

ORDINANCE NO. 589

AN ORDINANCE ADOPTING AMENDMENTS TO THE VEHICLE PARKING AND STORAGE STANDARDS IN THE VENETA ZONING AND DEVELOPMENT CODE

WHEREAS, the City wishes to maintain consistency between the Veneta Municipal Code and the Veneta Zoning and Development Code regarding vehicle parking and storage standards; and

WHEREAS, on June 10, 2024, the City Council approved for second reading and adoption Ordinance No. 585, which amended the vehicle parking and storage standards in the Veneta Municipal Code; and

WHEREAS, amending the vehicle parking and storage standards of the Veneta Zoning and Development Code to match and refer to the standards adopted under Ordinance No. 585 would promote consistency between the Veneta Municipal Code and the Veneta Zoning and Development Code; and

WHEREAS, on April 22, 2024, the Department of Land Conservation and Development was notified of the proposed amendments; and

WHEREAS, on June 4, 2024, the Veneta Planning Commission conducted a properly advertised public hearing on the proposed amendments and recommended that the City Council adopt the proposed amendments; and

WHEREAS, on July 8, 2024, the Veneta City Council conducted a properly advertised public hearing and first reading on the proposed amendments; and

WHEREAS, based upon all materials relevant to the proposal, staff reports, findings made by the Veneta Planning Commission, and testimony and comments submitted at public hearings, both orally and in writing, the Veneta City Council has made the findings of fact as set forth in Exhibit A.

NOW, THEREFORE, THE CITY OF VENETA ORDAINS AS FOLLOWS:

Section 1. The City Council hereby adopts the Findings of Fact attached as Exhibit A as its basis for adopting amendments to the Veneta Zoning and Development Code.

Section 2. Veneta Zoning and Development Code (Ordinance No. 579) is hereby amended as follows:

- a. Section 5.01, General Provisions Regarding Accessory Uses, Subsection 6, is hereby amended as set forth on the attached Exhibit B-1.
- b. Section 5.20, Off-Street Parking Requirements, Subsection 16, Parking of Recreational Vehicles on Private Property, is hereby amended as set forth on the attached Exhibit B-2.

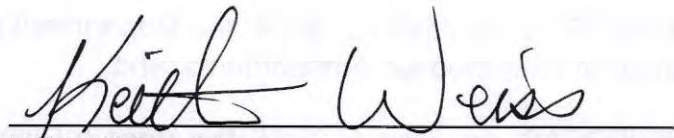
Section 4. All unamended provisions of Ordinance No. 579 shall remain in full force and effect.

Section 5. Effective Date. This Ordinance will go into full force and effect on the 30th day after adoption.

READ FOR A FIRST TIME, BY TITLE ONLY, this ___8th___ day of ___July___, 2024, no Council person in attendance having requested that it be read in full.

READ FOR A SECOND TIME, BY TITLE ONLY, this ___8th___ day of July___, 2024, no Council person in attendance having requested that it be read in full.

PASSED AND ADOPTED by a ___5___ vote for and ___0___ against by the City of Veneta Council this ___8th___ day of ___July___, 2024.


Keith Weiss, Mayor

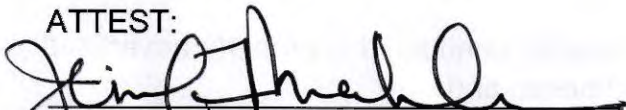
ATTEST:

Jennifer Mirabile, City Recorder

EXHIBIT A

**ORDINANCE NO. 589
VENETA CITY COUNCIL
FINDINGS OF FACT
File No. A-24-3**

**ADOPTION OF AMENDMENTS TO THE VEHICLE PARKING AND STORAGE STANDARDS
IN THE VENETA ZONING AND DEVELOPMENT CODE**

A. General Findings. The Veneta City Council finds the following:

1. The City provided public notice to the Oregon Department of Land Conservation and Development (DLCD) on April 22, 2024, at least 35 days prior to the first public hearing, and provided notice in *The Register Guard* on May 15, 2024 for the Planning Commission public hearing and on June 12, 2024 for the City Council public hearing per Veneta Zoning and Development Code, Section 11.09(D).
2. The Planning Commission held a public hearing on June 4, 2024 on the proposed amendments to Veneta Zoning and Development Code and recommended adoption to the City Council.
3. The Veneta City Council conducted a public hearing and first reading on July 8, 2024, on the proposed amendments to the Veneta Zoning and Development Code.
4. Based on the findings below, the City Council concluded that the proposed amendments are in conformance with the applicable Statewide Planning Goals, the Veneta Comprehensive Plan, and the Veneta Zoning and Development Code.

B. Statewide Planning Goals and Proposed Findings

1. Citizen Involvement (Goal 1)

Objective: To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Findings: The Planning Commission and City Council conducted public hearings on the proposal prior to adopting the proposed amendments. Notice of the proposal was submitted to the Department of Land Conservation and Development on April 22, 2024, at least 35 days in advance of the first public hearing. Notice of the proposal was published in the *Register Guard* for the Planning Commission public hearing on May 15, 2024, and on June 12, 2024 for the City Council Public Hearing. Notice was also posted at City Hall, Fern Ridge Library, and on the City website.

Legislative decisions first require a Planning Commission public hearing, at which the Planning Commission makes a recommendation to the City Council, which then makes a decision based

on stated findings. The Planning Commission and City Council hearings were duly noticed and open to the public. Phone numbers were publicly advertised for citizens to call into the meetings if they were unable to attend in person. The Planning Commission public hearing was held on June 4, 2024. The City Council public hearing and first reading was held on July 8, 2024.

Conclusion: The City ensured that members of the public had an opportunity to comment on the proposed amendments, which is consistent with Goal 1.

2. Land Use Planning (Goal 2)

Objective: To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Findings: The proposed amendments are consistent with Goal 2 because they will modify the vehicle parking and storage standards in the VZDC to refer to and match the standards in the Veneta Municipal Code, which will help establish a consistent policy framework regarding the regulation of vehicle parking and storage.

3. Agricultural Lands (Goal 3)

Objective: To preserve and maintain agricultural lands

Findings: There are no agricultural lands within city limits. Goal 3 is not applicable.

4. Forest Lands (Goal 4)

Objective: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreation opportunities and agriculture.

Findings: There are no forest lands within city limits. Goal 4 is not applicable.

5. Natural Resources, Scenic and Historic Areas, and Open Spaces (Goal 5)

Objective: To protect natural resources and conserve scenic and historic areas and open spaces.

Findings: The proposed amendments are not expected to have any effect on the protection of natural resources or conservation of scenic areas, historic areas, or open spaces. Goal 5 is not applicable.

6. Air, Water and Land Resources Quality (Goal 6)

Objective: To maintain and improve the quality of the air, water and land resources of the state.

Findings: The proposed amendments will modify the vehicle parking and storage standards to match the standards in the Veneta Municipal Code (VMC). The standards include prohibiting

vehicle parking or storage in the front yard that is not on an improved surface. Prohibiting vehicles from parking on lawn or natural groundcover in the front yard will help decrease the amount of pollutants that enter the City stormwater system. For this reason, the amendments are consistent with Goal 6.

7. Areas Subject to Natural Hazards (Goal 7)

Objective: To protect people and property from natural hazards.

Findings: The proposed amendment would not have any effect on the protection of people and property from natural hazards. Goal 7 is not applicable.

8. Recreational Needs (Goal 8)

Objective: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Findings: The proposed amendments are not expected to have any effect on recreation within the City. Goal 8 is not applicable.

9. Economic Development (Goal 9)

Objective: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Findings: The proposed amendments would not have any effect on the economic development of the City. Goal 9 is not applicable.

10. Housing (Goal 10)

Objective: To provide for the housing needs of citizens of the state.

Findings: The proposed amendments would not have any effect on housing in the City. Goal 10 is not applicable.

11. Public Facilities and Services (Goal 11)

Objective: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Findings: The proposed amendment will not affect any public facilities and services. Goal 11 is not applicable.

12. Transportation (Goal 12)

Objective: To provide and encourage a safe, convenient and economic transportation system.

Findings: The proposed amendments would not have any effect on the City's transportation system. Goal 12 is not applicable.

13. Energy Conservation (Goal 13) Objective:

To conserve energy.

Findings: The proposed amendments would not have any effect on the conservation of energy. Goal 13 is not applicable.

14. Urbanization (Goal 14)

Objective: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Findings: The proposed amendments are not expected to have any effect on the urbanization of the City. Goal 14 is not applicable.

15. Willamette River Greenway, Estuarine Resources, Coastal Shorelands, Beaches and Dunes, Ocean Resources (Goals 15-19)

Findings: No part of the Willamette River Greenway is within city limits, and there are no coastal, ocean, estuarine, or beach and dune resources within city limits. Goals 15-19 are not applicable.

- C. Compliance with Statutory and Administrative Requirements and Veneta Comprehensive Plan Specific Findings.** VLDO 11.20(3) and (4) require legislative amendments to comply with applicable provisions of the Comprehensive Plan text and map, statutes, and administrative rules. The following findings demonstrate compliance with the approval criteria in VLDO 11.20(3) and (4):

Statutory and Administrative Requirements

Findings: There are no statutory or administrative requirements that directly apply to the proposed amendments. The City adopts the findings for the Statewide Planning Goals contained in Section B of this Exhibit to demonstrate that, if applicable, these proposed amendments do comply with the Oregon Administrative Rules implementing the statewide planning goals.

Comprehensive Plan Provisions

Growth Management Element

Goal: Provide sufficient buildable lands and open space areas to allow Veneta to develop as the retail and service center for the Fern Ridge area and to develop a commercial and light industrial employment base.

Findings: The proposed amendments are not expected to have any effect on the rate of growth or amount of buildable lands in the City. This element is not applicable.

Community, Building, and Site Design Element

Goal: Create a city with efficient and ecologically sensitive infrastructure; an environment that aesthetically stimulates us; and buildings, sidewalks, trails, and other public facilities that are accessible to everyone.

Findings: The proposed amendments will modify the vehicle parking and storage standards on the VZDC to refer to the standards found in the VMC. These standards are partially intended to promote the development of an aesthetically stimulating environment by ensuring there are certain standards that vehicle parking and storage must meet in order to be allowed by the City. For this reason, the amendments meet this element.

Residential Land and Housing Element

Goals:

- 1. Provide an adequate supply of residential land and encourage land use regulations that allow a variety of housing types that will be able to meet the housing needs of a range of age groups, income levels, and family types.*
- 2. Encourage efficient land development patterns that minimize service and infrastructure costs.*
- 3. Encourage land use patterns that provide livable neighborhoods; allow mixed uses, and allow a variety of housing types.*
- 4. Encourage land use patterns that protect and enhance Veneta's natural resources.*
- 5. Facilitate new housing starts to ensure there is adequate opportunity and choice to acquire safe, sanitary, and affordable housing.*
- 6. Maintain an attractive residential community in an appealing rural setting.*

Findings: This element is not applicable to the proposed amendment.

Economic Development Element

Goals: Pursue the economic interest of the City of Veneta by constructing and implementing policies and programs, including but not limited to the following functions:

- 1. Guide the responsible expansion and growth of business and industry in Veneta and the Fern Ridge area.*
- 2. Develop a working relationship with economic development-related public and private agencies, community groups, and business organizations.*
- 3. Engage in dialogue with interested parties about the development of Veneta's industrially and commercially zoned properties, and other development and interests related to Comprehensive Plan Goals. Veneta Comprehensive Plan 28*
- 4. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses.*
- 5. Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses.*

Findings: The proposed amendments are not expected to have any effect on the economic development of the City. This element is not applicable.

Utilities

Goal: Upgrade and develop adequate water, sewer, storm drainage and other appropriate utilities to serve the planning population (Other utilities could potentially include telecommunications, electric, cable, solid waste, etc.).

Findings: This element is not applicable to the proposed amendments.

Community Facilities and Services

Goal: Upgrade and develop adequate community facilities and services to serve the planning population. The community facilities element of the Comprehensive Plan includes those public and semipublic activities in the community, with the exception of utilities and parks and open space. Each of these are considered as separate elements.

Findings: This element is not applicable to the proposed amendments.

Transportation

Mission: Veneta will support its residents' pursuit of healthy and prosperous lives through developing a transportation system that meets the needs of the present and anticipates the future.

Findings: The proposed amendments are not expected to have any effect on the transportation system of the City. This element is not applicable.

Parks and Open Space

Goal: Develop a variety of neighborhood parks, open space areas, and recreational facilities for use by the residents of Veneta.

Findings: The proposed amendments are not expected to have any effect on the parks and open space system of the City. This element is not applicable.

Natural Resources

Goals:

- 1. Conserve open space and protect natural and scenic resources, including wildlife corridors.*
- 2. Conserve and protect Veneta's significant wetland resources.*

Findings: This element is not applicable to the proposed amendments.

Air, Water, and Land Resource Quality

Goal: Preserve the quality of Veneta's Air, Water, and Land Resources

Findings: The proposed amendments will modify the vehicle parking and storage standards to match the standards in the Veneta Municipal Code (VMC). The standards include prohibiting vehicle parking or storage in the front yard that is not on an improved surface. Prohibiting vehicles from parking on lawn or natural groundcover in the front yard will help decrease the

amount of pollutants that enter the City stormwater system. For this reason, the amendments are consistent with this element.

Areas Subject to Development Constraints

Goal: Protect life and property from natural hazards and disasters

Findings: This element is not applicable to the proposed amendments.

D. Conclusion. For all the reasons set forth above, the proposed amendment to the Veneta Zoning and Development Code complies with the Oregon Statewide Planning Goals and the City of Veneta Comprehensive Plan.

Exhibit B-1

ORDINANCE NO. 589

Section 5.01 – General Provisions Regarding Accessory Uses, Subsection 6

- 6) Vehicles, boats, trailers, recreational vehicles, vans, campers may be stored on a lot as an accessory use to a dwelling and in conformance with Veneta Municipal Code 10.05.130(1).

Exhibit B-2

ORDINANCE NO. 589

Section 5.20 – Off-Street Parking Requirements, Subsection 16, Parking of Boats, Trailers, and Recreational Vehicles on Private Property

- 16) Parking of Boats, Trailers, and Recreational Vehicles on Private Property. Parking and storage of Boats, Trailers and Recreational Vehicles must meet the standards found in Veneta Municipal Code 10.05.130(1) unless:
- A. It is parked or stored in a manufactured dwelling park or recreational vehicle park;
 - B. It is located behind a fence in a side or rear yard area;
 - C. It is located entirely within a legally constructed garage, shop, or other storage building;
 - D. It has been approved as part of a temporary use permit;
 - E. It is located within an approved commercial/Industrial storage facility.