

**CITY OF VENETA PLANNING DEPARTMENT
STAFF REPORT**

Comspan Communications Site Plan Review SR-1-08

Application Received:	February 12, 2008
Application Complete:	February 13, 2008
Notice Mailed and Posted:	February 13, 2008
Staff Report Date:	February 29, 2008
Prepared by:	Zac Moody, Assistant Planner

Referrals: Veneta Public Works Superintendent
City Engineer
Lane County Fire District No. 1

BASIC DATA

Applicant: Comspan Communications
9466 Black Mountain Rd, Suite 250
San Diego, CA 92126

Agent: LTS Group
Ryan Kremheller
457 River Avenue
Eugene, OR 97404

Owner: City of Veneta

Location: 25226 E. Broadway Ave

Assessor's Map: 17-05-31-20

Tax Lot Number: 503

Area: 2.58 acres

Plan Designation: Medium Density Residential (M)

Zoning Designation: Public Facilities and Parks (PFP)

REQUEST

The request before the Veneta Building and Planning Official is for approval of a site plan to allow construction of a telecommunications facilities hut next to the existing water tank and cellular tower at 25226 E. Broadway Ave., City Public Works Facility.

BACKGROUND

Tax lot 503 currently houses one of the City's drinking water reservoirs and is the site of the Public Works facility and a cellular tower. The City was approached by Comspan about locating a telecommunications facility hut adjacent to the water tank and cellular tower on the site. The proposed building is approximately 12 feet by 18 feet and will be accompanied by an auxiliary generator and propane tank. The entire facility will be enclosed in a 28'x 30' chain link enclosure (see **EXHIBIT A**).

Because this property is not zoned residential, a condition use permit (CUP) is not required. According to Veneta Land Development Ordinance 461 Section 4.10(2)(j), the telecommunication facility hut is a permitted use.

PROPERTY CHARACTERISTICS

The subject property is located on E. Broadway and houses the public works department and the City's water storage tank (see **EXHIBIT A**) and is surrounding on the north, east, and south sides by other residentially zoned parcels, and on the west side by a city owned park. The telecommunication facility will be located in an area that does not currently have any trees.

Wastewater Service

City services are currently servicing this property.

Storm water

Detention will be required for all new facilities on the site

Water Service

City services are currently servicing this property.

Natural Resources

The proposed changes do not affect any significant natural resources.

APPROVAL CRITERIA

Article 6 of the Veneta Land Development Ordinance No. 461 regulates Site Plan Reviews. The purpose of a site plan review is *"to correlate the general ordinance requirements with the specific site conditions and proposed uses and changes of use through a comprehensive review process to assure that developments are in conformance with the applicable land use regulations of the Land Development Ordinance."* Approval of a site plan review must comply with Section 6.04.

Utility facilities including telecommunication facilities is a permitted use in the PFP zone in compliance with Veneta Land Development Ordinance 461 Section 4.10(2)(j).

AGENCY COMMENTS

See **EXHIBIT B** for referral comments

PUBLIC COMMENTS

None

ISSUES

There does not appear to be any significant issues associated with the proposal.

STAFF RECOMMENDATIONS

Based on the findings for the minor site plan review stated in the Final Order, staff recommends approval of the site plan. The proposed conditions are listed in the Proposed Final Orders.

EXHIBITS

The following information was submitted regarding this application:

- A. Application
- B. Referral comments
 - a. Jerry Elliott, City Engineer
 - b. Heather Hill, Lane County Fire Dist. #1
 - c. Kyle Shauer, Public Works Superintendent