

May 10, 2024

Harvey Rexius  
PO Box 239  
Westfir, OR 97492

Re: Temporary Use Permit Renewal – Outdoor Storage  
Assessor's Map No: 17-05-31-10  
Tax Lot 03000  
25395 Loten Way  
File No. TUP-24-5(R)

To whom it may concern:

Enclosed, please find the approved temporary use permit renewal, File No. TUP-24-5(R). This approval is subject to the conditions of approval contained in the final approved site plan and staff report, File No. TUP-13-23.

This temporary use permit renewal extends the original approval for 180 additional days. The original approval was set to expire on May 28, 2024, meaning that the renewal is valid until **November 24, 2024**.

If you have any questions or concerns, you may contact me at (541) 935-2191 or [dfindlay@ci.veneta.or.us](mailto:dfindlay@ci.veneta.or.us).

Sincerely,



Daniel Findlay  
Associate Planner  
City of Veneta

Enclosure:

CC: Property Owner: Harvey and Cynthia Rexius Trust  
Planning File



## Temporary Use Application

PO Box 458 \* Veneta, OR 97487 \* 541-935-2191 \* Fax 541-935-1838 \* www.venetaoregon.gov

Planning Authorization: DF  
Submission Date: 4-29-2024  
Planning File #: TUP-24-5(R)

APR 29 2024

Renewal (if applicable):   
Previous File #: TUP-13-23

CITY OF VENETA

Temporary Use Permits allow the establishment of specified uses on a short-term basis in certain, specified land use zoning districts. No temporary use permit can be granted which would have the effect of permanently rezoning or granting privilege not shared by other property in the same zone. RETAIL SALES are permitted only in Commercial or Industrial/Commercial zones.

Garage Sales are permitted only in residential zones in accordance with Veneta Municipal Code Chapter 5.15 and do not need a permit.

**Temporary Use Renewal Permits shall be subject to review by the Building & Planning Official one (1) year from the date of approval. Public notice requirements may be waived for renewal of Temporary Use Permits at the discretion of the Building & Planning Official provided that no formal complaints have been filed regarding the temporary use or there have been no changes made to the site plan or activities from the time of initial approval.**

Application.....\$350 (non-refundable)  
 Technical Review/Public Notice.....\$350 (deposit)

### Renewal

Application Fee (Renewal only).....\$200 annually (non-refundable)

Applicant Name: Harvey Rexius  
Mailing Address: P.O. Box 239  
City/State/Zip: Westfir, Oregon 97492  
Applicant Phone: 916-417-6898 Applicant Email: harveyrexius@gmail.com

Property Owner Name: Harvey Rexius + Cynthia Rexius  
Mailing Address: P.O. Box 239  
City/State/Zip: Westfir, Oregon 97492  
Property Owner Phone: 916-417-6898 Property Owner Email: harveyrexius@gmail.com

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lots(s)	Site Address	Zone
<u>Map: 17-05-31-10 / Tax Lot: 03000</u>		<u>25395 Loten Way</u> <u>Veneta, OR</u>	<u>1C</u>

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 and the Veneta Zoning and Development Code. Ordinances are available on the City website, [www.venetaoregon.gov](http://www.venetaoregon.gov)

Approval will be based on the general criteria listed in the Veneta Zoning and Development Code, Article 7, Section 7.03 (1) through (3) as well as specific criteria, depending upon the type of use, listed in Section 7.04. (Check the type of use and submit a written statement and plans supporting the criteria listed in the applicable subsections of the Veneta Zoning and Development Code, Section 7.03 & 7.04)

- Temporary displays, sales, and/or event [Section 7.04, subsection (1)]
- Mobile food and flower vendor or other kiosks [Section 7.04, subsection (2)]
- Second dwelling on property during construction or demolition of dwelling [Section 7.04, subsection (3)]
- Outdoor Storage (not involving sales) [Section 7.04, subsection (4)]
- Manufactured dwelling as a temporary office in the commercial or industrial zone during construction of a permanent structure.
- Other (explain) Park DumpTruck, Trailer, Excavator, ETC.

**Required Submittals:**

**(Veneta Zoning and Development Code, Article 7, Section 7.02)**

- A completed application Form (signed by the applicant and property owner).
- A Statement explaining the request.
- Site plan showing location of any proposed structures, activity area, and parking with respect to property lines and existing buildings, parking areas and landscaping.
- Drawings or photos showing proposed structures.
- Any other information needed to describe the proposed use in sufficient detail for the Building and Planning Official to determine how the proposed use meets the approval criteria.
- Veneta Zoning and Development Code, Article 4 & 5 for zoning information, including but not limited to required setbacks, parking, signs traffic flow and special setbacks.

**Approval Criteria:**

**(Veneta Zoning and Development Code, Article 7)**

- The temporary use is not inconsistent with the purpose of the zoning district in which it is placed.
- The temporary use will not have a significant adverse impact on the surrounding uses.
- The temporary use shall comply with the applicable criteria listed in Section 7.04.

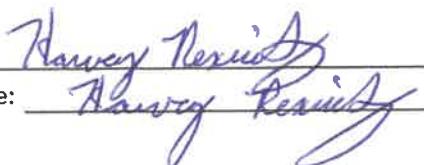
Note: Temporary Use Renewals are subject to review and approval by the Building and Planning Official on an annual basis per Veneta Zoning and Development Code, Section 7.06. Public Notice requirements may be waived for a renewal of Temporary Use Permits at the discretion of the Building and Planning Official provided that:

(a) No formal complaints have been filed regarding the temporary use.

(b) There have been no changes made to the site plan or activities from the time of initial approval as verified by the Building and Planning Official

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.

Applicant's Signature:



Property Owner's Signature:



## 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. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits. Applicant acknowledges and agrees that Applicant's failure to pay City costs over the base fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening Property in the amount owed; prosecution for violation of the City's current fee resolution and the Veneta Zoning and Development Code; issuance of a stop work order, non-issuance of building permits for Property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

**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 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 Applicant on a monthly basis. Applicant agrees that Applicant's failure to pay these amounts triggers City's option to pursue any or all remedies, as listed above.

**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, including but are not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing Application, shall be charged to Applicant, at the rate(s) charged to the City. 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 Applicant. Such costs shall be adjusted as soon as the specific amounts are known. Applicant agrees that any deficiencies shall be collected from Applicant, and that Applicant's failure to pay these amounts triggers City's option to pursue any or all remedies, as listed above.

# Renewal Report

## PLANNING DEPARTMENT USE

### Application Information:

Previous Staff Report Date: 11-30-2023

Complaints Received: Yes  No

Changes to Previous Permit: Yes  No

*If yes to either, send notice and referral.*

Notice Posted: \_\_\_\_\_

Notice Mailed: \_\_\_\_\_

Referrals Sent: \_\_\_\_\_

### Referrals & Public Comments:

The Veneta Building & Planning Official has received comments from referral agencies and/or the public regarding this temporary application.

Yes

No

### Approval Criteria:

#### (Veneta Zoning and Development Code, Article 7, Section 7.03) – Check All That Apply

- The applicant has proposed no changes and all findings of fact in the attached report are consistent with the proposed land use.
- There have been no new criteria adopted by the City or other regulatory agencies that require new findings of fact.
- Other regulatory agencies have required the applicant to provide additional information which has required staff to amend the findings of fact in the attached staff report. Amended findings are listed below.
- The applicant has proposed changes to the temporary use which require amendment to the findings found in the previous report.

### Conditions of Approval:

The Veneta Building & Planning Official has reviewed the conditions of approval in the attached staff report and has found:

- All conditions of approval listed in the attached staff report shall be applied to the land use application submitted for approval.
- There are no new conditions of approval for this application.
- Previous conditions of approval are attached and shall be added to the conditions of approval listed in the attached staff report. All previous conditions of approval still apply.
- The conditions of approval attached shall substitute the conditions previously listed in the attached staff report. All previous conditions are void for the current Temporary Use Permit.

All material relevant to the temporary use renewal, which has been submitted by the applicant, staff, and general public regarding this matter, has been reviewed and the required procedures and standards for taking action on a temporary use permit renewal have been followed. Based on the findings and conditions of approval, the Veneta Building & Planning Official grants conditional approval of the temporary use renewal. This conditional approval of the plans shall become final on the date this decision is signed below. An appeal of this decision to the Veneta Planning Commission must be filed in writing within fifteen (15) days of the date below

  
Daniel J. Soualhy  
Veneta Building & Planning Official

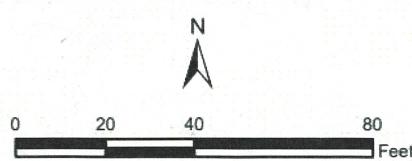
5-10-2024

Date





The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



## ArcGIS Web Map

Lane County, Oregon

222-00"

5'-0" SET BACK

LOT 2

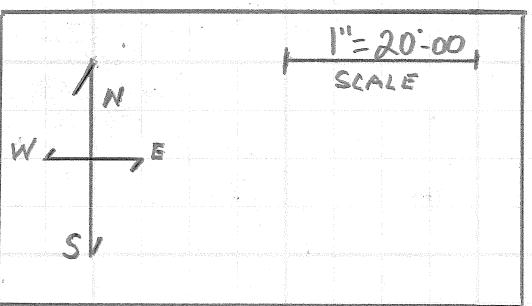
40512 Sq. ft.

5'-0" SET BACK

25395 LOTEN WAY  
Veneta Ore

97487

5'-0" SET BACK



185.32'

156.73'

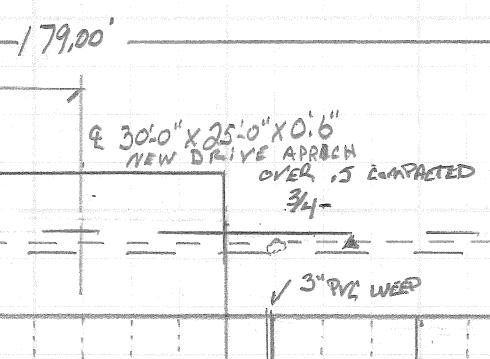
APPROX 35,032 SF AREA COVERED w/  
0.5' 3/4-/1 1/2" COMPACTED  
OVER ROAD FABRIC

222.00'

LANDSCAPE AREA COMBINATION  
BARK/ROCK/GROUND COVER w/WEED CONTROL  
10'-0" SET BACK  
w/CHAINLINK

110'-0"

4 30'-0" X 25'-0" X 0' 6"  
NEW DRIVE APPROACH  
OVER 1/2 COMPACTED  
3/4"



4 30'-0" X 25'-0" X 0' 6"  
NEW DRIVE APPROACH  
OVER 1/2 COMPACTED  
3/4"

3" PVC WEE

4 30'-0" X 25'-0" X 0' 6"  
NEW DRIVE APPROACH  
OVER 1/2 COMPACTED  
3/4"

10'-0" SET BACK  
6'-0" FENCING w/  
SLATS

PUD 7-1

PUD 7-1  
LANDSCAPE AREA 2,100SF  
TREES, SHRUBS, w/COMBATON, BARK  
ROCK & GROUND COVER, OVER WEED CONTROL

✓ 5'-0" SIDEWALK  
"MATCH EXT TYP"  
✓ 5'-0" PLANTER "TYP"

196 LF 5'X5'X.333 OVER 5 3/4"-  
196 LF 5'X5'X.333 BARK w/WEED  
CONTROL BARRIER 975SF

7'-0" PUD

1" PVC WATER LINE X 420 LF w/BACKFLOW  
5'-0" SET BACK OFF PL

10'-0" SET BACK OFF PL  
w/6'-0" CHAINLINK w/  
SLATES

● SURVEYOR POINTS  
5 GAL SHRUBS/ACCENT PLANTS  
TREES

● POWER J BOX

W CITY WATER METER BOX

□ SITE WATER BOX w/ HYD VALVE

APPROX 195 LF LANDSCAPE AREA, OWNER  
1950 SF

APPROX 195 LF PLANTER AREA CITY  
975SF

POWER METER BOX COVER TO CONFORM w/LOCAL CODE  
METER NOT OVER 6' IN HT, CONTROL BOXES TO BE MOUNTED  
TO COVER, HYD TO MOUNT TO SIDE

PREPOSED

SITE POWER METER COVER

NOTES

SIDEWALK RD 720 SEPERATED

DRIVEWAY RD 740 OPTION "H"

CURB & GUTTER TYP RD 700 RD 701

IRRIGATION BOX w/ BACKFLOW PREVENTOR

10'-0" SET BACK w/ 6'-0" CHAINLINK FENCE w/  
SLATE

30'-0" SLIDE GATE w/ SLATES

LANDSCAPE AREA & PLANTER AREA TREES w/  
COMBINATION, SHRUBS, BARK, ROCK & GROUND COVER  
OVER WEED CONTROL APPROX 197 LF 2995SF

APPROX 35,032 SF EXCAVATED AREA, BACK FILLED  
w/6" 3/4-/1 1/2" ROCK COMPACTED OVER ROAD FABRIC

APPROX 533 LF X 5'-0" UNDISTURBED SET BACK  
2665 SF

APPROX 195 LF LANDSCAPE AREA, OWNER  
1950 SF

APPROX 195 LF PLANTER AREA CITY  
975SF

POWER METER BOX COVER TO CONFORM w/LOCAL CODE  
METER NOT OVER 6' IN HT, CONTROL BOXES TO BE MOUNTED  
TO COVER, HYD TO MOUNT TO SIDE