

VENETA PLANNING DEPARTMENT
STAFF REPORT
G2 Enterprises Quadplexes
Site Plan Review / Type C Tree Removal Permit / Property Line Adjustment

Request: A Site Plan Review, Type C Tree Removal Permit, and Property Line Adjustment for two quadplexes.

File Nos. SR-24-6 / TP-24-10 / PLA-24-1

Owner / Applicant: G2 Enterprises LLC
PO Box 1542
Veneta, OR 97487

Assessor's Map No. 18-05-06-20

Tax Lot Nos. 00704, 00705 & 00709

Zoning District: Low-Density Residential

Comprehensive Plan Designation: Low-Density Residential

Property Line Adjustment

Application Received: April 15, 2024

Incomplete Determination: May 8, 2024

Consolidated with Site Plan Review and Type C Tree Removal Permit

Site Plan Review and Type C Tree Removal Permit

Application Received: August 2, 2024

Incomplete Determination: August 12, 2024

Additional Info Received: August 26, 2024

September 2, 2024

Application Complete: October 9, 2024

Notice Mailed: October 9, 2024

Notice Posted: October 9, 2024

Staff Report Date: November 14, 2024

120 Days from Completeness: February 6, 2025

Referrals:
Civil West Engineering – Joshua Deaver, City Engineer
Veneta Public Works – Kyle Schauer, Public Works Director
Brian Sayles, Lane Fire Authority
Lane County Public Works/Transportation Planning
Sanipac
Emerald People's Utility District (EPUD)

Charter Communications
Trevor Ross, Lane County Surveyor
John Wood, Veneta Postmaster
Building Official – Jason Bush, CBO

Prepared by: Daniel Findlay, Associate Planner

BACKGROUND, PROPERTY CHARACTERISTICS, AND CONTEXT

The subject site is located off of Perkins Road, just west of the intersection between Perkins Rd and Halcyon Drive. See the below vicinity map.



The site comprises three separate tax lots. The western two lots are the only lots proposed to be developed on. The eastern lot, tax lot 00704, is not proposed to be developed on and is only adjusting its property line with tax lot 00709. The current property owner and applicant received approval of a Type B Tree Removal Permit on October 13, 2023 to remove fifteen significant trees on the site. A Type B Tree Removal Permit was required per Veneta Municipal Code (VMC) Section 8.10.080(1)(a) because the applicant proposed to remove more than three trees within a twelve-month period, independent of an application for development of the site.

This tree removal did not require mitigation, as a certified arborist's report confirmed that these trees were dead, dying, or hazardous per Veneta Municipal Code Section 8.10.120(1).

The applicant is proposing to adjust the property lines to reconfigure tax lot 00705 and 00709 and to a lesser extent, tax lot 00704. The resultant property line adjustment permits for one flag lot, and one rectangular-shaped lot, each of which will have one quadplex (4 units) sited on it. The property line adjustment will also adjust by 5 feet to the west the property line between tax lot 00709 and tax lot 00704. Tax lot 00704 currently sites a single-family dwelling.

The applicant is also proposing to remove more significant trees as part of the development. A Type C Tree Removal Permit was required per VMC 8.10.090(1) to remove more than three trees as part of a site plan review application.

The applicant is proposing to install an 18-foot paved private flag lot drive to provide access for the 8 units. This flag pole is proposed and required to be under a shared access and maintenance easement between the two lots.

To the north of the subject site lies a large 5-acre parcel with a single-family home on it. To the west is a 6-acre parcel with a single-family home. To the east is a 1-acre parcel with a single-family home. To the south lies the Perkins Country Estates subdivision, which is populated with single-family homes on small, +/- 6,000 square feet lots. All surrounding properties are zoned Low-Density Residential, with the exception of the lots to the south, which are zoned General Residential.

Water

City water is available off of Perkins Rd. The applicant is proposing to connect the quadplexes to water and there is enough capacity to serve the request.

Sewer

City sewer is available off of Perkins Rd. The applicant is proposing to connect the quadplexes to sewer and there is enough capacity to serve the request.

The City's public sewer line ends at tax lot 00705. The existing single-family home at tax lot 00704 is not connected to City sanitary sewer, as public sewer is not available at the site. The applicant is not proposing any development activity on tax lot 00704, and the only change to the property is that its west property line will be moving west by 5 feet. At this time, since there is no development taking place on tax lot 00704, the existing single-family home will not be required to connect to public sewer. However, the applicant is proposing a 7-foot wide private utility easement that runs along the frontage of tax lots 00705 and 00709, and is also proposing to extend a private line to the east property line of tax lot 00709 so that tax lot 00704 can make a future connection to public sewer.

Stormwater

The applicant is proposing to detain and treat all impervious surfaces resulting from the development using an infiltration planter located at the north end of the site. Runoff from the private drive will enter a swale to the east of the private drive and run north until it enters a pipe that outlets at the proposed infiltration planter. Four out of the eight driveways are proposed to be permeable pavement and do not require stormwater detention and treatment.

PUBLIC NOTICE

Notice was mailed to all property owners and occupants within 300 feet of the site on October 9, 2024. Notice was posted at the site, Veneta City Hall, Fern Ridge Library, and on the City website on October 9, 2024. All public notice was done in accordance with Veneta Zoning and Development Code (VZDC) Section 11.06(2).

APPROVAL CRITERIA

Veneta Zoning and Development Code

- Section 6.05 – Approval Criteria
- Section 13.06(2) – Property Line Adjustments

Veneta Municipal Code

- Chapter 8.10.090(5) – Approval Standards for Type C Permits

REFERRAL COMMENTS

Referral comments were received by the City Engineer. These comments are attached as Exhibit C.

PUBLIC COMMENT

Staff received public comments from seven commenters. All commenters were in opposition to the request. These comments are attached as Exhibit D. The commenters' concerns are outlined below in *italics*, followed by staff's response in regular font.

1. Concern with parking availability for new dwellings.

- Veneta Zoning and Development Code (VZDC) Section 5.20 requires two parking spaces for every 3-bedroom multiple-family unit. The applicant is proposing four parking spaces for each unit, which exceeds the requirements of VZDC Section 5.20.

2. Opposed to multi-unit development/rental housing because of increase in crime.

- Crime is not applicable to the land use decision process and is not relevant to the approval criteria of VZDC Sections 6.05, 13.06(2), and Veneta Municipal Code Chapter 8.10.090(5).

3. Increase in traffic.

- The City Engineer provided a trip generation estimate (see Exhibit C) for the proposed development of four a.m. peak hour vehicle trips and five p.m. peak hour vehicle trips. Per VZDC Section 5.27(1), a Traffic Impact Analysis is thus not required. The new development is not expected to have a significant impact on traffic.

4. Lack of Sidewalks on Perkins Road.

- Typically, when development occurs, applicants/property owners are required to install sidewalks where the site has frontage along public streets. In this case, however, almost none of Perkins Road has sidewalks, and due to the design challenges of creating a comprehensive sidewalk system piece by piece, any improvement to Perkins Road will be a City-led project, so all the necessary improvements can be made at one time. The applicant will be required to record an Irrevocable Petition for Public Improvements as part of this development, which states that the cost of any future improvements where the site fronts Perkins Road will be paid for by the property owner.

5. The density of the proposed development.

- Per Veneta Zoning and Development Code Section 4.00, quadplexes are permitted in the Low-Density Residential zone on lots that are 12,000 square feet or greater in size. The proposal meets this standard. Tax lot 00705 will be approximately 14,549 square feet (0.334 acres) and tax lot 00709 will be approximately 16,553 square feet (0.38 acres).

6. Suggestion to widen the 18-foot private flag lot drive.

- The 18-foot paved flag lot drive is consistent with the standards of Veneta Zoning and Development Code Section 13.10(3)(E)(3). Widening the flag lot drive would incentivize parking on the shoulder of the private drive, which could potentially hinder emergency vehicle access.

7. Decrease in property value for adjacent or nearby properties.

- Property values are not applicable to the land use decision process and are not relevant to the approval criteria.

8. Adequate capacity for utilities (power, water, & sewer).

- The proposed development was sent to Emerald People's Utility District for referral comments. EPUD did not have any comments or objections to the request. The proposed development was also sent to the Public Works Department, who did not have any objections concerning water or sewer capacity. At the time of building permits, Systems

Development Charges (SDCs) will be assessed, which are fees that go towards improvements to the City's infrastructure to make up for the capacity taken by the development.

9. Concern that tree removal took place prior to public notice of the development.

- The applicant and property owner received approval of a Type B Tree Removal Permit on October 13, 2023 (File No. TP-23-23). This tree removal permit was for the removal of dead, dying, and hazardous trees as verified by a certified arborist's report. The tree removal that has taken place on the site was for the trees listed under this permit. The applicant submitted the application for the Property Line Adjustment (File No. PLA-24-1) on April 12, 2024, and for the Site Plan Review and Type C Tree Removal Permit (File No. SR-24-6 & TP-24-10) on August 2, 2024. No development beyond the original tree removal was authorized.

ISSUES

Staff has identified the following issues related to the request:

Perkins Road Improvements

VZDC Section 5.22(4) requires that all streets have sidewalks. Typically, the City requires developers to improve the street to City standards along sites' frontage. However, since almost none of Perkins Road east of Territorial has been improved to City standards, the City does not need frontage improvements at this time, as the full street improvement will be a City undertaking. Staff has added a condition of approval requiring an Irrevocable Petition for Public Improvements per VZDC Section 5.14(2)(B) so that in the future, when the City improves Perkins Road, the property owners of the subject site will shoulder the cost of the public improvements along their frontage.

The Irrevocable Petition for Public Improvements form is attached as Exhibit E.

Residential Design Standards

VZDC Section 5.29 contains the City's residential architectural design standards. Most of the design standards of Section 5.29 do not apply to this development, since the units do not face a public street. The one exception is the side elevation of the quadplex on tax lot 705, which faces Perkins Road. The applicant's site plan contains a note that reads: "Fourplex side of building facing Perkins Road to be altered to meet design requirements of VZDC 5.29(4)(B) during building permit process." Staff notes that the requirements of Section 5.29(4)(C) and 5.29(4)(D) all will apply, and a condition of approval has been added to require the developer to address this during the building permit process.

STAFF DECISION

Based on the findings for the request stated in the Final Order, the Building and Planning Official **approves with conditions** the Site Plan Review, Type C Tree Removal Permit, and Property Line Adjustment request. The conditions of approval are specified in the Final Order (Exhibit A).

EXHIBITS

Exhibit A – Final Order
Exhibit B – Applicant’s Submittal
Exhibit C – City Engineer’s Comments
Exhibit D – Public Comments
Exhibit E – Irrevocable Petition for Public Improvements