

**VENETA PLANNING COMMISSION
STAFF REPORT**

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

Application Date: August 2, 2007

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

Property Owner Notice: August 13, 2007
Report Date: September 17, 2007

BASIC DATA

Applicant: Jeff Witty

Location: 88272 Huston Road

Assessor's maps and lots: 17-05-31-10, tax lot 1900

Lot area: 2.91 acres

Plan designation: Commercial (C)

Current zoning: Highway Commercial (HC)

REQUEST

This request is for administrative review and approval of a minor site plan amendment to allow the addition of 7 new mini-storage buildings adding an additional 130 units.

BACKGROUND

The property is located near the intersection of Huston and Wildwood Roads. An amended site plan is required for new construction on the site and Planning Commission approval is required by Veneta Land Development Ordinance 461 Section 6.06 because the proposed improvements will increase the amount of traffic generated for the site.

AGENCY COMMENTS

See EXHIBIT B for agency comments

PUBLIC COMMENTS

None received.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

- a. Approve the Site Plan with conditions of approval based on the findings in the proposed final order.

- b. Modify the proposed findings or conditions of approval based on the findings in the Proposed Final Order.
- c. Deny the Site Plan based on the Planning Commission's findings.
- d. Continue the review of the Site Plan if more information is needed.

EXHIBITS

- A. Amended Site Plan
- B. Comments from City Engineer Jerry Elliott