

ORDINANCE NO. 587

AN ORDINANCE ADOPTING AMENDMENTS TO THE VENETA ZONING AND DEVELOPMENT CODE TO IMPLEMENT THE 2023 PATHS AND TRAILS MASTER PLAN

WHEREAS, the City relies on the Veneta Zoning and Development Code for control of most land use actions; and

WHEREAS, on July 10, 2023, the City of Veneta City Council adopted via resolution the 2023 Paths and Trails Master Plan; and

WHEREAS, the City desires to amend the City of Veneta Zoning and Development Code to implement certain elements of the 2023 Paths and Trails Master Plan, specifically as it relates to land use review and development within the City ("Proposed Amendments"); and

WHEREAS, on February 13, 2023, the City provided notice of the Proposed Amendments to the Department of Land Conservation and Development; and

WHEREAS, on June 4, 2024, the Veneta Planning Commission conducted a properly advertised public hearing on the Proposed Amendments and, having received no objections, 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. Findings. The City Council hereby adopts the Findings of Fact attached as Exhibit A as its basis for adopting the Proposed Amendments to the Veneta Zoning and Development Code.

Section 2. Amendments. The Veneta Zoning and Development Code is hereby amended as follows:

- a. Section 5.22, Pedestrian and Bicycle Access and Circulation, is hereby amended to insert a new subsection 7, as set forth in the attached Exhibit B-1.
- b. Section 5.26, Parkland Dedication Requirements, Subsection 3, Minimum Parkland Standards, is hereby amended as set forth in the attached Exhibit B-2.
- c. Section 6.05, Approval Criteria, Subsection 1(B), is hereby amended as set forth in the attached Exhibit B-3.

- d. Section 13.08, Partitions, Subsection 1(C)(2), Proposed Tentative Plan, is hereby amended as set forth in the attached Exhibit B-4.
- e. Section 13.08, Partitions, Subsection 3(A), is hereby amended as set forth in the attached Exhibit B-5.
- f. Section 13.09, Subdivisions, Subsection 1(C)(2), Proposed Tentative Plan, is hereby amended as set forth in the attached Exhibit B-6.
- g. Section 13.09, Subdivisions, Subsection 3(A), is hereby amended as set forth in the attached Exhibit B-7.
- h. Section 13.10, Design Standards, Subsection 2(C), Easements, is hereby amended as set forth in the attached Exhibit B-8.
- i. Section 13.11, Improvement Requirements, Subsection 3, Improvements in Subdivisions, is hereby amended as set forth in the attached Exhibit B-9.
- j. Section 14.02, Definitions, is hereby amended to insert the definition of 'Shared-Use Path or Trail', as set forth in the attached Exhibit B-10, alphabetically into the list of definitions.

Section 3. Unamended Provisions. All unamended provisions of Veneta Zoning and Development Code shall remain in full force and effect.

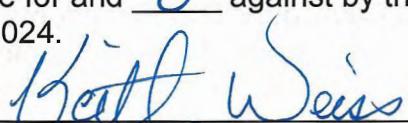
Section 4. Severability. The sections, subsections, paragraphs, and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs, and clauses.

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

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, AND FOR FINAL ADOPTION, 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 12th day of August, 2024.


Keith Weiss, Mayor

ATTEST:

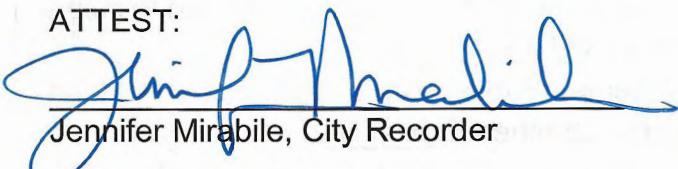

Jennifer Mirabile, City Recorder

EXHIBIT A
To ORDINANCE NO. 587

VENETA CITY COUNCIL
FINDINGS OF FACT
File No. A-24-1

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 February 13, 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 February 13, 2023, 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 will create land use regulations to help implement the Paths and Trails Master Plan. These regulations will establish under what circumstances paths and trails are required from private development, the allowable methods of dedication, and how the paths and trails should be designed, assuring that there is an adequate factual base for decisions and actions regarding paths and trails.

Conclusion: The proposed amendment is consistent with Goal 2.

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 intended to help implement the Paths and Trails Master Plan to develop a network of paths and trails in the City. The Paths and Trails Master Plan identifies multiple opportunities for the preservation of open spaces by utilizing them as part of the City's paths and trails network. The adoption of this plan would help further Goal 5.

Conclusion: The proposed amendments are consistent with Goal 5.

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 help implement the Paths and Trails Master Plan to develop a network of paths and trails within the City. The development of such a system would incentivize travel via non-motorized forms of transport, which would have a positive effect on the air quality of the City as less automobile trips are made and less pollution and emissions enters the atmosphere as a result.

Conclusion: The proposed 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 development of a paths and trails system under the guide of the Paths and Trails Master Plan would increase the opportunities for recreation for City residents and visitors.

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: A paths and trails system developed under the guide of the Paths and Trails Master Plan would help provide a safe, convenient, and economic transportation system. Bicycle and Pedestrian paths separated from the City's street system, separated bike lanes alongside streets, bike boulevards, and sidewalks helps provide safe transportation for pedestrian and cyclists. The Paths and Trails Master Plan is meant to facilitate the development of an interconnected system of paths and trails, which would provide shorter travel times and more direct routes for pedestrians and cyclists. Additionally, by making travel by bike or foot more attractive and convenient, this encourages more people to travel by bike or foot, which saves those travelers the cost of making those same trips by automobile. For these reasons, the proposed amendments are consistent with Goal 12.

13. Energy Conservation (Goal 13)

Objective: To conserve energy.

Findings: A paths and trails system developed under the guide of the Paths and Trails Master Plan would help make travel by bike or by foot a more feasible option within the City. This, in turn, encourages people to travel by bike or by foot instead of by automobile, which would decrease the amount of energy expended in the City. The proposed amendments are consistent with Goal 13.

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 development of a paths and trails system under the guide of the Paths and Trails Master Plan would help provide for livable communities because it would make alternative modes of transportation more feasible and increase the recreational opportunities for residents of the City. The proposed amendments are consistent with Goal 14.

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 development of a paths and trails system under the guide of the Paths and Trails Master Plan will help further the creation of a city with efficient and ecologically sensitive infrastructure. An interconnected paths and trails system would help make travel by bike or foot within the City a more convenient, feasible, and accessible option, and would encourage trips by those modes of transportation, which would decrease the number of trips by automobile, thus serving as ecologically sensitive infrastructure as City residents would generate less emissions as a result. The Paths and Trails Master Plan also helps serve to guide the development of sidewalks and trails that are accessible because they would be part of an interconnected system of sidewalks and trails throughout the City. For these reasons, the proposed amendments are consistent with 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: A paths and trails system developed under the guide of the Paths and Trails Master Plan would help provide a safe, convenient, and economic transportation system. Bicycle and Pedestrian paths separated from the City's street system, separated bike lanes alongside streets, bike boulevards, and sidewalks helps provide safe transportation for pedestrian and cyclists. The Paths and Trails Master Plan is meant to facilitate the development of an interconnected system of paths and trails, which would provide shorter travel times and more direct routes for pedestrians and cyclists. Additionally, by making travel by bike or foot more attractive and convenient, this encourages more people to travel by bike or foot, which saves those travelers the cost of making those same trips by automobile. For these reasons, the proposed amendments are consistent with this element.

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 development of a paths and trails system under the guide of the Paths and Trails Master Plan would increase the opportunities for recreation for City residents and visitors by providing an interconnected system of recreation facilities.

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 Paths and Trails Master Plan is a long-range policy document that will guide the development of Veneta's paths and trails system. The development of such a system would incentivize travel via non-motorized forms of transport, which would have a positive effect on the air quality of the City as more trips are made via alternative modes of transportation.

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

To ORDINANCE NO. 587

Section 5.22 – Pedestrian and Bicycle Access and Circulation, Subsection 7

- 7) When development is proposed where the Paths and Trails Master Plan identifies a shared-use path or trail, or where it is necessary for the continuation of a shared-use path or trail, the development shall provide the shared-use path or trail in compliance with the Paths and Trails Master Plan. The City may require the dedication of one or more shared-use paths or trails.

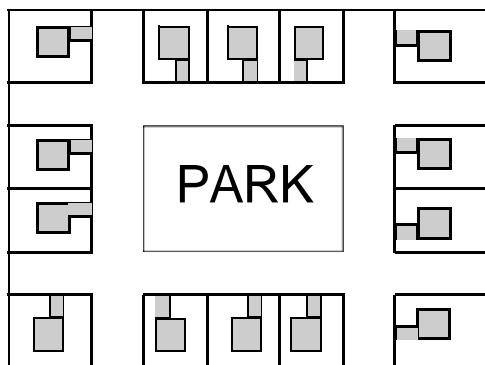
Exhibit B-2

To ORDINANCE NO. 587

Section 5.26 – Pedestrian and Bicycle Access and Circulation, Subsection 3

3) MINIMUM PARK LAND STANDARDS. Land required or proposed for parkland dedication shall be contained within a continuous unit and must be suitable for active use as a neighborhood or mini-park. Exceptions to any or all of the following standards may be allowed if the Planning Commission determines that the proposed dedication fulfills the purpose of this section. The location of any dedicated parkland shall be approved by the planning commission.

A. Homes must front on the parkland as shown in the example below:



- B. The required dedication shall be contained as a contiguous unit and not separated into pieces or divided by roadways. This standard does not apply to shared-use paths or trails, although such paths and trails shall maintain contiguity with the parkland and with other paths and trails wherever possible.
- C. The parkland must be able to accommodate play structures, play fields, picnic areas, or other active park use facilities. The average slope of the active use parkland shall not exceed 15%.
- D. Wetlands, and lands overlain by the Greenway Open-Space subzone may be included in dedicated tracts, but do not count towards the total lands required for dedication by this section.
- E. Any retaining wall constructed at the perimeter of the park adjacent to a public right-of-way or alley shall not exceed 4 feet in height.
- F. Once dedicated, the City will assume maintenance responsibility for the neighborhood or mini parkland.
- G. Any shared-use path or trail, whether required by the Paths and Trails Master Plan or proposed by the applicant, may count towards the required area to be dedicated. If a shared-use path or trail is proposed by the applicant and not required by the Paths and Trails Master Plan, acceptance of the shared-use path or trail will be at the discretion of the City. Area for the shared-use path or trail may be dedicated following the procedures of Section 5.26(4) or contained within an easement, subject to approval by the City.

EXHIBIT B-3
To ORDINANCE NO. 587

Section 6.05 – Approval Criteria, Subsection (1)(B)

- B. That the following transportation needs are met:
 - 1. Traffic impacts are minimal or will be mitigated, consistent with Section 5.27;
 - 2. Pedestrian, bicycle, and vehicular safety are protected and traffic congestion is avoided;
 - 3. Public right-of-way width of adjacent streets is consistent with the City's Transportation System Plan and future street right-of-way is protected;
 - 4. Pedestrian and bicycle access and circulation is provided for in accordance with Section 5.22;
 - 5. Transit facility needs are provided for in accordance with Section 5.23.

EXHIBIT B-4

To ORDINANCE NO. 587

Section 13.08 – Partitions, Subsection (1)(C)(2)

2. **Proposed Tentative Plan.**

- a. Proposed improvements required in Sections 13.10 and 13.11 of this ordinance such as pavement, curbs and gutters, sidewalks, grading and filling, utilities and other major improvements to develop the parcels. This requirement may be waived if the applicant will have to file a site plan including all of this information in order to further improve or develop the property. These include:
 - i. The location, width, street name(s) and approximate grade and radii of street curves. If a significant grade change is anticipated beyond the limits of the proposed partition, indicate approximate street grade and anticipated vertical taper required to provide for street extension beyond the proposed land division. The relationship of streets to any existing or proposed streets as shown on the City's Transportation System Plan maps. The relationship of the proposed land division to future streets on adjacent land.
 - ii. The location, width, and purpose of proposed easements.
 - iii. The approximate width and location of all existing and proposed reserve strips.
 - iv. The location, width, and surface type of proposed shared-use paths or trails; the relationship of shared-use paths or trails to any existing or proposed shared-use paths or trails shown on the City's Paths and Trails Master Plan; the relationship of the proposed land division to future shared-use paths or trails on adjacent land.
- b. The approximate dimensions and area in square feet of all proposed parcels.
- c. Sites, if any, allocated for purposes other than single-family dwellings.
- d. The location, approximate acreage and approximate dimensions of areas proposed for public use.
- e. The location and approximate dimensions of proposed parcels and the proposed parcel numbers.
- f. An outline of the area proposed for partial recording of a final plat or map if phased recording is proposed.
- g. Traffic Impact Analysis (TIA) Review as required by Section 5.27 of this ordinance.

EXHIBIT B-5

To ORDINANCE NO. 587

Section 13.08 – Partitions, Subsection (3)(A)

- A. The transportation system supports the new development and provides vehicular, bicycle, and pedestrian access to each lot in conformance with the applicable City requirements, including Design Standards (Section 13.10) and Improvement Requirements (Section 13.11) of this ordinance; the requirements of the zoning district; the Veneta Transportation System Plan; and the Paths and Trails Master Plan.

EXHIBIT B-6

To ORDINANCE NO. 587

Section 13.09 – Subdivisions, Subsection (1)(C)(2)

3. **Proposed Tentative Plan.**

- a. Proposed improvements required in Sections 13.10 and 13.11 such as pavement, curbs and gutters, sidewalks, grading and filling, utilities and other major improvements to develop the lot(s). This requirement may be waived if the applicant will have to file a site plan review application including all of this information in order to further improve or develop the property. These include:
 - i. The location, width, street name(s) and approximate grade and radii of street curves. If a significant grade change is anticipated beyond the limits of the proposed subdivision, indicate approximate street grade and anticipated vertical taper required to provide for street extension beyond the proposed subdivision. The relationship of streets to any existing or proposed streets shown on the City's Transportation System Plan maps. The relationship of the proposed land division to future streets on adjacent land.
 - ii. The location, width, and purpose of proposed easements.
 - iii. The approximate width and location of all existing and proposed reserve strips.
 - iv. The location, width, and surface type of proposed shared-use paths or trails; the relationship of shared-use paths or trails to any existing or proposed shared-use paths or trails shown on the City's Paths and Trails Master Plan; the relationship of the proposed land division to future shared-use paths or trails on adjacent land.
- b. The approximate dimensions and area in square feet of all proposed lots.
- c. Sites, if any, allocated for purposes other than single-family dwellings.
- d. The location, approximate acreage and approximate dimensions of areas proposed for public use.
- e. The location and approximate dimensions of proposed lots and the proposed lot and block numbers.
- f. An outline of the areas proposed for partial recording of a final plat or map if phased recording is proposed.
- g. Elevation, slope for commercial, industrial and development sites with more than 4000 square feet of building space.
- h. Traffic Impact Analysis (TIA) Review as required by Section 5.27 of this ordinance.

EXHIBIT B-7

To ORDINANCE NO. 587

Section 13.09 – Subdivisions, Subsection (3)(A)

- A. The transportation system supports the new development and provides vehicular, bicycle, and pedestrian access to each lot in conformance with the applicable City requirements, including Design Standards (Section 13.10) and Improvement Requirements (Section 13.11) of this ordinance; the requirements of the zoning district; the Veneta Transportation System Plan; and the Paths and Trails Master Plan.

EXHIBIT B-8

To ORDINANCE NO. 587

Section 13.10 – Design Standards, Subsection (2)(C)

C. Easements.

1. Utility lines. Easements for sewers, water mains, electric lines or other public utilities shall be dedicated wherever necessary. The easements shall be at least fourteen (14) feet wide and located adjacent to lot or parcel lines, except for easements adjacent to the right-of-way which may be reduced to six (6) feet in width.
2. Water courses. If a tract is traversed by a water course, such as a drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purpose in accordance with the adopted drainage plan. Streets or parkways parallel to the major water courses may be required.
3. Pedestrian and bicycle ways. When desirable for public convenience a pedestrian or bicycle way may be required to connect to a cul-de-sac or to pass through an unusually long or oddly-shaped block or otherwise provide appropriate circulation.
4. Shared-use paths or trails. When a shared-use path or trail is proposed or required by the Paths and Trails Master Plan, the City may require an easement for the shared-use path or trail. The standard width for the easement shall be thirty (30) feet wide and may be reduced to a minimum of fourteen (14) feet wide where constrained, subject to approval by the City (see Figure 21 of the Paths and Trails Master Plan).

EXHIBIT B-9
To ORDINANCE NO. 587

Section 13.11 – Improvement Requirements, Subsection 3

- 4) **Improvements in Subdivisions.** The following improvements shall be installed at the expense of the sub-divider at the time of subdivision or as agreed upon as provided in Section 13.11(5). All improvements shall comply with the construction permit requirements of Veneta Municipal Code Chapter [12.05](#).
 - A. Streets. Public Streets, including alleys, within the subdivisions and public streets adjacent but only partially within the subdivision shall be improved. Catch basins shall be installed and connected to drainage tile leading to storm sewers or drainage ways. Upon completion of the street improvement, monuments shall be re-established and protected as provided in [ORS Chapter 92](#). Traffic impacts to facilities as identified in the TIA and supported by the City's consulting engineer, shall be mitigated by the developer as part of the public improvements of the Site Plan, Subdivision or PUD.
 - B. Surface drainage and storm sewer system. Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage ways or storm sewers outside the subdivision. Detention and treatment within the subdivision shall be designed and sized according to the adopted City of Portland Stormwater Management Manual, Revision #4, August 1, 2008 and shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such area as per adopted Drainage Plan. This plan shall be approved by the City Engineer,
 - C. Sanitary Sewers. Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains and shall take into account the capacity and grade to allow for desirable extension beyond the subdivision. In the event it is impractical to connect the subdivision to the City sewer system, the Planning Commission may authorize the use of septic tanks if lot areas are adequate considering the physical characteristics of the area.
If sewer facilities will, without further sewer construction, directly serve property outside the subdivision, and the area outside the subdivision to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the City Council may construct as an assessment project with such arrangements as are desirable with the sub divider to assure financing his share of the construction. If the City Council chooses not to construct the project as an assessment project the sub divider shall be solely responsible for the cost of improvements in accordance with City approved plans.
 - D. Water system. Water lines and fire hydrants serving each building site in the subdivision and connecting the subdivision to existing mains shall be installed to the standards of the City, taking into account provisions for extension beyond the subdivision.

- E. Sidewalks. Sidewalks shall be installed on both sides of a public street and in any special pedestrian way within the subdivision at the time a building permit is issued, except that in the case of arterials, or special type industrial districts, the Planning Commission may approve a subdivision without sidewalks if alternative pedestrian routes are available; and provided further, that in the case of streets serving residential areas having single family dwellings located on lots equivalent to two and one half or less dwellings per gross acres, the requirement of sidewalks shall not apply, provided there is no evidence of special pedestrian activity along the streets.
- F. Bicycle routes. If appropriate to the extension of a system of bicycle routes, existing or planned, the Planning Commission may require the installation of separate bicycle lanes within streets or separate bicycle paths.
- G. Paths and Trails. If required by the Paths and Trails Master Plan or appropriate to the extension of the City's paths and trails network, the City may require one or more shared-use paths or trails. Shared-use paths and trails shall be a minimum of 10 feet wide or as otherwise approved by the City. Shared use paths and trails shall be constructed of 5 in. of Portland Cement over approved base or as otherwise approved by the City.
- H. Street name signs. Street name signs shall be installed at all street intersections to approved City standards.
- I. Street lights. Street lights shall be installed in conformance with Veneta Municipal Code Chapter [15.15](#) and shall be served from an underground source of supply.
- J. Other. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting and cable television, shall be placed underground.

EXHIBIT B-10

To ORDINANCE NO. 587

Shared-Use Path or Trail. A hard surface (concrete, asphalt, gravel, etc.) or soft-surface (bark dust, dirt, etc.) facility intended to be used for transportation and/or recreation by pedestrians, skaters and bicyclists. The shared-use path or trail is generally designed to accommodate two-way travel and minimize cross flow by motor vehicles. The shared-use path or trail may be aligned with the public right-of-way or separated from the public right-of-way and located within an easement.