



**KEATING**  
**ENGINEERING**  
L L C  
159 E. SIXTEENTH AVE  
EUGENE, OREGON 97401  
VOICE (541) 242-0613  
FAX (541) 242-0614  
email keatingeng@msn.com

April 14, 2009

SITE PLAN SUBMITTAL  
VENETA CONGREGATION OF JEHOVAH'S WITNESSES  
TERRITORIAL ROAD  
ASSESSOR'S MAP 17-04-32-23-1800&1400

#### APPLICABILITY OF SITE PLAN REVIEW CRITERIA

SECTION 6.01 SITE PLAN REVIEW PURPOSE AND APPLICABILITY of the City development code is addressed with respect to the necessity of formal site plan review.

Section 6.01(1) considers whether the site has demonstrated drainage limitations. This issue was resolved during the design of the adjacent Austin Acres subdivision, and the site drainage was included in the detention basin sizing and discharge from Austin Acres. Since the storm drainage is directed to a natural drainageway in accordance with the Land Division and Land Development Ordinances through an approved infiltration/detention system, site drainage limitations have been previously abated.

Section 6.01(2) requires site plan approval if it includes open space and/or greenway areas designated on the Veneta Zoning Map as a Greenway subzone. The site is not abutting or directly adjacent to designated open space, wetland areas, or greenway.

Section 6.01(3) requires a formal review if the site is located in a flood hazard subzone. The site is not in a flood hazard subzone.

Section 6.01(4) requires a formal review if the site has steep natural slopes greater than 15 percent. The site has no natural slopes of or greater than fifteen percent.

Section 6.01(5) refers to locations adjacent to Greenway subzone Areas on the Veneta Zoning Map, which do not apply to this site.

Section 6.01(6) only applies to an undersized lot. This lot meets minimum lot size criteria.

Section 6.01(7) applies only if the site includes significant wetland resources, and is not located within 50 feet of a wetland resource. Neither of these conditions apply. (The previously designed stormwater system at the adjacent Austin Acres detention basin, is precluded by the Clean Water Act from being regulated as a jurisdictional wetland).

Based on the above, it appears that this site plan does not rise to the level of a formal site plan review, but is approvable by administrative action.