

# Type 'B' Tree Removal Application

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

Planning File #: TP-24-11

Receipt #: 2,001581

Application Fee..... \$150.00

Applicant Name: <u>Scott Patrick</u>		Phone: <u>541 515 1184</u>
Mailing Address: <u>24846 Warden Rd</u>		Email: <u>Scottpat3105@gmail.com</u>
City/State/Zip: <u>Emira OR</u>		
Property Owner Name: <u>Scott Patrick</u>		Phone: _____
Mailing Address: _____		Email: _____
City/State/Zip: _____		

Assessor's Map Number (Township, Range, Section, Quarter Section) <u>16-06-01-11</u> <u>wetland</u>	Tax Lot(s) <u>300</u> <u>Greenway</u>	Site Address <u>87184 Territorial Rd</u> <u>Veneta OR 97487</u>	Zone <u>GR</u>
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Please provide a brief description of the trees proposed for removal, including common name, health and diameter at breast height (dbh @ 4 1/2' above grade) or circumference. (Note: dead trees do not count towards the three allowed removals, but should be indicated to allow verification of tree condition by City Staff.)

Tree #	Common Name	Health	DBH or Circ
1	<u>Douglas Fir</u>	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Dead	
2	<u>"</u>	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Dead	
3	<u>"</u>	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Dead	
4	<u>"</u>	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Dead	
5	<u>"</u>	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Dead	
6	<u>"</u>	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Dead	

Please provide a brief explanation of why tree removal is necessary:

Two Have broken and caused serious Damage  
They are uprooting the foundation and ruining  
the roof. Tenants are fearful of wind knocking  
them Down.

Would you like to receive assistance from the tree fund to plant a new tree? ☒ Yes ☐ No

Please provide an accurate map drawn to scale which shows:

1. The shape and dimensions of the property and the location of any existing and proposed structures, improvements, easements and setbacks.
2. The location of all impacted trees on the site including critical root zones (CRZ), species and/or common name, and diameter at breast height (dbh).

see Air Photo

All trees to be removed shall be identified by a method obvious to a site inspector, such as tagging, painting or flagging, in addition to clear identification on construction or application documents.

Please provide a brief explanation of what tree protection measures will be taken in conformance with Veneta Municipal Code (VMC) 8.10.130 must be outlined to address protection of the tree trunks, canopy and soils within the CRZ during and after the tree removal process. Examples of tree protection methods include mulching, irrigation, protective fencing, etc.

none - will be removing all 7 significant Douglas fir trees

Please provide a brief description of the proposed tree replacement program with a detailed explanation including the number, size, species and any necessary activities to ensure viability including, but not limited to, mulching and irrigation.

It will be planting 9 smaller trees in their places  
ex. Dogwoods, Fruit trees

If tree removal is proposed on common areas governed by Covenants, Conditions and Restrictions (CC&Rs), a copy of the application CC&Rs, including any landscaping provisions must be included with this application.

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: \_\_\_\_\_

Staff Comments:

Applicant will Replant 7 Trees.

- Site is not wetland. The ditch is on the other side of the fence. Area is compacted Gravel & Grass.



Veneta Building & Planning Official



Date

## TYPE "B" TREE REMOVAL

A person seeking to remove three or more trees shall apply to the City of Veneta for a Type "B" Tree Removal Permit. There is a \$150.00 processing fee for a Type "B" tree removal permit.

Application for a Tree Removal Permit shall be made before removing or transplanting trees, except in emergency situations as provided in Veneta Municipal Code (VMC) 8.10.040.

By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant's property upon 24 hours notice as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed.

An applicant must apply for a Type B permit to remove trees when any of the following conditions are met:

(a) The applicant proposes to remove more than three trees within a 12-month period, independent of an application for site development review; or (b) The applicant proposes to remove a tree or trees which were preserved as part of a previous land use permit or planted as mitigation for previous tree removal; or (c) The applicant proposes to remove a heritage tree; or (d) The proposed tree removal is for clearing of a home site on a lot subsequent to land division approval. All trees removed for home sites prior to occupancy shall be mitigated according to the standards of this chapter.

**Approval Criteria.** Tree removal or transplanting pursuant to a Type B permit shall be limited to instances where the applicant has applied for a Type B permit in accordance with subsection (1) of this section, has provided complete and accurate information as required by VMC 8.10, and where the proposal includes provisions for mitigation and tree protection in accordance with VMC 8.10.120 and 8.10.130. If the site is undeveloped and larger than one acre, the applicant shall preserve at least 25 percent of the total tree canopy area on the site.

In order for us to process your permit, please fill out and submit the attached form to Veneta Administrative Services. Your permit will be processed within ten (10) days of receipt.

**Depending on availability of funds, you may be eligible to receive a voucher towards purchase of a new tree to be planted on your property. Please check the appropriate box on the attached form if you would like to participate with this program.**

Definition of "Significant tree" is: any of the following as well as trees which have been planted or individually preserved as part of a previous tree removal permit.

Any tree	18" or more dbh	Red alder	6" or more dbh
<u>Douglas fir</u>	<u>18" or more dbh</u>	Ponderosa pine	6" or more dbh
Big leaf maple	12" or more dbh	Western red cedar	6" or more dbh
Chinquapin	12" or more dbh	California black oak	6" or more dbh
Oregon ash	8" or more dbh	Oregon white oak	6" or more dbh
Pacific dogwood	6" or more dbh	Madrone	6" or more dbh

Definition of "Heritage tree" is: any of the following which are not hazardous trees as defined above.

Oregon white oak	18" or more dbh
Madrone	18" or more dbh
Douglas fir	48" or more dbh
Any other tree	36" or more dbh

Receipt No: 2.001581

Aug 19, 2024

Patrick, Scott

Licenses, Taxes, Permits - Tree Felling Permits	150.00
Total:	150.00
Cash	160.00
Check No: Cash	
Payor: Patrick, Scott	
Total Applied:	150.00
Change Tendered:	10.00

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- conforming to the City of Veneta Transportation System Plan
- L. Uses similar to the above permitted uses as provided by Section 2.05.
- 3) Conditional Uses Permitted. In a PFP zone, the following uses and their accessory uses may be permitted subject to the provisions of Article 6, Site Plan Review and Article 8, Conditional Uses:
- A. High impact recreation facilities such as sports complexes, stadiums, equestrian arenas, golf courses, and swimming pools.
  - B. High impact transportation facilities such as heliports, helistops and bus or train terminals.
  - C. Transportation improvements inconsistent with the City of Veneta Transportation System Plan.
  - D. Uses similar to the above conditional uses as provided by Section 2.05.
- 4) Lot Size and Width. There are no minimum lot sizes in the PFP zone.
- 5) Yards. Except as provided in Articles 5, 6, and 8, in a PFP zone, yards shall be as follows:
- A. Front yards abutting a residential zone shall be a minimum of twenty (20) feet.
  - B. Back and side yards abutting a residential zone shall be a minimum of five (5) feet.
  - C. Yards shall be landscaped as provided in Section 5.12.
  - D. See Section 5.09 for additional setbacks on designated streets.
  - E. Yard requirements are in addition to any planned road right-of-way widths in order to permit the eventual widening of streets, or construction of new streets.
  - F. See Veneta Tree Preservation and Protection Ordinance for possible setback exemptions for the preservation of heritage trees.
- 6) Pedestrian Access. If a building is open to the public, a sidewalk shall provide safe, convenient pedestrian access from the street to the building entrance. If the sidewalk crosses the driveway, it shall be raised or marked in a manner that calls attention to the sidewalk.
- 7) For additional requirements, see Article 5 - Supplementary Provisions.

#### **4.12 Greenway – Open Space Subzone (/GW)**

In the GW subzone, the following regulations shall apply in addition to those of the basic zone. If the requirements of the subzone are stricter than the basic zone, the requirements of the subzone shall apply:

- 1) Purpose. To implement the Open Space - Greenway Overlay in the Veneta Comprehensive Plan.
- 2) Boundaries.
  - A. The boundaries of the GW subzone are shown on the Veneta Zoning Map, updated November 23, 2009, and hereby adopted by reference. In instances where the Greenway boundary shown on the Veneta Zoning Map and the boundary as defined herein are different, the language of this section shall take precedence.
  - B. Upon receiving a new wetland delineation and concurrence from the Department of State Lands ([DSL](#)), the GW boundary shall be located a minimum of fifty (50) linear feet from the edge of all significant wetlands. Wetlands whose status has not yet received concurrence from the Department of State Lands shall also have a buffer of 50 ft.
  - C. In cases where areas not associated with wetlands are necessary to provide for pedestrian/ bicycle connectivity, protection of other natural resources, or to provide a buffer between uses, the boundaries of the Greenway shall be as shown on the Veneta zoning map.
- 3) Permitted Uses. In a GW subzone, the following uses are permitted subject to compliance with all state and local requirements, including the development standards of Section 4.12(6) of this ordinance.
  - A. Public accesses such as bicycle and walk ways, streets, lookout points, and access roads for maintenance of channels, wetlands, and other natural resource areas.
    1. A path, walkway or running trail shall be constructed as far from significant wetlands as practicable with the toe of slope falling no closer than 15 feet from the boundary of a significant wetland.
    2. All paths shall be designed and constructed according to City standards.
    3. Streets shall be constructed as far from significant wetlands as practicable with the toe of slope

- falling no closer than 15 feet from the boundary of a significant wetland.
- B. Stormwater facilities.
    - 1. All stormwater facilities constructed in the Greenway must be designed according to City standards and shall be designed to enhance the water quality, habitat, and aesthetic values of the Greenway as determined by the City.
    - 2. Stormwater detention and pre-treatment facilities excluding piping and outfall structures may be located no closer than 15 feet from any significant wetland unless the facility will enhance wetland values as defined in VMC 18.10 as determined by the City.
  - C. Utility installations.
  - D. Mitigation of development activities.
  - E. Restoration of previously disturbed or degraded areas.
  - F. Removal of vegetation
    - 1. Vegetation removal is limited to the removal of:
      - a. Native vegetation for the purpose of facilitating or encouraging the growth of native vegetation, or enhancement of habitat values and/or other natural resource values.
      - b. Nonnative or invasive plant species
      - c. Dead or dying trees or shrubs that are an imminent danger to public health and safety as determined by the City.
      - d. Dead or dried native plants or grasses only when they constitute an imminent fire hazard as determined by the City.
  - G. Planting and Replanting
    - 1. Replanting of areas cleared of existing vegetation must be completed within 90 days unless otherwise approved by the City.
    - 2. Planting and replanting with seed shall be timed so that germination occurs prior to November 15, unless the specific seed used requires otherwise, in which case germination shall be accomplished at the earliest date practicable.
  - H. Removal of fill and any refuse that is in violation of local, state, or federal regulations. Removal of fill must be consistent with state of Oregon removal- fill regulations.
  - I. Channel maintenance to maintain storm water conveyance and flood control capacity, as required and/or allowed by local policies, state and federal regulations, or intergovernmental agreements.
  - J. For lots with residential development existing prior July 2006, maintenance, additions, alterations, rehabilitation and replacement of existing lawful structures, private accesses, or other associated development and construction of new accessory structures, decks, and other development incidental to the residence are permitted provided that:
    - 1. The proposed improvements cannot be located outside of the Greenway because of topographic or physical constraints or required compliance with other regulations.
    - 2. No new development shall occur on previously undeveloped areas of greenway within 15 ft of significant wetlands. For the purposes of this subsection, undeveloped shall be defined as retaining a natural grade and vegetation.
  - K. Structures or development granted a variance to Veneta's Wetland Protection Ordinance found in VMC Section 18.10. Impacts to the Greenway shall be the minimum necessary to construct those improvements for which the wetlands variance was granted.
- 4) Conditional Uses Permitted. Subject to the criteria found in Section 8.11(19) of this ordinance.
- 5) Prohibited Uses.
- A. Any new structures or development (including fences), other than those allowed as permitted uses or approved as conditional uses, construction or ground disturbing activities, gardens, lawns, dumping of materials of any kind, and operation of heavy machinery.
  - B. Storage of hazardous materials as defined by the Department of Environmental Quality.
  - C. Application of herbicides, pesticides, fertilizer or other chemical products without first contacting City Hall.



- D. Removal of existing vegetation except as specified in 3(F) of this Section.
  - E. Planting or establishment of nonnative or invasive species.
  - F. Removal of trees without an approved permit. Standards for granting a permit to remove trees within the Greenway shall be those found in Veneta Municipal Code 8.10.080. These standards shall apply to the removal of any tree within the boundaries of the Greenway. When practicable, trees removed under this section shall be replaced by planting an equal number of native trees within the remaining greenway.
- 6) Application and Construction Standards. No ground disturbing activities shall take place in the greenway without City approval. In order to limit disturbance to the Greenway, the following activities shall take place prior to any ground disturbing activities,
- A. The applicant shall submit a revegetation plan containing the following information:
    - 1. A description of adverse impacts that will be caused as a result of development.
    - 2. An explanation of how disturbed areas, including cut and fill slopes will be revegetated with native species to the degree necessary to control erosion and reduce the impacts of the development to the maximum extent practicable.
    - 3. A list of all responsible parties including, but not limited to, the owner, applicant, contractor or other persons responsible for revegetation work on the development site.
    - 4. An implementation schedule, including timeline for construction, revegetation, monitoring, and reporting.
  - B. Prior to construction, construction areas and areas to remain undisturbed shall be flagged, fenced, or otherwise clearly marked. Such markings shall be maintained until construction is complete.
  - C. To the maximum extent practicable, native vegetation shall be protected and left in place. Trees in the Greenway shall not be used as anchors for stabilizing construction equipment.
  - D. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated with native vegetation as approved by the City, and the vegetation shall be established as soon as practicable. Interim erosion control shall be used to avoid erosion on bare areas during revegetation.
- 7) Enforcement. No prohibited use, construction activity including grading and/or excavation, clearing of vegetation, or stockpiling of fill shall be permitted prior to approval of proposed development. If any development generates an unauthorized disturbance within the Greenway-Open Space overlay zone, the development project shall revegetate the disturbed area with native plants. Revegetation shall be conducted according to a plan developed by a qualified biologist, landscape architect, or engineer, and submitted to the City for review and approval. Revegetation plans shall include provisions for monitoring and reporting on a yearly basis until such time that full restoration can be confirmed by a qualified biologist, landscape architect, or engineer and approved by the City. Violations are also subject to the provisions of Article 2 of this ordinance.



- the City at the time any final inspection is completed and approved.
- 4) The Building and Planning Official shall conduct an on-site inspection of the building site, after receiving notification of final inspection, to ensure that all requirements of this ordinance and approved site plans have been complied with.
  - 5) If the Building and Planning Official or Building Inspector determines that a violation of this ordinance or any other ordinance or law does exist, he shall immediately notify the property owner and follow procedures in accordance with Section 2.10, "Enforcement, Violations and Penalties" of this ordinance.

## **2.05 Authorization of Similar Uses**

The Building and Planning Official may permit in a particular zone a use not listed in this ordinance, provided the use is of the same general type as the uses permitted there by this ordinance. However, this section does not authorize the inclusion of a use in a zone, where it is specifically listed in another zone. The decision of the Building and Planning Official may be appealed to the Planning Commission using procedures as spelled out in Article 11 of this ordinance.

## **2.06 Reserved**

## **2.07 Reserved**

## **2.08 Filing Fees**

Application, petition and appeal fees shall be paid to the City upon filing as authorized in Veneta Municipal Code Chapter [3.30](#). A separate application and fee is required for each decision being appealed. All fees shall be established by a separate resolution adopted by the Council.

## **2.09 Wetland Development**

Development within a wetland is subject to compliance with Veneta's Wetland Protection Ordinance, Veneta Municipal Code Chapter [18.10](#).

- 1) Notification. The City shall provide notice to the Department of State Lands ([DSL](#)) the applicant, and the owner of record within five working days of the acceptance of any complete application for subdivisions; building permits for new structures; other development permits and approvals that allow physical alteration of land involving excavation and grading, including permits for removal or fill, or both, or development in the floodplain; conditional uses and variances that involve physical alteration of land or construction of new structures; and planned unit development approvals that are wholly or partially within areas identified as wetlands on the Statewide Wetlands Inventory. This provision does not apply if a permit from DSL has been issued for the proposed activity.
- 2) Approval. Approval of any activity described above shall include one of the following:
  - A. Issuance of a permit by DSL required for the project before any physical alteration takes place within the wetlands;
  - B. Notice from DSL that no permit is required; or
  - C. Notice from DSL that no permit is required until specific proposals to remove fill or alter the wetlands are submitted.

If DSL fails to respond within 30 days of notice, the City approval may be issued with written notice to the applicant and the owner of record that the proposed action may require state or federal permits. The City may issue local approval for parcels identified as or including wetlands on the Statewide Wetlands Inventory upon providing to the applicant and owner of record a written notice of possible presence of wetlands and the potential need for state and federal permits and providing DSL with a copy of the notification of comprehensive plan map or zoning map amendments for specific properties.



## Chapter 18.10 WETLAND PROTECTION

### Sections:

- 18.10.010 Purpose.
- 18.10.020 Definitions.
- 18.10.030 Procedures for identifying significant wetlands.
- 18.10.040 Land use and permit requirements.
- 18.10.050 Appeals.
- 18.10.060 Variances.
- 18.10.070 Penalties.
- 18.10.080 Conflicts.
- 18.10.090 Findings of fact.
- 18.10.100 Amendments.

### 18.10.010 Purpose.

(1) The purpose of this chapter is to establish a process and standards which will minimize the degradation and destruction of significant wetlands within the city of Veneta and conserve wetland resources and their functions and values. This chapter is intended to protect and enhance local water quality; to preserve fish and wildlife habitat; to provide flood storage capacity, nutrient attenuation, and sediment trapping; and to preserve open spaces within the city of Veneta.

(2) The city of Veneta finds that significant wetlands are a community asset providing environmental, educational, recreational and aesthetic values, while contributing to long-term sustainable community development. Therefore, pursuant to ORS 660-023-0100(b), the city has chosen to restrict the filling, grading and excavation of wetlands for their protection. (Ord. 419 § 1, 2000)

### 18.10.020 Definitions.

As used in this chapter or in the conditions imposed by the city pursuant to VMC [18.10.030](#), the following words and phrases, unless the context otherwise requires, shall mean:

(1) "Enhancement" means an activity which improves one or more specific functions or values of an existing wetland.

(2) Functions and Values. "Functions" refers to the environmental roles served by wetlands and buffer areas including, but not limited to, water quality protection and enhancement, fish and wildlife habitat, flood storage, nutrient attenuation, and sediment trapping. "Values" refers to the qualities ascribed to a wetland such as educational and recreational opportunities, open space, and visual aesthetic qualities.

(3) "Restoration" means to improve a disturbed wetland by returning wetland parameters which may be missing; adding soils, water, or plants. The restoration may return a missing or damaged wetland function to achieve a desired outcome. (Ord. 419 § 2, 2000)

#### **18.10.030 Procedures for identifying significant wetlands.**

The wetland regulations contained in this chapter apply to those areas identified as significant wetlands on the comprehensive plan wetlands map exhibit, and wetland sites meeting Division of State Lands criteria. Precise wetland boundaries may vary from that shown on the comprehensive plan wetlands map exhibit if an on-site delineation or other city-approved documentation indicate more accurate boundaries. For any proposed development impacting significant wetlands or within 50 feet of identified significant wetlands, the applicant shall be required to conduct a wetland delineation to determine the precise wetland boundary for application of the Removal-Fill Law, and if applicable, the nature and extent of development impacts on adjacent wetlands. The more precise boundaries obtained through a wetland delineation can be identified, mapped, and used for review and development without a change in the comprehensive plan wetlands map exhibit. All developments proposed within or adjacent to a designated wetland area shall be subject to the provisions of this chapter and site plan review pursuant to Veneta's land development ordinance. (Ord. 419 § 3, 2000)

#### **18.10.040 Land use and permit requirements.**

(1) Permitted Uses. The following uses are permitted within wetlands identified as locally significant:

- (a) Removal of fill and any refuse that is in violation of local, state or federal regulations. Removal of fill must be consistent with state of Oregon removal-fill regulations;
- (b) Removal of non-native vegetation or invasive plant species;
- (c) Planting or replanting with native plants;
- (d) Channel maintenance to maintain storm water conveyance and flood control capacity, as required by local policies, state and federal regulations, or intergovernmental agreements;
- (e) Site management and maintenance practices, whose purpose is to maintain or improve natural functions and values or protect public health and safety, and which are consistent with adopted plans and policies, including but not limited to perimeter mowing and other cutting necessary for hazard prevention;
- (f) Wetland and natural area restoration and enhancement of natural functions and values which involve displacement, excavation or relocation of less than 50 cubic yards of earth, and which carry out the objectives of this chapter and are consistent with adopted policies and plans;

(g) Preservation and maintenance activities associated with historic structures.

(2) Uses Subject to Site Review Approval. Within locally significant wetlands the following uses are subject to site review approval in accordance with Veneta's land development ordinance:

(a) Nature interpretive centers and wetland research facilities, when specified in or consistent with adopted plans or policies;

(b) Maintenance facilities for storage of equipment and materials used exclusively for maintenance of wetlands and other natural resources;

(c) Construction of trails, boardwalks, viewing platforms, information kiosks, and trail signs;

(d) Realignments and reconfigurations of channels and pond banks, including the restoration and enhancement of natural functions and values which involve displacement, excavation or relocation of more than 50 cubic yards of earth and which carry out the objectives of this chapter;

(e) Construction of access roads for maintenance of channels, wetlands and other natural resource areas;

(f) Construction of bikeways and other paved pathways;

(g) Construction of stormwater quality treatment facilities that use biofiltration methods.

(3) Prohibited Uses. Within locally significant wetlands, practices that are specifically not allowed and would adversely affect wetland functions and values include, but are not limited to the following:

(a) New development or expansion of existing development;

(b) Storage or use of chemical pesticides, fertilizers, or other hazardous or toxic materials;

(c) Construction of new septic drainfields;

(d) Channelizing or straightening natural drainageways;

(e) Removal or destruction of rare, threatened or endangered plant species or valuable native plant species as found on a list determined by the Oregon Natural Heritage Program and kept on file at Veneta City Hall;

(f) Filling, grading, and/or excavating wetland areas.

(4) DSL Notification and Approval Required. In addition to the restrictions and requirements of this section, all proposed development activities wholly or partially within areas identified as wetland are also subject to DSL standards and approval. Where there is a difference, the more restrictive regulation shall apply. The city shall be responsible for notifying DSL whenever any portion of any wetland is proposed for development, in accordance with ORS [227.350](#). No action can be taken on a proposed development until such notification is provided. (Ord. 419 § 4, 2000)



### **18.10.050 Appeals.**

Any decision by the city on a land use application concerning the wetland protection requirements herein may be appealed to the planning commission and city council pursuant to Veneta's land development ordinance. (Ord. 419 § 5, 2000)

### **18.10.060 Variances.**

- (1) For parcels that have no usable building site through application of the requirements of this chapter, a variance may be granted to allow development on the parcel; provided, that the design of the development minimizes impact to the wetland.
- (2) A variance may be granted in those instances where claims of map error are verified by the Division of State Lands.
- (3) A variance may be granted in those instances where the planning commission and city council jointly determine that the public need outweighs the potential adverse impacts of development in or near a locally significant wetland resource site. (Ord. 419 § 6, 2000)

### **18.10.070 Penalties.**

Any person found to have filled, excavated or otherwise destroyed a wetland site in violation of this chapter, or who fails to comply with any condition of a wetland permit shall, upon conviction, incur a civil penalty of not less than \$500.00 nor more than \$1,000 for each violation. A violation of this chapter shall be considered a separate offense for each day the violation continues. Violators shall be subject to the enforcement procedures pursuant to Veneta's land development ordinance. (Ord. 419 § 6, 2000)

### **18.10.080 Conflicts.**

To best protect important values of wetlands in the event that the requirements of this chapter conflict with other ordinance requirements, the city shall apply the requirements that best provide for the protection of the resource. (Ord. 419 § 7, 2000)

### **18.10.090 Findings of fact.**

The city council adopts the findings of fact set out in the preamble to Ordinance No. 419 as a basis for adoption of the land use ordinance codified in this chapter. (Ord. 419 § 8, 2000)

### **18.10.100 Amendments.**

All amendments made to this chapter shall be in accordance with the amendment procedures set forth in Veneta's land development ordinance. (Ord. 419 § 9, 2000)



Lane County GIS Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri/Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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.



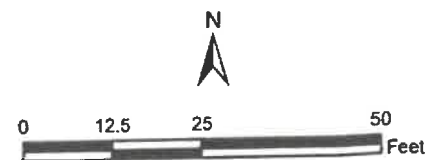
87786 Territorial Rd

Lane County, Oregon





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87786 Territorial Rd

Lane County, Oregon