10.00'
L3	N46°58'25"E	21.21'
L4	S01°58'26"W	35.77'
L5	S01°58'26"W	35.85'
L6	N43°10'25"W	21.16'
L7	N01°58'26"E	11.02'
L8	S17°33'47"E	87.48'
L9	N01°58'26"E	24.53'
L10	N21°31'11"E	87.48'
L11	N16°05'11"E	10.33'
L12	S46°38'37"W	21.21'
L13	S43°01'26"E	21.21'
L14	S86°01'18"E	25.00'
L15	S01°58'26"W	37.21'

- LEGEND**
- SET 5/8" x 30" IRON ROD W/YELLOW CAP STAMPED "PLS 2552"
  - SET 5/8" x 30" IRON ROD W/RED CAP STAMPED "RM PLS 2552" ON LINE AS NOTED
  - FOUND 5/8" IRON ROD AS NOTED
  - FOUND 2" IRON PIPE
  - FOUND BRASS CAP AS NOTED
  - △ CALCULATED POINT
  - CENTERLINE
  - - - INDICATES LINE NOT DRAWN TO SCALE
  - I.P. IRON PIPE
  - PUE PUBLIC UTILITY EASEMENT
  - ( ) INDICATES RECORD DATA, SEE RECORD NO. BELOW
  - R1 RECORD INFORMATION PER C.S. FILE NO. 33582
  - R2 RECORD INFORMATION PER C.S. FILE NO. 33037
  - R3 RECORD INFORMATION PER C.S. FILE NO. 37456
  - R4 RECORD INFORMATION PER REC. NO. 2001-074400 & 2001-075649, 10' PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN
  - R5 RECORD INFORMATION PER REC. NO. 2001-004195 & 2001-004195, 10' PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David J. Collier*  
OREGON  
MAY 21, 1989  
DAVID J. COLLIER  
2552  
RENEWAL 12-31-07

Pacific Surveying, Inc.  
75506 Blue Mountain School Rd  
Cottage Grove, Oregon 97424  
Tel. (541)767-0790  
Fax (541)767-3187  
**SHEET 1 OF 2**



Division of Chief Deputy Clerk  
Lane County Deeds and Records

2007-079402



\$41.00

After recording return to:  
City of Veneta  
P. O. Box 458  
Veneta, Oregon 97487

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11/29/2007 10:52:41 AM  
RPR-AGRE Cnt=1 Stn=1 CASHIER 05  
\$20.00 \$10.00 \$11.00

A-125

## IRREVOCABLE DEVELOPMENT AGREEMENT

Parties: McDougal Bros., Inc. (McDougal)  
  
Ardis L. Holte (Holte)  
  
City of Veneta (City)

McDougal owns Lots 1 through 14 and Holte owns Lots 15 and 16 of the Veneta Business Park Subdivision in Lane County, Oregon, as platted and recorded in Lane County Deeds and Records, Reception No. 2007- 79397 (Subdivision).

McDougal has applied to City for a final subdivision plat (S-4-02), and enters into this Agreement to comply with City's building and land development regulations. This Agreement and its terms shall run with the land, be binding upon the parties and their successors in interest, and shall benefit present and future owners of Subdivision lots.

Based on the foregoing recital, which is an operative part of this Agreement, the parties agree:

1. **Revocation.** Upon recording of the final plat, City revokes the following agreements:
  - a. "City of Veneta Conditional Use Agreement, Caretaker Residence CUP-1-00", dated December 15, 2000, by and between The City of Veneta and Frontier Resources, recorded January 2, 2001, Recorder's No. 2001-000178;
  - b. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015888;
  - c. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015889;
  - d. "Irrevocable Agreement", dated August 27, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded September 12, 2001, Recorder's No. 2001-059628; and,
  - e. "Irrevocable Agreement", dated November 6, 2001, by and between the City of Veneta and Frontier Resources, LLC, recorded November 6, 2001, Recorder's No.

2001-074399.

2. **Lots 12 and 13.** The owners of Lot 12 and Lot 13 (Owners) shall be bound by the following provisions:

a. Lot 12 and Lot 13 shall share the existing parking spaces on both lots until a new Site Plan is approved.

b. Owners shall apply for a Site Plan Amendment within one (1) year after the recording of the final plat. Systems Development Charges and all other applicable conditions shall be brought into compliance with Site Plan (SR-3-02) at that time.

c. The 30' emergency vehicle access easement that crosses both lots from Jeans Road to Loten Way must remain clear of parked vehicles, fences, or any other barrier that would prevent its use for emergency vehicle access easement.

d. The pedestrian easement connecting Loten Way to Jeans Road shall remain free of fences or other permanent obstructions.

e. Owners must obtain a Site Plan Amendment for future changes in use.

3. **Lot 11.** The pedestrian easement adjacent to the north side of the lot shall remain free of fences or other permanent obstructions.

4. **Lots 15 and 16.** The owner of Lot 16 shall continue to allow the owner of Lot 15 to use the parking area and ingress/egress driveways located on Lot 16 until a new Site Plan is approved. The owners of Lots 15 and 16 shall apply for a Site Plan Amendment for any future changes in use.

5. **Lot 8.** The owner of Lot 8 shall submit a Site Plan for conversion of the accessory cold storage building into a viable commercial or industrial use within one (1) year of the recording of the final plat or prior to use, whichever occurs first. The owner of Lot 8 shall apply for a Site Plan Amendment for any future changes in use.

6. **Lots 3 and 4.** The owners of Lot 3 and Lot 4 shall comply with the east end landscape and building setback area established by the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(i) for the Northeast Employment Center.

7. **Building Setbacks.** Lots 4, 5, 6, 7, 8, 9, 10, and 11 shall comply with the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii), which requires 30' building setbacks on Highway 126.

8. **Landscaping.** The owners of all lots, to comply with the approved landscape plan for 8' planter strips along Jeans Road, Cornerstone Drive, and Loten Way, will install and maintain landscaping in the 8' planter strips that are adjacent to the lots. Landscape maintenance includes

replacement of diseased, dead, and dying trees and vegetation. The planter strips shall be kept free of weeds and high grass and shall be maintained so that they comply with the clear vision area defined in the Veneta Land Development Ordinance.

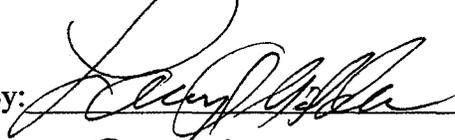
9. **Tree Cutting.** Tree cutting may not take place within the 20' tree preservation easements without obtaining a tree-felling permit under the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii) for the Northeast Employment Center. Removal of other trees on the Subdivision is subject to Veneta Municipal Code Chapter 8.10.

10. **Holt's Consent.** Holte is a party to this Agreement solely to consent to the provisions that affect Lots 15 and 16, and Holte grants McDougal permission to go upon Holte's property, if necessary, to construct the Improvements on or about Lots 15 and 16.

11. **Signature Authority.** McDougal Bros., Inc. is an Oregon corporation and is affiliated with Melvin L. McDougal, Norman N. McDougal, McDougal Bros. Investments, LeeLynn, Inc., Wiley Mt., Inc., Frontier Resources, LLC, and ATR Land, LLC. An officer or authorized agent of McDougal Bros., Inc. signs this Agreement to bind McDougal Bros., Inc. and all McDougal Affiliates who may have an ownership interest in any portion of the Subdivision. The person who signs this Agreement on behalf of McDougal warrants that he has the authority of McDougal and all affiliates to do so.

Date: September \_\_\_\_\_, 2007.

McDOUGAL BROS., INC.

By: 

  
ARDIS L. HOLTE

CITY OF VENETA

By: 

STATE OF OREGON            )  
  )ss:  
County of Lane                )

This instrument was acknowledged before me on the 19th day of September, 2007

by LARRY O. GILDEA as authorized representative for McDougal Bros., Inc.



Maggie Turner  
Notary Public for Oregon  
My Commission Expires: 5/13/09

STATE OF OREGON )  
 )ss:  
County of Lane )

This instrument was acknowledged before me on the 21st day of Sept., 2007 by Ardis L. Holte.



Maggie Turner  
Notary Public for Oregon  
My Commission Expires: 5/13/09

STATE OF OREGON )  
 )ss:  
County of Lane )

On the 17<sup>th</sup> day of October, 2007, personally appeared before me the above-named Ric Ingham, for the City of Veneta, Oregon, and by authority of the City of Veneta, acknowledged the foregoing instrument to be its voluntary act and deed.



Darci R Henneman  
Notary Public for Oregon  
My Commission Expires: 4-12-11

(12) Expiration.

- (a) If substantial construction or development has not taken place within one (1) year from the date of final approval by the City Council of the General Development Plan and Program the /PD Subzone shall become null and void.
- (b) Upon abandonment of a particular Planned Development or if it is specified in the General Plan and Program, it may be determined by the Planning Commission and the City Council, after the appropriate public hearings, that the granting of approval be nullified and the re-zone repealed and further use of the property and structures thereon shall be in accordance with the existing basic zone, unless a request to extend the time limit is approved.

## SECTION 4.15 SPECIFIC DEVELOPMENT PLAN SUBZONE (/SDP)

(1) Purpose. The purpose of the “/SDP” subzone is to allow the development and approval of specific development plans in the City of Veneta. A specific development plan is a master plan applied to one or more parcels to coordinate and direct development in terms of transportation, utilities, open space, and land use. The purpose is also to streamline the land use review process and encourage development that is consistent with the specific development plan. Specific development plans are intended to promote coordinated planning and pedestrian-oriented mixed-use development.

(2) Plan Development and Approval Process.

- (a) Initiation. The process to establish a specific development plan shall be initiated by the City Council. The Planning Commission or interested property owners may submit requests to the City Council to initiate the specific development plan process. If owners request initiation of a specific development plan process, the City Council may require an application fee to cover the cost of creating the plan.
- (b) Steering Committee. The City Council shall appoint a steering committee to guide development of the plan. The steering committee should include persons representing affected property owners, agencies, and the community at large.
- (c) Draft Specific Development Plan. The Steering Committee shall develop a draft plan to submit to the Planning Commission and City Council for review, modification, and approval.
- (d) Specific Development Plan Components. A specific development plan shall include text and a diagram or diagrams which specify all of the following in

detail:

1. Plan Objectives. The narrative shall set forth the goals and objectives of the plan.
  2. Site and Context. A map of the site and context shall indicate existing land use, slope, natural features and property ownership.
  3. Land Use Plan. The distribution, location and extent of the uses of land, including open space and parks, within the area covered by the specific development plan.
  4. Circulation Plan. The proposed street pattern, including pedestrian pathways and bikeways. Design standards and street cross-sections shall be included.
  5. Development Standards. Description and illustration of key development standards such as housing types, lot sizes, setbacks, building orientation, etc.
  6. Infrastructure Plan. The proposed location and extent of major components of sewage, water, drainage and other essential facilities needed to support the land uses described in the plan.
- (e) Public Hearings and Decisions. The Planning Commission shall hold a public hearing on the specific development plan and shall make a recommendation to the City Council. The City Council shall have final approval authority. The hearing process to be followed shall be the same as that set forth for zoning map amendments in Section 11.02 of this Ordinance.
- (3) Approval Criteria. Adoption of the specific development plan and its related overlay district shall be based on compliance with the following approval criteria:
- (a) The specific development plan is consistent with the general land uses and potential gross density allowed by the Comprehensive Plan designation, or a plan amendment is approved in conjunction with the specific development plan.
  - (b) The specific development plan will increase the efficiency of land use and provide for compact development.
  - (c) The specific development plan will provide a mix of compatible land uses offering a variety of activities and destinations within the project area that respond to existing and future market conditions.
  - (d) The specific development plan will create a pedestrian friendly environment

that provides direct, safe, and convenient access to public spaces and transit while maintaining access for automobiles and bikes. The circulation plan includes connections to surrounding properties.

- (e) The specific development plan provides adequate public spaces such as small parks, greenways, or plazas where people can meet or relax.
- (f) The specific development plan incorporates natural features such as creeks, wetlands, and large trees into the plans for the site.
- (g) The specific development plan promotes building and site design that contributes positively to a sense of community and to the overall streetscape.

(4) Plan Implementation.

- (a) Subzone. The specific development plan shall be implemented as a subzone. The specific development plan (including the land use plan, circulation plan and illustrative plan) shall be adopted by reference as an exhibit to the /SDP subzone.
- (b) New Construction. New construction under Site Plan Review or building permit review shall meet the special development and design standards of the specific development plan.
- (c) Priority of Standards and Procedures. Unless otherwise noted, the standards and procedures of the specific development plan subzone shall supplement and supersede the standards and procedures of the Land Development Ordinance and the Land Division Ordinance.

(5) Amendments to the Specific Development Plan. Amendments to the specific development plan are classified as minor or major amendments as follows:

- (a) Minor amendments are those which result in any of the following:
  - 1. Changes in the circulation plans that require a public street, easement, or pathway to be shifted by up to 100 feet in any direction.
  - 2. A change in the land use plan that requires a shift in land uses (including park sites) by up to 100 feet in any direction.
  - 3. A modification in the street or utility plan that is required on the basis of more detailed engineering and grading plans. Overall connections identified in the specific development plan are maintained.
- (b) Major amendments are those which result in any of the following:

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.