

ORDINANCE NO. 494

AN ORDINANCE ADOPTING THE VENETA LAND DIVISION ORDINANCE  
AND REPEALING ORDINANCES 462 and 472

WHEREAS, there is a need to update the Veneta Land Division Ordinance No. 462 to provide clarity, consistency, to implement the City's Comprehensive Plan and for consistency with the Land Development Ordinance No. 493; and

WHEREAS, the Department of Land Conservation and Development was notified of the proposed amendments to the Veneta Land Division Ordinance No. 462 on May 22, 2009; and

WHEREAS, the Veneta City Planning Commission conducted a properly advertised public hearing on the proposed amendments to the Veneta Land Division Ordinance on August 3, 2009 and September 8, 2009 and recommended that the City Council adopt the proposed amendments; and

WHEREAS, the Veneta City Council conducted a properly advertised public hearing on the proposed amendments to the Veneta Land Division Ordinance 462 on October 12, 2009; and

WHEREAS based upon all materials relevant to the proposal, staff reports, findings made by the Veneta Planning Commission, and testimony and comments submitted at public hearings, both orally and in writing, the Veneta City Council has made the findings of fact as set forth in Exhibit A.

NOW, THEREFORE, THE CITY OF VENETA ORDAINS AS FOLLOWS:

Section 1. The City Council hereby adopts the Findings of Fact attached as Exhibit A as its basis for adopting the proposed Land Division Ordinance.

Section 2. The City Council hereby adopts the Land Division Ordinance attached as Exhibit B.

Section 3. REPEAL. Veneta Ordinances 462 and 472 are hereby repealed.

Section 4. The provisions of this ordinance are severable. If any section, sentence, clause or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

READ FOR A FIRST TIME, BY TITLE ONLY, this 20th day of January, 2010, no Council person in attendance having requested that it be read in full.

READ FOR A SECOND TIME, BY TITLE ONLY, AND FOR FINAL ADOPTION, this 25th day of January, 2010, no Council person in attendance having requested that it be read in full.

Sharon Hobart-Hardin  
Sharon Hobart-Hardin, Mayor  
Executed on January 25, 2010

ATTEST:

Darci Henneman  
Darci Henneman,  
Assistant City Recorder  
Executed on January 25, 2010

**FINAL ORDER of the  
VENETA CITY COUNCIL**

**LAND DEVELOPMENT & LAND DIVISION ORDINANCES &  
VENETA ZONING MAP  
(A-2-09)**

**Major Amendments to the Veneta Land Development Ordinance No. 461  
Minor Amendments to the Veneta Land Division Ordinance No. 462  
Zone Change – Veneta Zoning Map**

**A. The Veneta City Council finds the following:**

1. A public hearing was held at the Planning Commission meeting on August 3, 2009 and at the City Council on October 12, 2009 on the proposed amendments after providing the required notice as per Section 2.11 of Veneta's Land Development Ordinance No. 461.
2. The Veneta Planning Commission recommended adoption of the proposed changes to the Land Division and Land Development Ordinances at the September 8, 2009 meeting.
3. The proposed amendments to the Veneta Land Division and Land Development Ordinances are consistent with the goals and policies of the Veneta Comprehensive Plan Ordinance No. 416, and therefore comply with all applicable statewide planning goals.
4. The proposed amendments comply with the goals and policies of the Veneta Comprehensive Plan. The intent of these amendments is to provide clarity, consistency, and to more fully implement the goals and policies of the Veneta Comprehensive Plan.

**FINDINGS**

Applicable ordinance and Comprehensive Plan provisions are set forth in *italics*, below. Findings showing compliance with the applicable criteria and standards are in **bold**.

*LAND DEVELOPMENT ORDINANCE*

*SECTION 1.02 PURPOSE*

*The purpose of this ordinance is to establish standards and procedures for the orderly development of land within the City of Veneta; to assist in implementing the Veneta Comprehensive Plan and to promote the public health, safety and general welfare.*

The amendments to the Land Development Ordinance No. 461 clarify existing regulations and do not affect the stated purpose of the Land Development Ordinance. Changes such as those related to stormwater detention and treatment (Section 5.16), accessory dwellings (Article 4) and residential/commercial design standards (Section 5.29 and 5.13) more fully implement specific goals and policies laid out in the Comprehensive Plan and adopted refinement plans such as the Downtown Master Plan. These goals and policies are discussed more fully in the findings for the Comprehensive Plan below. The stormwater standards in Section 5.16 promote public health, safety and general welfare by reducing pollutant loads to local waterways in accordance with the City's adopted Total Maximum Daily Load (TMDL) plan.

*LAND DIVISION ORDINANCE*

*SECTION 1.02 PURPOSE*

*The purpose of this ordinance is to establish standards and procedures for the division of land within the jurisdiction of the City of Veneta. These regulations are necessary in order to provide uniform procedures and standards for the division of land; to provide for the proper width and arrangement of streets; to coordinate proposed development with any overall plan; to provide for utilities and other public facilities; to avoid undue congestion of population; to assure adequate sanitation and water supply; to provide for the protection, conservation, and proper use of land; and in general to protect the public health, safety and welfare.*

The amendments to the Land Division Ordinance No. 462 clarify existing regulations and do not affect the stated purpose of the Land Division Ordinance. Changes such as those related to stormwater detention and treatment (Section 6.09), flag lot division standards (Section 6.04(5)) more fully implement specific goals and policies laid out in the Comprehensive Plan and other adopted City plans. These goals and policies are discussed more fully in the findings for the Comprehensive Plan below. The stormwater standards in Section 6.09 promote public health, safety and general welfare by reducing pollutant loads to local waterways in accordance with the purpose of the Land Division Ordinance and the City's adopted Total Maximum Daily Load (TMDL) plan.

## FINDINGS OF CONSISTENCY FOR COMPREHENSIVE PLAN NO. 416

### II. PLANNING FRAMEWORK

#### A. COMMUNITY VISION

*In order to help Veneta continue to evolve in a promising direction, citizens joined together with public officials to develop goal statements for the Comprehensive Plan. As goals, they provide a general vision and framework for planning in the City. They are broad statements that embody the community's hope for its future. By supporting and following the Comprehensive Plan, the community continuously strives towards these goals.*

1. *Maintain community identity and recognize that Veneta is a community located in an appealing rural setting, in close proximity to the Eugene/Springfield Metropolitan Area and Fern Ridge Reservoir.*

#### Land Development Ordinance

The proposed changes are consistent with this goal. Many of the proposed amendments including the residential/commercial design standards (Section 5.29 and 5.13) and creation of the Broadway Commercial zone (Section 4.05) are intended to maintain and enhance community identity by creating a vibrant commercial downtown area intended for use by area residents, and by creating a level of design consistency across commercial and residential areas that increase visual appeal and enhance the pedestrian experience.

#### Land Division Ordinance

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

2. *Maintain Veneta as an attractive residential community while improving the service and retail sector and developing a commercial and light industrial employment base for the entire Fern Ridge area.*

#### Land Development Ordinance

The City finds that the changes within the Land Development Ordinance are consistent with this goal. The amendments ensure that future development of residential communities remains attractive and provides clear and objective goals and standards. The addition of the following residential design standards and modification of existing standards as well as the addition of a new mixed use commercial zoning district will aid in creating an attractive residential community and improving Veneta as a service and retail sector to serve the Fern Ridge area.

Attractive residential areas within a city are necessary to improve the interest of potential retailers and manufactures and are at the forefront of establishing Veneta as a viable service and retail center in the Fern Ridge Area. To accomplish this, a new use has been added and several provisions have been modified.

Section 4.02(2)(b) – Duplexes on Corner Lots

Allowing duplexes on corner lots in the single family zoning district encourages efficient land development, minimizes service and infrastructure costs and provides viable and livable neighborhoods which provide a variety of housing types. Specific provisions have been added to the Land Development Ordinance to ensure that the overall density of the single family residential zone will not exceed the overall allowed density stated in the Comprehensive Plan. Duplexes will only be allowed on corner lots or parcels and will be required to have only one access per street giving the appearance of a single family dwelling.

Section 4.02(3)(b) & 4.03(3)(c) – Accessory Dwellings

The addition of an accessory dwelling use in the Single-Family, General Residential and Residential Commercial zoning districts brings the VLDO into compliance with the goals of Chapter III, C, Residential Land and Housing Element of the Comprehensive Plan. The addition of accessory dwelling units (ADUs) encourages efficient land development patterns that minimize service and infrastructure costs and provides viable and livable neighborhoods. As written, ADUs have specific design standards and cannot exceed 600 square feet in size. Accessory dwelling units provide inexpensive housing options while maintaining an attractive residential community through the application of design standards.

Section 4.02(6)(b) & 4.03(6)(b) – Yards

This variable setback is intended to maintain attractive residential neighborhoods. Setbacks are an important part of developing a desirable neighborhood. Considering the lot sizes are generally becoming smaller and dwellings are becoming larger, an adjustment in the required setbacks is necessary to continue to develop desirable and aesthetically pleasing neighborhoods. The proposed amendment allows a decrease in side yard setback with decreased building elevations and a standard setback for dwellings with an elevation of 22 feet or higher.

Section 4.02(7) & 4.03(7)– Lot Coverage

Lot coverage is also an important part of developing a desirable and aesthetically pleasing neighborhood. Considering this, lot coverage in this zone will be based on the lot size and overall height of the dwelling.

Taller dwellings will have reduced lot coverage to ensure consistency in development patterns.

**Section 4.02(9)& 4.03(9) – Residential Design Standards**

The purpose of the low density residential plan designation is to provide suitable and desirable areas for single family uses. The addition of the residential design standards identified in Section 5.29 is intended to create attractive residential neighborhoods that create a pedestrian friendly environment putting eyes on the street to increase safety.

**Section 5.29 – Residential Design Standards**

The addition of residential design standards in all residential zones will help further the goal of providing an attractive residential community and are intended to protect and enhance the appearance, safety and livability of Veneta through additional building orientation and design standards for both single and multi-family dwellings. The addition of building orientation standards, section 5.29(3) allows for better planning of the location of primary building entrances and off-street parking allowing residents to have private spaces while maintaining the goal “eyes on the street”. The requirement to have all off-street parking for multi-family developments shielded by the residential building further aids the creation of an attractive residential community.

The building design standards in section 5.29(4) are intended to promote neighborhood livability and compatibility between new and existing developments. This Comprehensive Plan goal is met with the addition of the requirements in section 5.29(4) which limit the unbroken horizontal distance allowed by a single building. This section requires all primary buildings to incorporate architectural elements that provide some articulation such as off sets in building elevations and the inclusion of at least six (6) specific building design elements outlined in section 5.29(4)(d).

**Land Division Ordinance**

This criterion is not applicable to amendments to Veneta’s Land Division Ordinance.

3. *Plan for a healthy community which is able to provide for a majority of its basic needs.*

**Land Development Ordinance**

**Section 4.05 & 4.06 – Broadway and Community Commercial**

The addition of section 4.05, Broadway Commercial zoning district as proposed, is the foundation of planning for a healthy community that is able to provide for a majority of its resident’s basic needs. The addition of the Broadway Commercial zoning district provides the distinct

business district that the residents and business owners need to attract new, vital businesses within walking distance of residential areas. The addition of mixed commercial and residential uses in the new Broadway and Community Commercial zones along with the development of commercial design standards will aid in improving the service and retail sector of Veneta and allow development of a commercial employment base for the entire Fern Ridge area.

Land Division Ordinance

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

**III. PLAN ELEMENTS AND POLICIES**

*A. GROWTH MANAGEMENT ELEMENT*

GOAL:

*Provide sufficient buildable lands and open space areas to allow Veneta to develop as the retail and service center for the Fern Ridge area and to develop a commercial and light industrial employment base.*

Land Development Ordinance

The proposed changes do not affect the supply of buildable land for any plan designation. The proposed creation of the BC zone converts approximately 4.1 acres of Residential Commercial (RC) zoned land to Broadway Commercial (BC). Because both residential and commercial uses can still be built within either new zone, as in the existing ordinance, the acreage available for residential or commercial development will not decrease. The BC zone allows for multi-story mixed use developments which actually increases the allowed density over what is currently allowed within the RC zone. The City continues to have an adequate supply of RR, SFR, and GR zoned properties to accommodate demand for single family residential development.

Land Division Ordinance

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

*C. COMMUNITY, BUILDING, AND SITE DESIGN ELEMENTS*

GOAL:

*Create a city with efficient and ecologically sensitive infrastructure; an environment that aesthetically stimulates us; and buildings, sidewalks, trails, and other public facilities that are accessible to everyone.*

**Land Development Ordinance**

The proposed changes foster development which is aesthetically stimulating. The proposed changes prevent blank expanses of walls, require architectural variation and detailing, and orients buildings to the street to create an active and attractive pedestrian environment that is accessible to everyone, including those without automobiles.

**Land Division Ordinance**

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

*POLICIES:*

1. *Provide a mix of compatible land uses offering a variety of activities and destinations.*
  
5. *Create a pedestrian oriented boulevard feel on West Broadway that has aesthetically pleasing streetscapes with street trees, and larger sidewalks when practical. Require buildings to have their primary entrances facing West Broadway and within 20 feet of the right-of-way to allow for public plazas. Require screening of parking lots and unattractive uses.*
  
8. *Promote building and site design that contribute positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, frontages, entries, and yards to public streets and adjacent properties. The architecture and scale of commercial buildings should provide attractive street frontages and minimize the placement of parking lots and loading docks along public streets.*

**Land Development Ordinance**

The proposed amendments are consistent with policies 1, 5, and 8 above as follows:

**Section 4.06 – Broadway Commercial &  
Section 5.13 – Commercial Design Standards**

The addition of mixed commercial and residential uses in the downtown business district, along with the development of commercial design standards, will aid in improving the service and retail sector of Veneta and develop a commercial identity for Veneta's downtown area in conformance with the adopted Downtown Master Plan. The creation of the Broadway Commercial zoning district will aid in the creation of a pedestrian friendly environment, providing direct, safe and convenient access from residential areas to commercial services, public spaces and transit connections. The Broadway Commercial zoning district provides for areas that are

suitable and desirable for all types of commercial development as well as high density residential uses. Building orientation and setback are specified in the proposed regulations (Section 5.13) and are consistent with policy 2 above.

Commercial uses in the Broadway Commercial zone are specifically intended to foster small scale retail and mixed retail/residential developments that offer an alternative to the current commercial environment north of Highway 126 and offer a variety of activities. Uses such as cafes, restaurants, bakeries, pharmacies, community buildings, art galleries and other professional services enhance the pedestrian feel of the area and are compatible with the character and long range plan for the West Broadway area.

#### Section 5.29 – Residential Design Standards

The addition of residential design standards in all residential zones will contribute positively to a sense of neighborhood and streetscape and are intended to protect and enhance the appearance, safety and livability of Veneta through additional building orientation and design standards for both single and multi-family dwellings. The addition of building orientation standards, section 5.29(3) allows for better planning of the location of primary building entrances and off-street parking allowing residents to have private spaces while maintaining the goal “eyes on the street”. The requirement to have all off-street parking for multi-family developments shielded by the residential building further aids the creation of an attractive residential community.

The building design standards in section 5.29(4) are intended to promote neighborhood livability and compatibility between new and existing developments. This section requires all primary buildings to incorporate architectural elements that provide some articulation such as off sets in building elevations and the inclusion of at least six (6) specific building design elements outlined in section 5.29(4)(d) to provide attractive street frontages.

#### Land Division Ordinance

These criteria are not applicable to amendments to Veneta’s Land Division Ordinance.

9. *Construct new commercial or public buildings with parking to the side or in the rear.*
10. *Create a pedestrian friendly environment within the priority development area that provides direct, safe, and convenient access from homes to*

*commercial services, public spaces, and transit connections while maintaining access for automobiles and bikes.*

### **Land Development Ordinance**

#### **Section 5.13 – Commercial Design Standards**

The addition of mixed commercial and residential uses in the downtown business district along with the development of commercial and mixed use design standards will aid in improving the pedestrian feeling on West Broadway and provide for aesthetically pleasing streetscapes. Section 5.13, Commercial and Mixed-Use Design Standards provides minimum standards for site and building design in the Residential Commercial, Broadway and Community Commercial zoning districts that lay out specific criteria for building entrance location and distance from the public right-of-way as well as public plazas. Parking to the side or rear is required for new commercial or mixed use development in the RC, BC, and CC zones in conformance with policy 9 above.

Conceptual graphics have been added to the ordinance to serve as reference for vision of the downtown area. Section 5.13(2) provides individual standards for locations of entrances on corner lots, incorporates pedestrian shelters over the public sidewalk as well as illustrating the design of multistory commercial and mixed-use buildings.

The design standards also provide criteria for building heights, lengths and transitions to break down the building elevations into smaller modules and to reduce the perceived scale of the neighboring buildings or even the building itself. Vertical and horizontal building elevations facing a street, plaza or similar public or quasi-public space are broken down into smaller planes to promote pedestrian scale and are required to limit the amount of uninterrupted surface through the use of windows, doors or balconies. All of these design requirements are intended to create a pedestrian friendly environment within the priority development area that provides direct, safe, and convenient access from homes to commercial services, public spaces, and transit connections while maintaining access for automobiles and bikes.

### **Land Division Ordinance**

These criteria are not applicable to amendments to Veneta's Land Division Ordinance.

11. *Promote a safe environment for residents and visitors during all hours of the day and night. Encourage residential design that puts "eyes on the*

*street,” meaning that occupants inside homes can watch the streets from their windows. Design streets for the safety of all residents.*

**Land Development Ordinance**

**Section 5.13 & 5.29 – Residential and Commercial Design Standards**

The proposed amendments are consistent with this policy. Section 5.29 provides minimum standards for residential developments in all zones. These standards provide new criteria that will promote a safe environment for residents and visitors during all hours of the day and night and encourages “eyes on the street”,

The residential design standards provide criteria for building orientation, parking, building design (including length and articulation) and provide for eyes on the street, through inclusion of windows, porches, balconies, etcetera that cover a minimum of forty (40%) percent of the front elevation.

In multi-family housing a total of at least 10% of the site area shall be designated and permanently reserved to serve the active and passive recreation needs of occupants, to reduce crowding and provide residents with visual relief in higher density projects. These provisions and those of Section 5.13 are intended to create active spaces adjacent to the street which provides passive surveillance of commercial and residential areas by residents.

**Land Division Ordinance**

This criterion is not applicable to amendments to Veneta’s Land Division Ordinance.

13. *Establish and enforce development and performance standards for landscaping, buildings, open space, architecture, and tree canopy.*

**Land Development Ordinance**

**Section 5.13 & 5.29 – Residential and Commercial Design Standards**

The proposed amendments are consistent with this policy.

Performance standards for landscaping, building, open space, architecture, and tree canopy are enforced through the site plan review process in Article 5 and 6 of the Veneta Land Development Ordinance. In Article 5, Section 5.13 and Section 5.29 have been added to provide design standards for all residential and commercial developments in the City of Veneta, including minimum architectural requirements. These sections provide specific criteria for building orientation and location, parking lot locations, public and private open space and overall architectural design for these types of development.

**Section 6.01 – Site Plan Review Purpose and Applicability**

An applicability section was added to the site plan review criteria to aid in the establishment and enforcement of any performance standards or provisions of the Veneta Land Development Ordinance. This section clearly defines when a site plan is required. Specifically, Section 6.01(2) requires a site plan for all new construction, expansion of a parking facility or expansion of a use exceeding a specified threshold.

**Section 6.05 – Approval Criteria**

Article 6, Site Plan Review was updated to clarify when a site plan review is required and to identify a Track 2 process for site plan reviews that deviate from the normal design standards. The Track 2 process as outlined in the proposed ordinance allows an applicant to request alternatives to the commercial or residential design standards when the Planning Commission finds that the alternative design(s) meets the purpose and intent of the applicable design standard being adjusted and maintains or enhances compatibility between new development and existing uses.

**Land Division Ordinance**

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

14. *Develop design standards for accessory structures.*

**Land Development Ordinance**

**Section 4.02 & 4.03 – Single-Family and General Residential**

The proposed amendments are consistent with this policy. Criteria for accessory dwellings and standards for design have been added to the Single Family and General Residential zoning districts of Section 4.02 and 4.03 of the Veneta Land Development Ordinance. The standards are intended to maintain consistency with the purpose of both zones while promoting compatibility between dwellings on abutting lots. To maintain consistency, section 4.02(3)(b) as proposed adds six criteria including, floor area, maximum amount of units, building height and material as well as screening and parking. This criteria is not applicable to amendments to Veneta's Land Division Ordinance.

**Land Division Ordinance**

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

C. *RESIDENTIAL LAND AND HOUSING ELEMENT*

POLICIES:

1. *Designate adequate land to support the residential needs for a population of 5,760.*

Land Development Ordinance

Section 4.02 – Single Family Residential

Steep slopes are identified in the Comprehensive Plan as building sites that are at an elevation of 450 feet or more. Generally speaking, in Veneta, parcels that are above 450 feet in elevation have slopes of 15% or greater. Section 4.02(5)(a) in the Veneta Land Development Ordinance removes the 8,000 square foot minimum for all lots and parcels and redefines a minimum lot size for a SFR zoned parcel of 6,000 square feet. Lots or parcels with a pre-development slope of 15% or greater will be required to have a minimum lot size of 8,000 square feet in conformance with Section 5.25 of the Veneta Land Development Ordinance.

The reduction in lot size for those parcels that do not have a predevelopment slope of 15% or greater increases the potential number of residential lots. This is especially true along 8<sup>th</sup> Street where existing parcels are long and narrow.

The proposed creation of the BC zone converts approximately 4.1 acres of Residential Commercial (RC) zoned land to Broadway Commercial (BC). Because this land could be built with either residential or commercial uses under either designation, the amount of residential or commercial land will not change. The BC zone allows for multi-story mixed use developments which may actually increase the overall density over what is currently allowed by the RC zone.

The proposed amendments do not decrease the residential land supply. Instead, they increase the variety of housing options available within the City by allowing mixed use developments and accessory dwelling units. Therefore, the proposed amendments are consistent with this policy. This criteria is not applicable to amendments to Veneta's Land Division Ordinance.

Land Division Ordinance

Section 6.04 – Flag Lots

The proposed amendments are consistent with this policy. The City continues to allow development of flag lots which provide additional areas suitable for development on parcels that are not otherwise dividable according to city standards. The new flag lot standards ensure

consistency across this type of development, increase clarity over existing regulations, and allow a broader array of possibilities for access and lot configuration.

2. *Provide a variety of residential neighborhoods including rural residential with large lots, traditional single-family subdivisions with standard lots, areas with a mix of housing types, and mixed-use neighborhoods where commercial and residential are blended such as in the downtown area.*

#### Land Development Ordinance

##### Section 4.04, Section 4.05 & Section 4.06

The proposed amendments are consistent with this policy. Provisions for residential uses contained in a mixed-use building have been added as a permitted use to the Residential-Commercial (Section 4.04), Broadway Commercial (Section 4.05) and Community Commercial (Section 4.06) zoning districts, increasing the variety of available housing options. These zoning districts encompass the downtown and surrounding areas and will serve as a way to transition neighborhoods from residential to commercial.

The addition of accessory dwelling units as a permitted use in residential zones similarly increases the variety of residential options both in terms of size and cost.

#### Land Division Ordinance

##### Section 6.04 – Flag Lots

The proposed amendments are consistent with this policy. The City continues to allow development of flag lots which provide additional areas suitable for development on parcels that are not otherwise dividable according to city standards. The new flag lot standards ensure consistency across this type of development, increase clarity over existing regulations, and allow a broader array of possibilities for access and lot configuration.

3. *Encourage development of vacant lands within the sewer service area on the west side of Veneta as a first priority.*

#### Land Development Ordinance

##### Section 4.02 – Single-Family Residential

The amendments are consistent with this policy. In order to encourage development of vacant lands on the west side of Veneta, section 4.02(5)(a) in the Veneta Land Development Ordinance proposes a 6,000 square foot minimum lot size for a SFR zoned parcel. Currently, the land development ordinance splits the SFR zone into areas of two different lot sizes. Lots or parcels in the SFR zone on the east side of Territorial Hwy were 6,000 square feet and SFR lots to the west were

typically 8,000 square feet. As proposed, all SFR lots with less than 15% slope will have a 6,000 square foot minimum. Lots or parcels with a pre-development slope of 15% or greater will be required to have a minimum lot size of 8,000 square feet in conformance with Section 5.25 of the Veneta Land Development Ordinance.

The reduction in lot size for those parcels that do not have a predevelopment slope of 15% or greater will encourage development within the sewer service area and allow more dense infill, especially along 8<sup>th</sup> Street where existing parcels are long and narrow.

The initiation of the BC zone and the regulations affecting this area are intended to encourage development in the downtown area as the City's first priority consistent with the adopted Downtown Master Plan.

#### Land Division Ordinance

##### Section 6.04 – Flag Lots

The proposed amendments are consistent with this policy. The City continues to allow development of flag lots which provide additional areas suitable for development on parcels that are not otherwise dividable according to city standards. The new flag lot standards ensure consistency across this type of development, increase clarity over existing regulations, and allow a broader array of possibilities for access and lot configuration.

5. *Encourage a range of housing prices including high-end, mid-range, and affordable housing that is available for purchase or rent.*
7. *Allow various housing types such as multi-family housing, townhouses and co-housing so the market provides housing choices to Veneta residents.*
9. *Encourage high density apartment uses to locate as close to the downtown area as possible.*
11. *Increase residential densities where water and sewer facilities are available so that services and utilities can be provided economically.*

#### Land Development Ordinance

The proposed amendments are consistent with these policies. Mixed-use commercial-residential structures and accessory dwellings have been added to the commercial and residential zoning districts to encourage a range of housing prices that provides affordable housing. Within the Broadway and Community Commercial zoning districts, residential densities are not limited in size due to the nature of the zoning district. High density residential uses are encouraged in the downtown area provided they are contained within a mixed-use building and located

above commercial space. The mixed use concept provides opportunities for retailers to retail space over 10,000 square feet. The addition of mixed use and high density residential to the downtown area allows service and utilities to be provided to a greater number of residents with fewer costs.

A multi-family dwelling component was added to section 4.02(2)(c) of the SFR zoning district on a limited basis as a conditional use. Oftentimes lots or parcels within the City are unable to be further divided or have some other development constraints that prevent efficient development. With a multi-family component added to this zone, lots or parcels that are over 18,000 square feet and can't be divided to City standards provide an area with an efficient use of space with a multi-family project. Specific provisions in the conditional use criteria in Section 8.20(11) prevent multi-family development from exceeding 7 units per acre, in accordance with the low density Comprehensive Plan Designation.

#### Land Division Ordinance

##### Section 6.04 – Flag Lots

The proposed amendments are consistent with these policies. The City continues to allow development of flag lots which provide additional areas suitable for development on parcels that are not otherwise dividable according to city standards. The new flag lot standards ensure consistency across this type of development, increase clarity over existing regulations, and allow a broader array of possibilities for access and lot configuration.

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

#### Land Development Ordinance

Section 4.02 & Section 4.03 Single Family and General Residential. The proposed amendments are consistent with this policy. Criteria for accessory dwellings and standards for design have been added to the Single Family and General Residential zoning districts of Section 4.02 and 4.03 of the Veneta Land Development Ordinance. The standards are intended to maintain consistency with the purpose of both zones while promoting compatibility between dwellings on abutting lots. To maintain consistency six criteria were added including, floor area, maximum amount of units, building height and material, as well as screening, and parking.

**Land Division Ordinance**

**This criterion is not applicable to amendments to Veneta's Land Division Ordinance.**

*D. ECONOMIC DEVELOPMENT ELEMENT*

POLICIES:

1. *Enhance Veneta's role as the Fern Ridge commercial and service center.*

**Land Development Ordinance**

**Section 5.17 – Extension of Approved Land Use Applications (Land Development), Section 1.07 (Land Division)**

The proposed amendments are consistent with this policy. The City finds that current economic conditions constitute extenuating circumstances. In order to enhance Veneta's role as a viable commercial and service sector, the City finds that a onetime extension of existing land use applications will allow additional time for developers to act on approved plans, bringing jobs and economic growth to the community.

2. *Encourage businesses which provide meaningful employment and sense of financial security to local residents.*
3. *Encourage locally-owned businesses to provide a full spectrum of products and services for the community.*
4. *Encourage a diverse mix of unique and interesting shops.*
20. *Promote business development in the downtown area by:*
  - *Promoting high density mixed use commercial-residential development within and adjacent to the downtown.*
23. *Promote visibility and pedestrian access to business by encouraging parking to be located at the sides or behind commercial buildings. Encourage an attractive streetscape through plantings and flexible set-backs that range from 20 feet to zero. Encourage the use of various architectural elements intended to enhance curb appeal and visual interest such as windows, awnings, and building articulations.*

**Land Development Ordinance**

**Section 4.05 & 4.06 Broadway and Community Commercial**

The proposed amendments are consistent with policies 1,2,3,4,20 and 23 above. The creation of the Broadway Commercial zone and modification

of the existing Community Commercial zoning district enhances Veneta's role as the Fern Ridge commercial and service center by identifying a diverse mix of unique shops. The types small scaled businesses allowed in both zones create a pedestrian friendly environment within the downtown area while still allowing larger retail providing residents with a full spectrum of products and services. Allowing larger scale retail in conjunction with mixed-use developments in the downtown area encourages high density residential development.

Land Division Ordinance

These criteria are not applicable to amendments to Veneta's Land Division Ordinance.

E. UTILITIES

POLICIES:

3. *Encourage use of city water and wastewater services by requiring all new development to connect to the city water supply when practical.*

Land Development Ordinance

Section 7.04(2) – Allowable Temporary Uses

The existing Land Development Ordinance does not limit the amount of time a temporary food vending, coffee stand or other kiosks can remain without becoming permanent and connect to City services. To encourage use of City water and wastewater services, the proposed amendment proposes to limit temporary uses such as stationary food vending to a total of one (1) year after which the use must become permanent or be discontinued. Under the proposed ordinance, when a temporary use becomes permanent, the Site Plan Review criteria in Article 6 of the Land Development Ordinance would require the development to connect to City services.

Land Division Ordinance

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

7. *In order to preserve drainage ways, the level of stormwater discharged due to a new development in the city limits should be no greater than the stormwater flow from the property prior to the development being in place (post-development flows shall not be greater than pre-development flows).*
23. *The water, wastewater and stormwater sections of the Veneta Public Facilities Plan shall serve as the basis for guiding water, wastewater and storm sewer improvements in Veneta.*

**Land Development Ordinance Section 5.16 – Stormwater Detention and Treatment (Land Development), Section 6.09 (Land Division)**

The proposed amendments are consistent with these policies. The Veneta Public Facilities Plan sets forth the following policies related to stormwater:

*Veneta Public Facilities Plan, Utility Element, Policies*

*(1) Develop and implement groundwater protection and conservation programs to ensure a reliable supply, protecting the ability of the land to recharge the groundwater supply. The City of Veneta will work with the Long Tom Watershed Council on developing measures to protect the groundwater supply.*

*(6) Incorporate wetlands and other natural systems into stormwater drainage plans to the greatest extent possible.*

*(7) In order to preserve drainage ways, the level of stormwater discharged due to a new development in the city limits should be no greater than the stormwater flow from the property prior to the development being in place (post-development flows shall not be greater than pre-development flows).*

Currently, the City requires detention for a ten year storm in conformance with policy 7 above. This is most often accomplished by detaining stormwater in a system of oversized pipes and detention ponds, rather than more natural systems as stated by the plan.

As a refinement to the stormwater policies found in both the Comprehensive Plan and Public Facilities Plan, the City adopted a TMDL plan in February 2008 in consultation with the Long Tom Watershed Council and other stakeholders, which further states that:

*The City is ...producing a new stormwater master plan that will incorporate water quality protection mechanisms and propose capital projects for water quality. This will ensure that future stormwater system expansions and upgrades are designed and constructed with water quality considerations in mind.*

*Stormwater Best Management Practices (BMPs), similar to those required in the City of Portland Stormwater Management Manual, are considered for Veneta. These BMPs would be required for new development and re-development and would provide water quality treatment of runoff from impervious surfaces.*

These criteria and statements from the City's adopted plans clearly indicate that stormwater should be managed both in terms of flow and pollution reduction, while maximizing infiltration and aquifer recharge. As part of the proposed Land Development Ordinance, two criteria have been added in Article 5 requiring stormwater management through the use of detention and treatment practices. In the proposed amendments, section 5.16 of the Veneta Land Development Ordinance establishes criteria for stormwater management. As proposed, the creation of new impervious area greater than 1,000 square feet would require that stormwater be detained and treated according to the Portland Stormwater Management Manual (August 2008). Rather than adopting an entirely separate set of standards, the City recognizes that the August 2008 version of the Portland Manual represents the state of the art in stormwater management and proposed regulations requiring that all stormwater facilities be designed in accordance with the manual.

The Portland approach to stormwater management prioritizes the use of wetlands, vegetated swales and other natural systems to treat and infiltrate stormwater on the property where the stormwater runoff is created. This approach is a multi-objective strategy that provides a number of benefits, including but not limited to pollution reduction, volume and peak flow reductions, and infiltration/aquifer recharge. These benefits are consistent with the Public Facilities Plan, Comprehensive Plan, and adopted TMDL plan.

To accommodate local and regional differences, the proposed code allows for the City Engineer to approve the use of alternative facilities which meet the goals and policies stated above.

## G. TRANSPORTATION

### POLICIES:

#### 1. *Protection of Transportation Facilities*

- (a) *The City shall protect the function of existing and planned transportation systems as identified in the Street Plan, the bicycle Plan, and Pedestrian Plan and Transit Plan through application of appropriate land use and access management regulations.*

#### Land Development Ordinance

#### Section 5.20 – Off-street Parking

The amendments to this section are consistent with this policy. The proposed stacking and queuing requirements (subsection 15) are intended to protect the function and flow of

transportation systems by preventing the stacking of vehicles in an uncontrolled manner for uses requiring drive through or pick-up drop-off access.

**Land Division Ordinance**

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

- (e) *New development shall gain access primarily from local streets. Driveway access onto arterials and collectors shall be evaluated based on access options, street classifications and the effect of the new access on the function, operation and safety of surrounding streets and intersections.*

**Land Development Ordinance**

**Section 5.13 – Commercial Design Standards**

The proposed amendments are consistent with this policy. One purpose of the proposed commercial design standards in Section 5.13 is to establish vehicular access and parking standards for new development in the downtown area that require shared access and parking lots oriented to the side or back of a building. A building oriented towards and close to the street, or adjacent to a pedestrian plaza that is connected to a street, creates a comfortable human scale at the streets edge and encourages linked walking trips between multiple destinations.

**Land Division Ordinance**

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

- (f) *Land development shall not encroach within the setbacks required for potential street expansion.*

**Land Development Ordinance**

The proposed amendments are consistent with this policy. In the proposed Broadway and modified Residential Commercial zoning districts, the proposed maximum setbacks are 20' as stated in Section 5.13 of the Veneta Land Development Ordinance. Considering that the right-of-way around the proposed Broadway Commercial district and the modified Community Commercial district is sized according to the Veneta Transportation System Plan (TSP), the new setback maximums that will bring buildings closer to the street will not have an impact on potential street expansion.

**Land Division Ordinance**

**This criterion is not applicable to amendments to Veneta's Land Division Ordinance.**

3. *Layout and Design of Streets, Bikeways, and Walkways*

- (g) *Where appropriate, the street system and its infrastructure shall be utilized as an opportunity to convey and treat stormwater runoff.*

**Section 5.16 – Stormwater Detention and Treatment (Land Development), Section 6.09 (Land Division)**

The proposed amendments are consistent with this policy. Adoption and use of the Portland Stormwater Management Manual emphasizes the use of dispersed natural treatment facilities, often located within the right-of-way. These facilities are used for conveyance, detention and treatment of stormwater.

- (a) *On-site motor vehicle parking shall be provided for all new development unless on-street parking or other nearby sites provides adequate parking for the proposed use.*

**Land Development Ordinance**

**Section 5.20 (3) – Location Standards for Parking**

The proposed amendments are consistent with this policy. On-site motor vehicle parking is currently required in accordance with Section 5.20 of the Veneta Land Development Ordinance. The existing ordinance allows for on-street parking or shared parking on nearby sites provided the property owners have an established agreement. The proposed amendment to section 5.20(3)(a) adds a provision that requires property owners to provide the City with a copy of the shared agreement in order to ensure that the shared parking is maintained.

**Land Division Ordinance**

**This criterion is not applicable to amendments to Veneta's Land Division Ordinance.**

- (b) *Appropriate bicycle parking facilities shall be provided at all new commercial, industrial, recreational, and institutional facilities and at new residential multi-family developments of four or more units. Bicycle parking facilities shall be no farther from the facility entrance than the closest automobile parking (except handicapped spaces).*

**Land Development Ordinance**

**Section 5.20 (17) – Bicycle Parking**

The proposed amendments are consistent with this policy. Bicycle parking is currently required at all new commercial, industrial, recreational, and institutional facilities and new multi-family developments. The amount and type of bicycle parking has been modified to encourage the use of alternative modes of transportation.

In order to provide more consistency between vehicle and bicycle parking standards, table 5.20(a) combines residential, commercial and industrial uses into one table that outlines both vehicle and bicycle parking requirements. The proposed amendments require new developments to take into consideration both long and short term bicycle parking. The percentage of each type bicycle parking is also provided in table 5.20(a). Long term bicycle parking requirements are intended to accommodate employees, students, residents, commuters and other persons who expect to leave their bicycles parked for more than 2 hours. Short term bicycle parking spaces are intended to accommodate visitors, customers, messengers, and other persons expected to depart within two (2) hours. Distinguishing between the types of uses rather than basing the number of bicycle parking spaces on the amount of required vehicle parking will aid in the development of bicycle parking that is useful and convenient.

**Land Division Ordinance**

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

5. *Parking*

- (h) *Attention shall be given to the beautification of entranceways to the city, particularly West Broadway, Highway 126, and Territorial Highway.*

**Land Development Ordinance**

**Section 5.13 – Commercial Design Standards**

The proposed amendments are consistent with this policy. In order to give attention to the beautification of the main entranceways into the city, especially along Territorial Highway and West Broadway, provisions for the location of parking lots have been added to section 5.13. Section 5.13(2)(a) requires that all new buildings in the Broadway and Residential Commercial zoning districts have their primary

entrances facing and within twenty (20) feet of a street right-of-way, off-street parking oriented to the side or back of a building and that shared access is utilized when practicable. These requirements will help to bring a more organized, intimate, pedestrian friendly environment to the West Broadway area.

As proposed, section 5.13 requires that all building entrances incorporate pedestrian shelters and building elevations with varying roof lines to provide adequate weather protection and to reduce the perceived scale of development. Through appropriate building and site plan regulations outlined in section 5.13, the City will be able to better protect and enhance the appearance, safety, and economy of the downtown area.

Land Division Ordinance

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

*I. NATURAL RESOURCES*

*POLICIES:*

*Identified Wetland Resources*

*Conservation and protection of significant wetland resources shall be achieved through the following measures:*

- 1. Achieve state and federal requirements related to wetland resource protection.*
- 2. Protect and enhance water quality, wildlife habitat, flood storage, sediment and toxicant removal, and other wetland functions and values.*

Section 5.16 – Stormwater Detention and Treatment (Land Development), Section 6.09 (Land Division)

The proposed amendments are consistent with these policies. All of Veneta's stormwater is conveyed to significant wetlands before it leaves the City. The City finds that implementing stormwater treatment regulations directly protects wetland areas by removing sediment and pollutants from runoff prior to discharge into wetland areas.

Currently, the City requires detention for a ten year storm. This is most often accomplished by detaining stormwater in a system of oversized pipes and detention ponds, rather than more natural systems as stated by the plan. As a refinement to the stormwater policies found in both

**the Comprehensive Plan and Public Facilities Plan, the City adopted a state mandated TMDL plan in February 2008 in consultation with the Long Tom Watershed Council and other stakeholders, which further states that:**

*The City is ...producing a new stormwater master plan that will incorporate water quality protection mechanisms and propose capital projects for water quality. This will ensure that future stormwater system expansions and upgrades are designed and constructed with water quality considerations in mind.*

*Stormwater Best Management Practices (BMPs), similar to those required in the City of Portland Stormwater Management Manual, are considered for Veneta. These BMPs would be required for new development and re-development and would provide water quality treatment of runoff from impervious surfaces.*

These criteria and statements from the City's adopted plans clearly indicate that stormwater should be managed both in terms of flow and pollution reduction, while maximizing infiltration and aquifer recharge. As part of the proposed Land Development Ordinance, two criteria have been added in Article 5 requiring stormwater management through the use of detention and treatment practices. In the proposed amendments, section 5.16 of the Veneta Land Development Ordinance establishes criteria for stormwater management. As proposed, the creation of new impervious area greater than 1,000 square feet would require that stormwater be detained and treated according to the Portland Stormwater Management Manual (August 2008). Rather than adopting an entirely separate set of standards, the City recognizes that the August 2008 version of the Portland Manual represents the state of the art in stormwater management and proposed regulations requiring that all stormwater facilities be designed in accordance with the manual.

The Portland approach to stormwater management prioritizes the use of wetlands, vegetated swales and other natural systems to treat and infiltrate stormwater on the property where the stormwater runoff is created. This approach is a multi-objective strategy that provides a number of benefits, including but not limited to pollution reduction, volume and peak flow reductions, and infiltration/aquifer recharge. These benefits are consistent with the Public Facilities Plan, Comprehensive Plan, and adopted TMDL plan.

To accommodate local and regional differences, the proposed code allows for the City Engineer to approve the use of alternative facilities which meet the goals and policies stated above.

J. AIR, WATER, AND LAND RESOURCE QUALITY

POLICIES:

- (1) *Overall Policy: The City of Veneta shall comply with all federal, state and local environmental quality and environmental protection regulations.*
- (3) *Water Quality:*
  - (a) *The City shall comply with all federal EPA Waste Discharge requirements, the State Water Quality Management Plan, Lane County "208" Comprehensive Study and all other applicable local, state, and federal water quality regulations.*

Section 5.16 – Stormwater Detention and Treatment (Land Development), Section 6.09 (Land Division)

The proposed amendments are consistent with these policies. The City is a Designated Management Agency under the state TMDL program. As such, the City was required to adopt its own TMDL implementation plan to coordinate the City's efforts to reduce transport of pollutants to local waterways. The City adopted a state mandated TMDL plan in February 2008 as a refinement to the stormwater policies found in both the Comprehensive Plan and Public Facilities Plan in consultation with the Long Tom Watershed Council and other stakeholders. The plan states that:

*The City is ...producing a new stormwater master plan that will incorporate water quality protection mechanisms and propose capital projects for water quality. This will ensure that future stormwater system expansions and upgrades are designed and constructed with water quality considerations in mind.*

*Stormwater Best Management Practices (BMPs), similar to those required in the City of Portland Stormwater Management Manual, are considered for Veneta. These BMPs would be required for new development and re-development and would provide water quality treatment of runoff from impervious surfaces.*

In conformance with the TMDL plan, the state TMDL program, and policy 1 above, two criteria have been added in Article 5 requiring stormwater management through the use of detention and treatment practices. In the proposed amendments, section 5.16 of the Veneta Land Development Ordinance establishes criteria for stormwater management. As proposed, the creation of new impervious area greater

than 1,000 square feet would require that stormwater be detained and treated according to the Portland Stormwater Management Manual (August 2008). Rather than adopting an entirely separate set of standards, the City recognizes that the August 2008 version of the Portland Manual represents the state of the art in stormwater management and proposed regulations requiring that all stormwater facilities be designed in accordance with the manual.

K. *AREAS SUBJECT TO DEVELOPMENT CONSTRAINTS*

POLICIES

3. *Low-Wet Areas and Storm Drainage Facilities: The City shall cooperate with private developers, county, state, and federal agencies to ensure that adequate storm drainage facilities are provided in Veneta.*
  - (a) *All new developments shall protect existing natural drainage channels or provide storm drainage facilities to alleviate the storm drainage needs of the area.*
  - (b) *Storm water drainage facilities shall be provided to direct storm water runoff into the same watershed area.*
  - (c) *All new developments shall protect the natural drainage channels designated as linear greenways and open space areas in the Parks and Open Space Plan.*
  - (d) *Improvements to storm sewers and drainage-way shall be made in accordance with plans approved by the City Engineer.*
  - (e) *The City shall cooperate with the State Highway Division, Lane County Public Works Department, the U. S. Army Corps of Engineers, the U. S. Soil Conservation Service and all other local, state, and federal agencies to ensure that adequate storm drainage facilities are provided within the City of Veneta.*
  - (f) *All new development shall consider the stormwater runoff impact the new development will have on areas beyond the development. The developer, City, and impacted property owner shall work closely with each other to insure that adverse development impacts of stormwater runoff from the new development are alleviated or avoided and that all necessary storm sewer or drainage facilities will be installed prior to or concurrent with the proposed development.*

**Section 5.16 – Stormwater Detention and Treatment (Land Development), Section 6.09 (Land Division)**

The proposed amendments are consistent with these policies. The existing land development ordinance does not specifically address drainage preservation within the City limits. The current code requires that post-development stormwater run-off does not exceed the pre-development run-off. Currently, this is accomplished by detaining stormwater in a system of oversized pipes and detention ponds.

As part of the proposed Land Development Ordinance, two criteria have been added in Article 5 requiring stormwater management through the use of detention and treatment practices. In the proposed amendments, section 5.16 of the Veneta Land Development Ordinance establishes criteria that use swales and other more natural methods to control and convey stormwater run-off. As proposed, the creation of new impervious area greater than 1,000 square feet would require conformance with the City of Portland's Stormwater Management Manual to achieve a 70% reduction in Total Suspended Solids (TSS) and comply with all federal, state and local environmental quality and environmental protection regulations.

This approach to stormwater management incorporates wetlands and other natural systems and emphasizes the use of vegetated surfaces to treat and infiltrate stormwater on the property where the stormwater runoff is created. This process in conjunction with required vegetated surfaces is a multi-objective strategy that provides a number of benefits, including but not limited to pollution reduction, volume and peak flow reductions. These benefits are consistent with the Willamette Basin TMDL (Total Maximum Daily Load) and play a critical role in protecting stormwater infrastructure and reduce a major source of groundwater pollution and watershed degradation.

*IV. COMPREHENSIVE PLAN MAP AND LAND USE DESIGNATIONS*

*COMMERCIAL (C)*

*Purpose of Plan Designation:*

- *Provide areas suitable and desirable for all types of commercial development intended to meet the business needs of area residents and highway travelers.*
- *Ensure that sufficient lands are available to encourage commercial development in Veneta.*
- *Permit residential living quarters in the back or above a commercial structure as a conditional use.*

- *Allow for mixed use structures in commercial zones by allowing residential units above first floor commercial developments.*

*West Broadway Main Street: Work with the West Lane Chamber of Commerce to develop Broadway as the "main street" for the Fern Ridge area. Implement design recommendations developed by the Oregon Downtown Development Association (ODDA) in the Downtown Master Plan in 2006 and the "Next Steps Strategies" in February 2008. Encourage a pedestrian friendly environment, with retail shops, professional offices, government providers and other commercial services to locate along West Broadway, west of Territorial Highway.*

*Territorial Highway Commercial Area: Maintain traffic safety and adequate function of Territorial Highway by providing wider turn lanes, landscaped medians and bike lanes to calm traffic through the commercial area. Work with the Oregon Department of Transportation to coordinate ingress and egress at appropriate locations to minimize interruption of traffic flow.*

#### **Land Development Ordinance**

The proposed amendments are consistent with the purpose and intent of this plan designation. The proposed Broadway Commercial zoning district is consistent with the goals and purpose of the commercial Comprehensive Plan designation outlined above. Mixed-use commercial and residential developments provide an opportunity for commercial development to take place while providing residential units above. The ability for a developer to construct residential in a commercial area provides an opportunity for a business owner to invest in a live/work building that has convenient access, public spaces and transit connections. The creation of this zoning district provides Veneta with a "main street" intended to promote pedestrian activities by allowing small retail shops, such as bakeries, pharmacies and variety stores. The maximum allowable lot coverage in the Broadway Commercial zone is 70% with a building height of a mixed use building of 55 feet. Lot coverage, building height, orientation and design in this zone are important to implementing the Downtown Master Plan approved in 2006 and move the downtown away from the transit oriented uses that once existed. Many of the commercial design requirements of Section 5.13 are specifically based on the Downtown Master Plan, code audit, and other studies intended to bring about a vibrant pedestrian oriented downtown core.

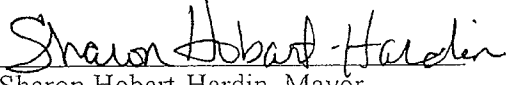
The Territorial Highway area is a vital commercial link for the City of Veneta to the Fern Ridge area. As proposed the City would have three (3) main commercial zoning districts, including the Broadway Commercial, Community Commercial and Highway Commercial. The proposed Broadway Commercial zoning district is the more pedestrian oriented zone of the three with the Highway Commercial identified as the transit oriented zone. The Community Commercial zoning district creates a more hybrid zone where traffic generally moves slower than a major highway and uses have somewhat less pedestrian scale. This hybrid zone through the use of landscaping will help calm traffic and maintain adequate function of the highway.

Land Division Ordinance

This criterion is not applicable to amendments to Veneta's Land Division Ordinance.

CONCLUSIONARY FINDINGS

Based on the information and findings stated above, the proposed text amendments to the Veneta Land Development and Land Division Ordinance as well as the changes to the Veneta Zoning and Floodplain Map meets all the requirements of the Veneta Comprehensive Plan. The Veneta City Council hereby approves the requested amendments, and adopts these findings of fact for changes to the Veneta Zoning and Floodplain Map, Veneta Land Development Ordinance and the Veneta Land Division Ordinance.

  
Sharon Hobart-Hardin, Mayor

January 25, 2010  
Date

