

**VENETA PLANNING COMMISSION
Proposed Final Order**

Site Plan Amendment for Emerald Secure Storage (SR-2-07)

A. THE VENETA PLANNING COMMISSION FINDS THE FOLLOWING:

1. The applicant has submitted information required by Section 6.03 of the Veneta Land Development Ordinance No. 461.
2. The Veneta Planning Commission reviewed all material relevant to the site plan amendment and held a meeting on October 1, 2007 after providing proper notice of the limited land use decision according to Section 2.13 of the Veneta Land Development Ordinance No. 461.
3. The Veneta Building and Planning Official followed the required procedure and standards for approving minor site plan amendments as required by Section 6.06 of the Veneta Land Development Ordinance No. 461.

B. IT IS HEREBY ORDERED THAT the Veneta Planning Commission approves with conditions the site plan amendment to the Emerald Secure Storage Facility (SR-2-07). The Applicant shall comply with the following conditions of approval. Approval is contingent upon the resolution of any appeals to this and any related City decisions.

Prior to issuance of building permit:

- (1) The applicant shall pay all additional Systems Development Charges (SDCs) attributable to the increase in development intensity on the site. Charges may include sewer, water, storm drainage, and transportation. The applicant shall be given one (1) ERU credit for the existing house.
- (2) The applicant shall pay all outstanding staff and technical review fees.

Prior to a certificate of occupancy:

- (3) Fire extinguishers with a minimum rating of 2A:10BC shall be placed throughout the property so that the maximum travel distance does not exceed 75'. These extinguishers shall be located so that persons within the facility can have direct access to the extinguisher. These extinguishers shall be mounted in secure cabinets so that they are accessible and protected from environmental damage. (2002 NFPA 10, Chapter 5).
- (4) The applicant shall provide the City with verification that the existing well is constructed and operating according to current Department of Water Resources standards. If the inspection determines that the well is substandard, the applicant shall

either provide the City with proof that the well has been brought up to standard, or properly abandoned.

- (5) The existing septic system shall be properly abandoned in conformance with all current state and county regulations.

C. FINDINGS OF COMPLIANCE

SECTION 6.06 AMENDMENTS

Minor site plan amendments are those that meet the following criteria and thus may be approved by the Building and Planning Official:

- (2) *The site plan amendment will not change the impacts (such as traffic generation, emissions or drainage) on surrounding properties.*

The proposal is not consistent with this standard and is therefore reviewed as a Major Site Plan Amendment. The proposed changes will increase both drainage and traffic impacts due to the addition of new units and increased impervious surface.

Site Plan Review applicable criteria are in italics; findings are in bold.

SECTION 6.04 REQUIRED FINDINGS

After an examination of the site and prior to approval of plans, the Commission or Building and Planning Official must make the following findings:

- (1) *That all provisions of city ordinances are complied with.*

Veneta Land Development Ordinance No. 461

Article 4-USE ZONES

Section 4.06 HIGHWAY COMMERCIAL (HC)

In the HC zone, the following regulations shall apply:

- (2) *Permitted Uses. In an HC zone, the following uses and their accessory uses are permitted subject to the site plan review provisions of Article 6 provided, all operations except off-street parking and temporary activities associated with an established business shall be conducted entirely within an enclosed building:*

(b) Rental storage units, may include a residential living quarters.

The proposal is consistent with this criterion because the existing use, a self-storage facility, will be continued.

(4) Yards. Except as provided in Articles 5, 6 and 8, in an HC zone, no yards are required except as follows:

(b) Back and side yards abutting a residential zone shall be ten (10) feet.

(c) Yards shall be landscaped as provided in Section 5.12.

The proposal is consistent with requirements b & c above. There is a 14 ft grass/shrub area along the northern property lines abutting the adjacent rural residential parcel.

(2) That traffic congestion is avoided, pedestrian, bicycle and vehicular safety are protected and future street right-of-way are protected.

The proposal is consistent with this criterion with the condition that the applicant pays any additional transportation SDC charges attributable to the increase in development on the site. The proposed expansion will increase traffic to and from the site, placing additional demands on infrastructure. SDC funds are used to build and upgrade facilities to accommodate such growth within the City.

The addition of units to the facility will not contribute to any traffic congestion, and does not affect pedestrian, bicycle and vehicular safety.

Huston Road currently has a 40ft ROW and is under county jurisdiction. Just south of the subject property, Huston is within City limits and is designate as a major collector which requires a 60 ft ROW.

The proposed building locations are at least 30 feet from the current ROW for Huston Rd. This allows for an additional 10ft of ROW for Huston Road in the event of future upgrade, and maintains a 20ft paved lane if this were to happen. The proposed building locations do not preclude future ROW expansion.

(3) That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.

The proposal is consistent with this criterion because existing signs and lighting do not by size, location, or color, interfere with traffic or limit visibility and no changes are proposed.

- (4) *That adequate water, sewer and utilities for the proposed use are available.*

The proposal is consistent with this criterion with the condition that the applicant pays any additional SDCs associated with the increase in development intensity on the site. The proposed expansion may increase sewer and water use on the site and will increase the impervious surface area and runoff, placing additional demands on infrastructure. SDC funds are used to build and upgrade facilities to accommodate such growth within the City.

- (5) *That drainageways are protected and drainage facilities provided.*

The proposal is consistent with this criterion. An approved drainage plan was submitted and facilities installed which take into account the proposed improvements.

- (6) *That the extent of emissions and potential nuisance characteristics are reasonably compatible with the land use district, adjacent land uses and the standards of all applicable regulatory agencies having jurisdiction.*

The proposal is consistent with this criterion with the condition that the applicant shall place fire extinguishers with a minimum rating of 2A:10BC throughout the property so that the maximum travel distance does not exceed 75'. These extinguishers shall be located so that persons within the facility can have direct access to the extinguisher. These extinguishers shall be mounted in secure cabinets so that they are accessible and protected from environmental damage. (2002 NFPA 10, Chapter 5).

Improperly abandoned wells and septic systems are listed in the City's Drinking Water Protection Plan as potential sources of contamination. To avoid potential impacts to groundwater quality, the following conditions of approved are required:

- **Provide the City with verification that the existing well is constructed and operating according to current Department of Water Resources standards. If the inspection determines that the well is substandard, the applicant shall either provide the City with proof that the well has been brought up to standard, or properly abandoned.**
- **The existing septic system shall be properly abandoned in conformance with all current state and county regulations.**

D. This approval shall become final on the date this decision and supporting findings of fact are signed by the Chair of the Veneta Planning Commission below. A Planning

Commission decision may be appealed to the Veneta City Council within 15 days after the decision has been signed and mailed.

Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the City to respond to the issue precludes an action for damages in circuit court.

James Eagle Eye,
Planning Commission Chair

Approval Date