

FORM

1

DLCD Notice of Proposed Amendment

THIS FORM 1 **MUST BE RECEIVED** BY DLCD AT LEAST **45 DAYS PRIOR TO THE FIRST EVIDENTIARY HEARING**
PER ORS 197.610, OAR 660-018-000

| | | | |
|------------|------------------------------------|-------------------------------------|---------------------------------|
| DATE STAMP | in person <input type="checkbox"/> | electronic <input type="checkbox"/> | mailed <input type="checkbox"/> |
| | | | |
| | | | |
| | For DLCD Use Only | | |

Jurisdiction: City of Veneta

Date of First Evidentiary Hearing: August 2, 2010

Local File Number:

Date of Final Hearing: September 27, 2010

Is this a **REVISION** to a previously submitted proposal? Yes No Date submitted:

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Urban Growth Boundary Amendment

Transportation System Plan Amendment

Other:

Briefly Summarize Proposal. Do not use technical terms. Do not write "See Attached"(limit 500 characters):

Mapping ErrorCorrection. During a recent comprehensive plan and zoning map change this parcel was changed to Community Commercial. Initially, this parcel was split zoned General Residential/Community Commercial, but served no commercial purpose. This parcel contains a structure that has been historically been used as a dwelling. There is no space to supply proper parking and only access for a residential driveway.

Has sufficient information been included to advise DLCD of the effect of proposal? Yes, text is included

For Map Changes: Include 8½"x11" maps of Current and Proposed designation. Yes, Maps included

Plan map changed from: Commercial

To: Medium Density Residential

Zone map changed from: Community Commercial

To: General Residential

Location of property (do not use Tax Lot): 25053 Bolton Hill Road

Previous density: N/A

New density: 15 units per acre

Acres involved: 0.15

Applicable statewide planning goals:

| | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Is an exception to a statewide planning goal proposed? YES NO Goals:

Affected state or federal agencies, local governments or special districts (It is jurisdiction's responsibility to notify these agencies. DLCD only records this information):

N/A

Local Contact: Zac Moody

Phone: 541-935-2191

Extension: 314

Address: PO Box 458

City: Veneta

Zip: 97487

Fax Number: 541-935-1838

E-mail Address: zmoody@ci.veneta.or.us

DLCD file No. _____

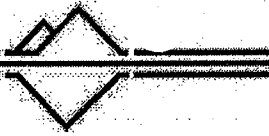
SUBMITTAL REQUIREMENTS

This form must be received by DLCD at least 45 days prior to the first evidentiary hearing per ORS 197.610 and OAR Chapter 660, Division 18

1. This Form 1 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 1** on light green paper if available.
3. **Text:** Submittal of a proposed amendment to the text of a comprehensive plan or land use regulation must **include the text** of the amendment and any other information the local government believes is necessary to advise DLCD of the effect of the proposal. "Text" means the specific language being added to or deleted from the acknowledged plan or land use regulations. A general description of the proposal is not adequate. **Do Not Submit Form 1 Without Supporting Documentation.**
4. **Maps:** Submittal of a proposed map amendment must also include a map of the affected area showing existing and proposed plan and zone designations. The map should be legible and on 8½ x 11 inch paper. Please provide the specific location of property, such as an address and tax lot number. Include text regarding background, justification for the change, and the application if there was one accepted by the local government.
5. **Exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.
6. Unless exempt by ORS 197.610(2), proposed amendments must be received at the DLCD's Salem office at least 45-days before the first evidentiary hearing on the proposal. (The clock begins on the day **DLCD Receives** your proposal in the Salem Office.) The first evidentiary hearing is usually the first public hearing held by the jurisdiction's planning commission on the proposal.
7. DLCD would like you to submit **ONE PAPER COPY** and **ONE (1) Electronic Digital CD** **including any maps** (for submittal instructions, also see # 4)] **MAIL** the **PAPER COPY** and **CD** of the proposed amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

8. **Electronic Submittals:** Must be pre-authorized to meet the **Form 1 Notice of Proposed Amendment (45-day deadline)** only by a phone call to the **Plan Amendment Specialist**, email notification will not be acceptable for pre-authorization. After authorization an email copy maybe accepted as the substitute for the CD, and one hard copy must be sent via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
9. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print forms on 8-1/2x11 green paper only if available. You may also call the DLCD Office at (503) 373-0050 x283; or Fax your request to: (503) 378-5518; or Email your request to larry.french@state.or.us.



**GENERAL
 LAND USE APPLICATION**

Receipt # _____
 Submission Date 6/14/10
 Planning File # CP/ZC-1-10

Letter of Intent Received N/A
 Associated File # N/A

Print Property Owner Name: Kip Babb Phone: _____
 Mailing Address: 1550 SE Lava Dr. Unit 10, Portland OR 97222
 Print Applicant (if not owner): City of Veneta Phone: 541-935-2191
 Mailing Address: 88184 8th Street, Veneta, Oregon 97487
 Print Agent: _____ Phone: _____
 Mailing Address: _____

| Assessor's Map Number (Township, Range, Section, Quarter Section) | Tax Lot(s) | Acres | Zone |
|---|------------|-------|------|
| 17-06-36-41 | 1100 | .15 | CC |

Subject property address(es): ***MAPPING ERROR***CORRECTION***
 Subzone (if applicable): _____

Check all applicable APPLICATIONS and DEPOSITS below

Technical Review/Public Notice Deposit (for ALL applications except Property Line Adjustments) \$350

APPLICATION DEPOSITS (Application fees are calculated by ACTUAL PROCESSING COSTS)

| SITE PLAN REVIEW | | PLANNED DEVELOPMENTS | |
|---|---------|--------------------------------|---------------|
| _____ Site Plan Review/Major Amendment | \$1,350 | _____ Conceptual Plan | \$350 |
| _____ Site Plan Minor Amendment (Administrative) | \$350 | _____ General Development Plan | \$550+25/unit |
| _____ Site Plan Minor Amendment (Planning Commission) | \$450 | _____ Final Development Plan | \$300 |

OTHER APPLICATIONS PROCESSED WITH DEPOSITS

| | |
|--|---------|
| _____ Conditional Use Permits (Note: Some Conditional Use Permits also require a Site Plan Review) | \$775 |
| _____ Specific Area Plan Amendment – NE Employment Center & Southwest Area Plan (/SDP) | \$7,500 |
| _____ Variance to the Veneta Wetland Protection Ordinance (Veneta Municipal Code Chapter 18.10) | \$700 |

APPLICATIONS WITH FIXED FEES (These are non-refundable)

| | | | |
|----------------|------------------------------------|---|---------|
| _____ Appeals | \$525 | _____ Amendments (except Specific Area Plan above) | |
| _____ Variance | \$425 x () Provisions = Total Fee | _____ Comprehensive Plan (text only) | \$800 |
| | | _____ Ordinance (text only) | \$200 |
| | | _____ Zone Change (map only) | \$600 |
| | | <input checked="" type="checkbox"/> Plan Designation & Zoning Map | \$1,000 |

I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HERewith ARE TRUE, COMPLETE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Property Owner Signature: _____ Kip Babb
 Applicant Signature: _____ Zac Moody, Associate Planner

UPDATED: December 2008

S:\Planning\Forms, Templates, Checklists\Forms\Application Forms\General Land Use Application.doc

Request for Consolidation of Land Development and/or Land Division Applications

I hereby request that my applications be consolidated. I understand that by consolidating these applications, any limited land use action (site review, partition, subdivision) that is combined with a quasi-judicial action (variance, conditional use permit, or other action requiring a public hearing) may be subject to a public hearing and the 14-day limitation for written comments will be waived. Wetland Variances requiring a joint decision by the City Council and Veneta Planning Commission may not be combined with any other land use hearing.

Applicant _____ Owner(s) _____

APPLICATION FEES & DEPOSITS

Fees and deposits are intended to cover the full cost for processing applications. They are not intended to cover the cost for interpretation of ordinances or for long-range planning. Development requiring more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits

Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. City staff time shall be monitored for applications which require a deposit in lieu of a non-refundable fee. Any unused portion of the deposit shall be returned to the applicant upon completion of the application process, conditions of approval, and any ensuing appeals. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis.

Application Fees: Fixed fees are non-refundable and are based on average application processing costs rounded to the nearest \$25.

Technical Review/Publication Deposit: The actual costs charged to the City for technical review of land use applications shall be charged to the applicant. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to the applicant. Such costs shall be adjusted as soon as the specific amounts are known and any deficiency collected from the applicant, petitioner, or appellant before any further proceedings are had, or any overpayment refunded.

TREE PERMITS: For developments which require the cutting of trees for streets, utilities and/or buildings, a tree removal permit must be submitted at the time of the development application.

RIGHT-OF-WAY PERMITS: Anyone wishing to occupy, encroach on, or construct within a City right-of-way must have an approved right-of-way permit.

COMPLETENESS REVIEW: Upon receipt of a Land Use Application, City planning staff will review the application for completeness within 30 days. If your application is deemed incomplete you will be given 30 days to submit the required information to make it complete. Once the application is complete it will be scheduled for review by the Veneta Planning Commission and public notices will be sent.

BUILDING PERMITS: Building permits are issued by the City of Veneta; 88184 8th Street; Veneta, Oregon (541) 935-2191. If a Site Review is required it must be approved prior to issuance of a building permit.

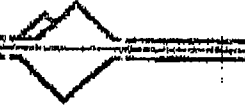
APPEALS: Any land use decision may be appealed. Planner decisions may be appealed to the Planning Commission. Planning Commission decisions may be appealed by the City Council. Council decisions may be appealed to the State Land Use Board of Appeals.

GENERAL INFORMATION FOR LAND USE APPLICATIONS

- (1) Petitions, applications and appeals provided for in this ordinance shall be made on forms prescribed by the City.
- (2) An applicant shall be advised that all permits or zone changes necessary for a development project may be merged into a consolidated review process. Zone changes and permits required through the application of the overlay district and discretionary permit procedures shall be available for a consolidated permit process. For purposes of this ordinance, a consolidated permit process shall mean that the hearing body shall, to the greatest extent possible, apply concurrent notice, public hearing and decision making procedures to the permits and zone changes which have been consolidated for review.
- (3) Applications shall be accompanied by plans and specifications drawn to scale, showing the actual shape and dimensions of the lot to be built upon; the sizes and locations on the lot of all existing and proposed structures; the intended use of each structure; the number of families, if any, to be accommodated thereon; the relationship of the property to the surrounding area and such other information as is needed to determine conformance with this ordinance.
- (4) The failure to raise an issue in person or by letter filed in a timely manner precludes appeal and the failure to specify to which criterion the comment is directed, precludes appeal based on that criterion.
- (5) Approval or denial of a land use regulation or limited land use application shall be based upon and accompanied by a brief statement that explains the criteria and standards considered relevant to the decision, states the facts relied upon and explains the justification for the decision based on the criteria standards and facts set forth.
- (6) The decision of the Planning Commission will be issued with a Final Order. If a written Notice of Appeal is not filed within 15 days of the date the Final Order of the Planning Commission decision is mailed, the decision becomes final.

PRIOR TO PREPARING AN APPLICATION, applicants should check with City Staff to make sure they have the most updated versions of the Veneta Comprehensive Plan, Land Development Ordinance, and Land Division Ordinance. Ordinances are available on the City website, www.ci.veneta.or.us.

City of Veneta



City of Veneta
88184 8th Street
P.O. Box 458
Veneta, Oregon 97487
Phone: (541) 935-2191
Fax: (541) 935-1838

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Property Owner Signature: Kip Babb Kip Babb
Applicant Signature: Zac Moody, Associate Planner

To: City Of Veneta
88184 8th Street
Veneta, OR 97487

I own the property at 25053 Bolton Hill Road in Veneta, Oregon. During the last three years this property was recorded as a split zone general residential and community commercial property.

Due to a mapping error, the property has been re-zoned as community commercial only.

I am petitioning to have this changed. This property should be zoned as general residential.

Due to recent city improvements, there is no room for any parking or construction to make this property viable as a commercial site. I believe this is detrimental as a commercial site and non-usable as it is currently zoned.

I believe that re-zoning this property as general residential will be positive addition to the city of Veneta.

Thank you for your consideration,
Klp L. Babb

Summary Property Report

Site Address 25053 BOLTON HILL RD Veneta, OR 97487-9781
Map & Taxlot # 1706364101100
SIC N/A
Tax Account # 0522282
Property Owner 1
 BABB KIP L
 1550 SE LAVA DR UNIT 10
 PORTLAND, OR 97222
Taxpayer
 BABB KIP L
 1550 SE LAVA DR UNIT 10
 PORTLAND, OR 97222



Boundary - Land Use Data

| | | |
|--|------------------------------|------------------------------------|
| Approximate Taxlot 0.15 / 6,534 | School | Code Name |
| Acreage / Sq Ft | School District 28J | FERN RIDGE |
| Incorporated City VENETA | Elementary School 566 | Veneta |
| Limits | Middle School 564 | Fern Ridge |
| Urban Growth VEN | High School 567 | Elmira |
| Boundary | | |
| Census Tract/Block 0904/2 | | |
| Subdivision Name N/A | Zoning | CC |
| Lot/Tract/Unit TL 01100 | Parent/Overlay | |
| Phase N/A | Land Use | 1111 Single Family Housing |
| Recording Number N/A | Property Class | 101 RESIDENTIAL, IMPROVED |
| | Statistical Class | 130 CLASS 3 SINGLE FAMILY DWELLING |

Property Values & Taxes

| Real Market Value (RMV) | | | Total Assessed Value | |
|-------------------------|----------|-------------|----------------------|-----------|
| Year | Land | Improvement | Total | |
| 2009 | \$54,087 | \$98,860 | \$152,947 | \$109,452 |
| 2008 | \$58,025 | \$109,980 | \$168,005 | \$106,264 |

| 2009 Taxable Value | 2009 Tax | 2009 Tax Code Area |
|--------------------|------------|--------------------|
| \$109,452 | \$1,957.53 | 02807 |

Two Most Recent Sales/Ownership Transfers

| Date | Price | Grantor (first listed) | Grantee (first listed) | Instrument # | Image |
|----------|-----------|--------------------------|------------------------|--------------|-------|
| 06/12/06 | \$140,000 | SCHMITT PAUL A & NANCY L | BABB KIP L | 2006-41324 | |
| 05/22/95 | \$90,500 | MONNETTE, LINDA A | data not available | 1995-35794 | |

Dwelling #1 of 1 / Building Type » Class 3 dwelling

| | | | | |
|------------------------|-------------------------|----------------------------|--------------------------|---------------------------|
| Year Built 1990 | Base Sq Ft 1092 | Finished Sq Ft 1092 | Heating | Wall units |
| Bedrooms 3 | 1st Floor 1092 | | Roof Style/Cover | Gable/Comp shingle medium |
| Full Baths 1 | Total Sq Ft 1092 | 1092 | Bsmt Gar Sq Ft | N/A |
| Half Baths 1 | | | Att Gar Sq Ft | 336 |
| % Complete 100% | | | Det Gar Sq Ft | N/A |
| Fireplace(s) No | | | Att Carport Sq Ft | N/A |

This report extracts commonly used information from the Detailed Property Report (DPR).
 Generated by City of Veneta on May 19, 2010 at 2:39pm using RLID, <http://www.rlid.org/>

Exhibit A: Comprehensive Plan Designation & Zoning Designation

Comprehensive Plan Designation to Change from Commercial (C) to Medium Density Residential (M).
Zoning Designation to Change from Community Commercial (CC) to General Residential (GR).

Bolton Hill Road

17-06-36-41 Tax Lot 1100

Territorial Hwy

