

Veneta Ace Hardware
Attn: Mr. Gary Stecher, Controller
24991 Highway 126
Veneta, OR 97487
Email: garys@hi-schoolpharmacy.com

Re: Ace Hardware - Temporary Use Permit Renewal – Outdoor Storage
24991 Hwy 126, Veneta, OR
Map / Tax Lot: 17-06-36-11-00901
File No. TUP-2-23(R)

Dear Mr. Stecher:

The Veneta Building & Planning Official has **APPROVED** your application for Temporary Use Permit Renewal for the Ace Hardware outdoor storage. Enclosed is the signed renewal dated March 1, 2023.

A Building & Planning Official's decision may be appealed to the Planning Commission within 15 days after the final order has been signed and mailed. Therefore, the appeal period expires on March 16, 2023.

Appeals must be in writing, along with a land use application and fee. The written notice of appeal shall include all matters specifically appealed, including a brief summary of the material presented. Reference Veneta Land Development Ordinance No. 493, Section 11.06.6.

Further, specific statutory citations supporting the appeal shall also be included. Any issue not specifically raised in the written appeal shall be deemed waived and will not be heard by the Planning Commission as part of the appeal.

If you have any questions concerning this letter or the Building & Planning Official's decision, you may contact me at City Hall, (541) 935-2191.

Sincerely,



Matt Laird
Community Development Director

cc: LULU LLC
Planning File

Hi-SCHOOL pharmacy

916 W. Evergreen Blvd., Vancouver, WA 98660

Telephone (360) 693-5879 FAX (360) 694-5161

February 16, 2023

Mr. John Hammer
LULU LLC
PO Box 2266
Eugene, Oregon 98402

Re: Temporary Use Permit Renewal

Hi John:

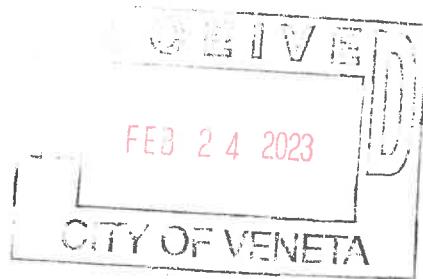
Time to renew our temporary use permit for the garden center we have at the Veneta location. Enclosed is the completed application. Please sign as property owner on page 2. I have included a self-address stamped envelope so that you can mail to City of Veneta.

Always appreciate your help with this.

Thanks,



Gary Stecher
Controller
Direct: 360-213-2240
Email: garys@hi-schoolpharmacy.com





Temporary Use Application

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

Planning Authorization: 3/1/23
Submission Date: 2/24/23
Planning File #: TUP-2-23(R)

Renewal (if applicable): TUP-2-23(R)
Previous File #: TUP-1-22(R)

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

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

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

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

Renewal

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

Applicant Name: <u>VENETA ACE HARDWARE</u>		Phone: <u>541-935-2236</u>	
Mailing Address: <u>24991 HWY 126</u>			
City/State/Zip: <u>VENETA, OR 97487</u>			
Property Owner Name: <u>LULU LLC</u>			
Mailing Address: <u>PO BOX 2266</u>		Phone: <u>541-683-1140</u>	
City/State/Zip: <u>EUGENE, OR 97402</u>			
Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot(s)	Site Address	Zone
<u>NORTHEAST 1/4 PF SECTION 36, TOWNSHIP 17</u> <u>SOUTH RANGE 6 WEST OF THE WILLAMETTE</u> <u>MERIDIAN (SEE ATTACHED LEGAL)</u>	<u>17063611</u> <u>0090</u>	<u>24917 HWY 126</u> <u>VENETA, OR 97487</u>	<u>HC</u>

PRIOR TO PREPARING AN APPLICATION, applicants should check with City Staff to make sure they have the most updated versions of the Veneta Comprehensive Plan, Land Development Ordinance, and Land Division Ordinance. Ordinances are available on the City website, www.venetaoregon.gov

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

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

Required Submittals:

(Veneta Land Development Ordinance, Article 7, Section 7.02)

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

Approval Criteria:

(Veneta Land Development Ordinance, Article 7)

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

Note: Temporary Use Renewals are subject to review and approval by the Building and Planning Official on an annual basis per Veneta Land Development Ordinance No. 493, Section 7.06. Public Notice requirements may be waived for a renewal of Temporary Use Permits at the discretion of the Building and Planning Official provided that:

- (a) No formal complaints have been filed regarding the temporary use.
- (b) There have been no changes made to the site plan or activities from the time of initial approval as verified by the Building and Planning Official

I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HEREWITH ARE TRUE, COMPLETE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant's Signature: John J. Sorensen CONTROLLER

Property Owner's Signature: John J. Sorensen Mtg member

APPLICATION FEES & DEPOSITS

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

Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. City staff time shall be monitored for applications which require a deposit in lieu of a non-refundable fee. Any unused portion of the deposit shall be returned to Applicant upon completion of the application process, conditions of approval, and any ensuing appeals. Any additional costs incurred beyond the deposit amount shall be charged to and paid by Applicant on a monthly basis. Applicant agrees that Applicant's failure to pay these amounts triggers City's option to pursue any or all remedies, as listed above.

Application Fees: Fixed fees are non-refundable and are based on average application processing costs rounded to the nearest \$25.

Technical Review/Publication Deposit: The actual costs charged to the City for technical review of land use applications, including but are not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing Application, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to Applicant. Such costs shall be adjusted as soon as the specific amounts are known. Applicant agrees that any deficiencies shall be collected from Applicant, and that Applicant's failure to pay these amounts triggers City's option to pursue any or all remedies, as listed above.

Renewal Report

PLANNING DEPARTMENT USE

TUP-2-23(R)

Original Application: Temp-1-16

Application Information:

Previous Staff Report Date: Temp-1-22(R)

Complaints Received: Yes No

Changes to Previous Permit: Yes No

If yes to either, send notice and referral.

Notice Posted: NA

Notice Mailed: NA

Referrals Sent: NA

Referrals & Public Comments:

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

Yes

No

Approval Criteria:

(Veneta Land Development Ordinance, Article 7, Section 7.03) – Check All That Apply

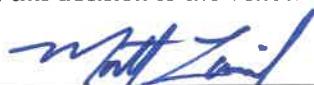
- The applicant has proposed no changes and all findings of fact in the attached report are consistent with the proposed land use.
- There have been no new criteria adopted by the City or other regulatory agencies that require new findings of fact.
- Other regulatory agencies have required the applicant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

Conditions of Approval:

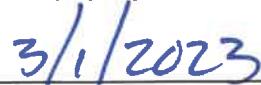
The Veneta Building & Planning Official has reviewed the conditions of approval in the attached staff report and has found:

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

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



Veneta Building & Planning Official



Date

STATUTORY WARRANTY DEED
(CONTINUED)

LEGAL DESCRIPTION (Continued)

Order No.: 300394ws

A parcel of land lying in the Northeast 1/4 of Section 36, Township 27 South, Range 6 West of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point in the Westerly right of way of Territorial Highway as said right of way was conveyed to the State of Oregon, by and through its State Highway Commission, by instrument recorded on Rec. No. 536, Reception No. 52569, Lane County Oregon Deed Records, said point being opposite to end 130.00 feet Westerly of Engineer's Centerline Station TH 110148.4 P.S.C.; from the point of beginning, thence along said Westerly right of way line South 04° 03' 05" West 95.44 feet to the Northerly right of way line of the Relocated Florence-Eugene Highway as said right of way was conveyed to the State of Oregon by the above-mentioned instrument No. 52569; thence South 44° 15' 30" West along said last mentioned right of way line 767.26 feet; thence North 03° 20' 30" West 15.71 feet perpendicular to Centerline Station 332-00, offset 110 East North, thence South 05° 39' 30" West along said right of way 358.50 feet; thence leaving said right of way North 07° 01' 40" West 336.50 feet; thence North 04° 57' 54" East 205.00 feet; thence North 32° 17' 28" East 66.00 feet to the USGS traverse line of the 377 foot contour line of the Fern Ridge Reservoir; thence along said traverse line South 57° 42' 34" East 491.07 feet to USGS Monument P-153; thence North 01° 09' 59" East along said traverse line 508.79 feet to its intersection with the Westerly right of way line of the above-mentioned Territorial Highway; thence South 14° 04' 45" East along said right of way line 308.46 feet to a point opposite to end 130.00 feet Westerly of Engineer's Centerline Station TH 110048.4 P.S.C.; thence continue on said right of way line along the arc of a 130.00 foot offset spiral curve to the right (centerline spiral curve L equals 160.00; S equals 0° 48'; a equals 0.675), the long chord of which bears South 13° 48' 50" East 159.18 feet to the point of beginning, in Veneta, Lane County, Oregon.

17-06-26-17-00500
1407 624
Page - 3 -

City of Veneta
88184 8th St
PO Box 458
Veneta OR 97487
(541) 935-2191

Receipt No: 1.030175

Feb 24, 2023

JHSO Corp

User Fees (non Utility) - Temp use	200.00
Total:	200.00
Check	Check No: 054790
Total Applied:	200.00
Change Tendered:	.00

02/24/2023 10:52 AM

**VENETA PLANNING STAFF REPORT
and FINAL ORDER**

Temporary Use Permit – Ace Hardware, Garden Supply Storage (TEMP-1-16)

Application Date: March 11, 2016
Notice Posted: March 14, 2016
Notice Mailed: March 14, 2016
Public Comment Period Closes: March 29, 2016
Staff Report Date: March 30, 2016

Referrals Sent: City Engineer, Branch Engineering (Lane Branch, P.E.)

BASIC DATA

Applicant: Veneta Ace Hardware
Property Owner: LULU LLC
Property Location: 24917 Hwy 126
Assessors Map, Tax lot No.: 17-06-36-11, 00900
Area: 11 acres
Plan Designation: Commercial (C), Open Space-Greenway Overlay, 100-Year Floodplain Overlay
Zoning Designation: Highway Commercial (HC), 100-year Floodplain Overlay Zone, Greenway Overlay Zone (GW)

REQUEST

The request before the Planning Official is for approval of a temporary use permit for garden supplies storage within a temporary fenced area in the West Lane Shopping Center parking lot for 90 days during the garden season. The storage/ display will use six (6) existing parking spaces in front of the Ace Hardware store.

BACKGROUND

The property has access onto Territorial Hwy on the west and Highway 126 on the south. Territorial Highway is a state highway of district importance classified as a principal arterial. Surrounding properties are also zoned Highway Commercial to the east, and vacant properties to the north, west, and south.

APPROVAL CRITERIA

Article 7 of Veneta Land Development Ordinance 493 regulates temporary uses.

The purpose of a temporary use is, *“to allow the establishment of specified uses on a short-term basis in certain, specified land use zoning districts. No temporary use permit can be granted which*

would have the effect of permanently rezoning or granting privilege not shared by other property in the same zone".

DECISION

The Veneta Planning & Building Official approves with conditions the Temporary Use Permit, City File #TEMP-1-16. The applicant shall comply with the following conditions of approval:

CONDITIONS OF APPROVAL

GENERAL CONDITION OF APPROVAL:

1. **The outdoor storage materials shall be in the 'Low Risk Category' according to the City Engineer and the outdoor storage area shall be at least 50-feet from the nearest storm inlet, or the inlet should be protected from sediment in order to prevent contamination of stormwater runoff in accordance with Land Development Ordinance No. 493, Section 7.04(4)(c) and the City Engineer.**

Veneta Land Development Ordinance No. 493, Section 7.03 lists the general approval criteria for temporary uses. Criteria applicable specifically to temporary displays, sales, and events are listed as item (1) of Section 7.04 and criteria applicable to outdoor storage (not involving sales) are listed as item (4) of Section 7.04. These criteria are listed below in italics. Findings showing compliance with these criteria follow in regular type.

VENETA LAND DEVELOPMENT ORDINANCE NO. 493 ***SECTION 7.03 APPROVAL CRITERIA***

- (1) *The temporary use is not inconsistent with the purpose of the zoning district in which it is placed.*

The proposal is consistent with this standard. The purpose of the Highway Commercial zone is to provide services to accommodate travelers and to provide large scale commercial services needed to serve the Fern Ridge area. The temporary storage of available garden supplies from the above-described property is consistent with the purpose of the zoning district in that the West Lane Shopping Center and associated businesses provide large scale commercial services. It is not uncommon for hardware stores such as Ace to provide garden supplies to customers and outdoor storage of these supplies is also typical.

- (2) *The temporary use will not have a significant adverse impact on the surrounding uses.*

The proposal is consistent with this standard. Notice of the proposal was sent to adjacent property owners within 300-feet of the site on March 14, 2016 as required per Veneta Land Development Ordinance No. 493, Section 7.05(1) – Procedure for approving temporary use permits. No public comment period was received as of the date of this staff report and close of the public comment period from the public or neighboring property owners. Adequate parking is available. There are an approximate 406 existing parking spaces at the shopping center. Current occupancy requires 270 parking spaces. The proposed use will eliminate six (6) parking spaces. Therefore, there is sufficient parking available (400 parking spaces) with the elimination of six (6) parking spaces with the temporary use.

(3) The temporary use shall comply with the applicable criteria listed in Section 7.04.

SECTION 7.04 ALLOWABLE TEMPORARY USES

(1) Temporary displays, sales, and events. Temporary displays, sales and events may be permitted in all industrial, commercial and public facilities and parks zones. They are also allowed in the rural residential zone for horticultural-related activities. All activities must meet the following criteria:

(a) *The temporary activity is located on the same lot for no more than ninety 90 cumulative days in any calendar year.*

The proposal is consistent with this standard. The applicant is proposing the garden supply storage area to remain on the lot for no more than ninety (90) cumulative days in the calendar year (2016).

(b) *The proposed temporary activity does not result in vehicular traffic congestion and adequate pedestrian and bicycle access is provided.*

The proposal is consistent with this standard. The site plan maintains the same circulation pattern on site. The proposed use will occupy several parking spaces but does not reduce the parking available for the shopping center to the level of noncompliance. Entering or exiting the parking area does not require maneuvering in a public street. Highway 126 currently has a good level of service and can handle additional traffic. There have been no concerns raised regarding vehicular traffic congestion.

Pedestrians can access the garden supplies via the parking lot of the shopping center in which purchased materials will be loaded by Ace Hardware staff into individual vehicles.

(c) *Adequate parking facilities are available. The temporary activity does not eliminate parking spaces required by Section 5.20 of this ordinance.*

The proposal is consistent with this standard. There are currently 406 parking spaces at the West Lane Shopping Center. Current occupancy requires 270 parking spaces. The proposed use will eliminate six (6) parking spaces. Therefore, there is sufficient parking available (400 parking spaces) with the elimination of six (6) parking spaces association with the temporary use, in compliance with Section 5.20 of Ordinance No. 493.

(d) *The temporary activity does not encroach on the required setbacks of the lot.*

The proposal is consistent with this standard. The temporary use proposed will not encroach on any required setbacks based on the submitted Site Plan. The use will take place within the parking lot area which location has already been approved with previous Site Plan review of the West Lane Shopping Center and does not encroach on any required setbacks of the lot.

(e) *Food vendors shall comply with all state and county health regulations and shall furnish written evidence of compliance prior to opening for business.*

This standard is not applicable as the proposed use does not involve a food vendor.

(f) *Annual events require a new permit each year.*

The proposal is consistent with this standard. As an information item, the applicant is required to submit and receive approval of a Temporary Use Renewal application on a yearly basis if the use is proposed in the future.

(g) *Temporary activities involving tents, tarps, or sales out of vehicles will last no more than two (2) consecutive days.*

This standard is not applicable as the proposed use does not involve tents, tarps or sales out of vehicles.

(4) *Outdoor Storage (not involving sales).* *Temporary outdoor storage not exceeding 180 days may be permitted in all industrial and commercial zones. All outdoor storage areas must meet the following criteria:*

(a) *The storage does not encroach on the required setbacks of the lot.*

The proposal is consistent with this standard as stated above under Section 7.04(1)(d).

(b) *Adequate parking facilities are available. The temporary outdoor storage does not eliminate parking spaces required by Section 5.20 of this ordinance.*

The proposal is consistent with this standard as stated above under Section 7.04(1)(c).

(c) *The materials being stored will not cause any contamination of stormwater runoff.*

As conditioned, the proposal is consistent with this standard. The applicant has stated that garden materials being stored will be bagged goods of industrial nature and thickness in order to prevent puncturing and stored on top of pallets. The applicant has also stated that any bags that do happen to brake are immediately cleaned up and resealed. The City Engineer commented in response to referral request that the uncovered outdoor storage of materials is acceptable provided it is not in the 'High-Risk Category'. A list of materials considered to be in the 'High-Risk Category' is included in the City Engineer's response (see Exhibit 'C'). As a general condition of approval, the outdoor storage materials shall be in the 'Low Risk Category' according to the City Engineer and the outdoor storage area shall be at least 50-feet from the nearest storm inlet, or the inlet should be protected from sediment in order to prevent contamination of stormwater runoff in accordance with Land Development Ordinance No. 493, Section 7.04(4)(c) and the City Engineer.

(d) *The materials being stored shall be screened from view with sight-obscuring fence or landscaping in compliance with Section 5.12 (9) of the Veneta Land Development Ordinance.*

The standard is not applicable given the Veneta Land Development Ordinance No. 493, Section 5.12(9) given sight-obscuring fencing is not required for the proposed use by Section 5.12(9) of the Veneta Land Development Ordinance No. 493.

(e) *The materials do not create an attractive nuisance as defined in the Veneta Municipal Code.*

The standard is consistent with this standard given the proposed garden supplies stored will be surrounded by a temporary chain link fence and do not contain materials listed in Veneta Municipal Code, Chapter 8.05.050 - Attractive nuisances which states,

"(1) No owner or person in charge of property shall permit thereon:

(a) Unguarded machinery, equipment or other devices which are attractive, dangerous and accessible to children;

(b) Lumber, logs or piling placed, or stored, in a manner so as to be attractive, dangerous and accessible to children;

(c) An open pit, quarry, cistern or other excavation without safeguards or barriers to prevent such places from being used by children".

(f) *After one (1) year, the temporary use permit period expires. The use shall then either be converted to a permanent use through Conditional Use Permit review in compliance with the standards of Article 8, or be discontinued.*

The applicant is proposing the temporary use for a maximum of 90 calendar days during the 2016 gardening season as stated in 7.04(1)(a) & (f) above.

PUBLIC COMMENT

Staff received on public comment on March 17, 2016 from Mr. John Hammer of LuLu, LLC, property owner of the subject site, in support of the temporary use and not in support of the temporary use permit filing fee (Attached as Exhibit C).

EXHIBITS

- A. Applicants Submittal
- B. Memorandum from City Engineer
- C. Public Comment (Mr. John Hammer)

STAFF DECISION

The Veneta Planning Official finds the following:

1. Required notice was provided in accordance with Section 2.13 of Veneta Land Development Ordinance 493.
2. The Veneta Planning Official reviewed all material relevant to the temporary use which has been submitted by the applicant, staff, and general public regarding this matter.

3. The Planning Official followed the required procedures and standards for taking action on a temporary use permit.

CONCLUSION

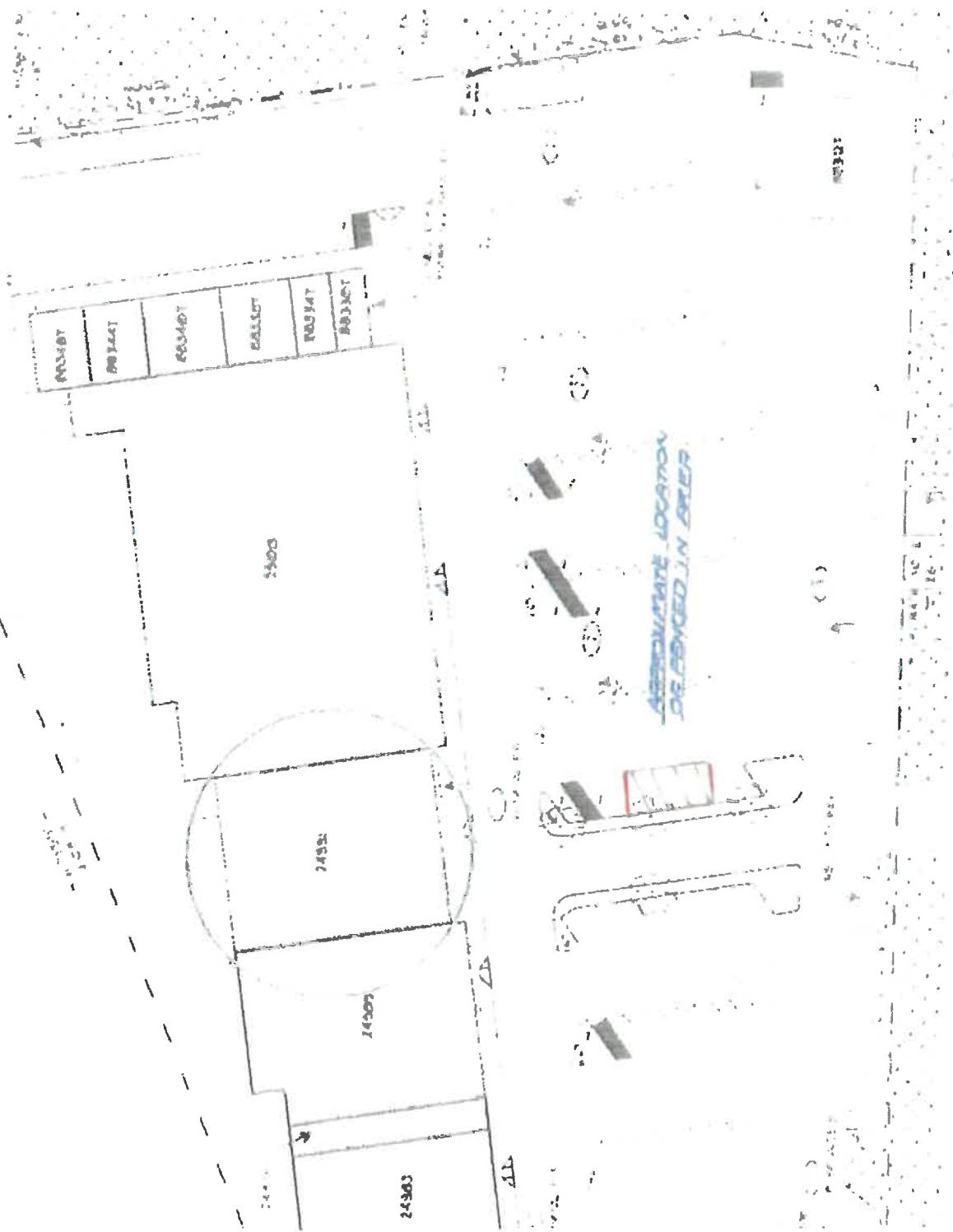
Based on the findings and conditions of approval, the Veneta Planning Official grants conditional approval of the temporary use application (TEMP-1-16). This conditional approval of the plans shall become final on the date this decision is signed, below. A Planning Official's decision may be appealed to the Planning Commission within 15 days after the staff report has been signed and mailed.



Kay Bork,
Veneta Planning Official



Date

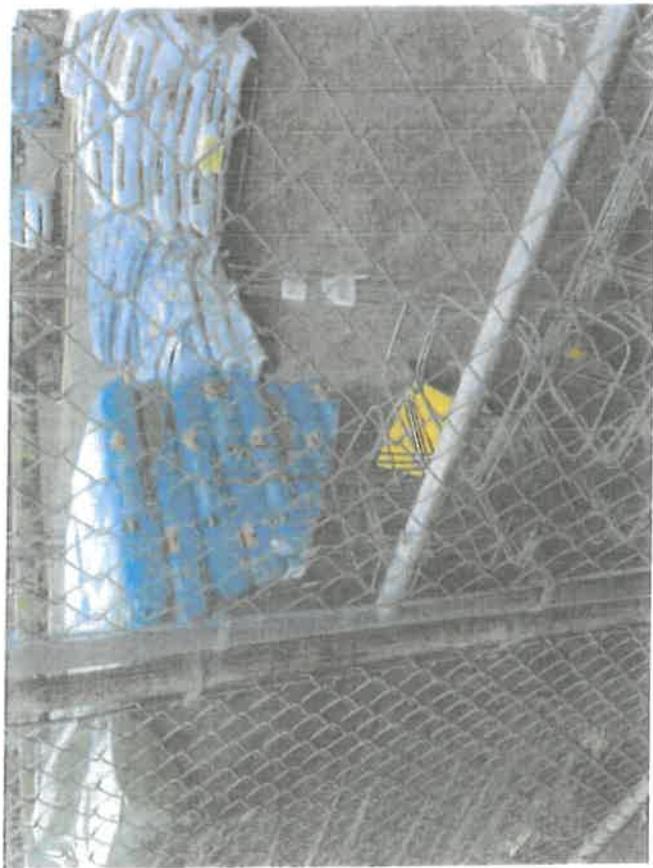
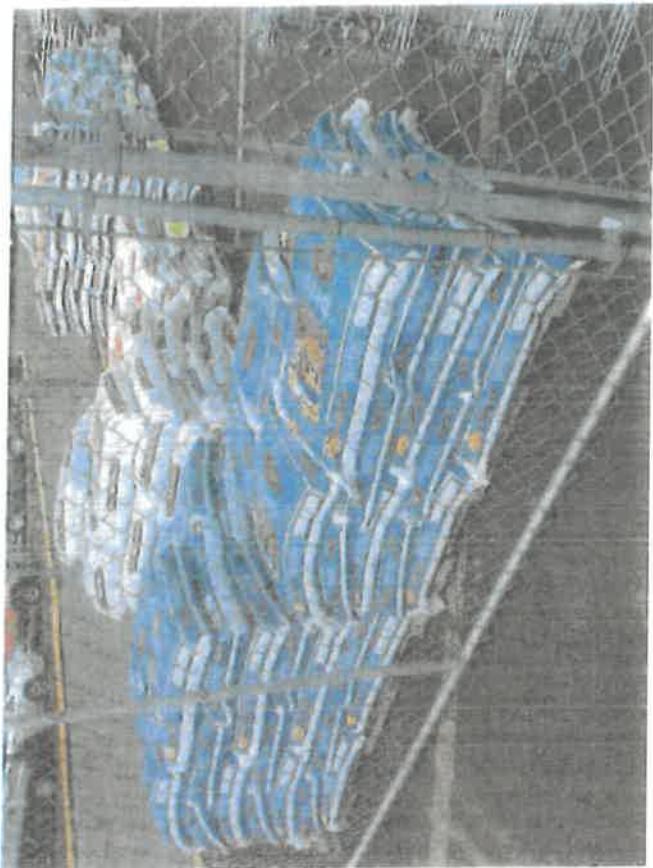


VENETA STORE SITE PLAN











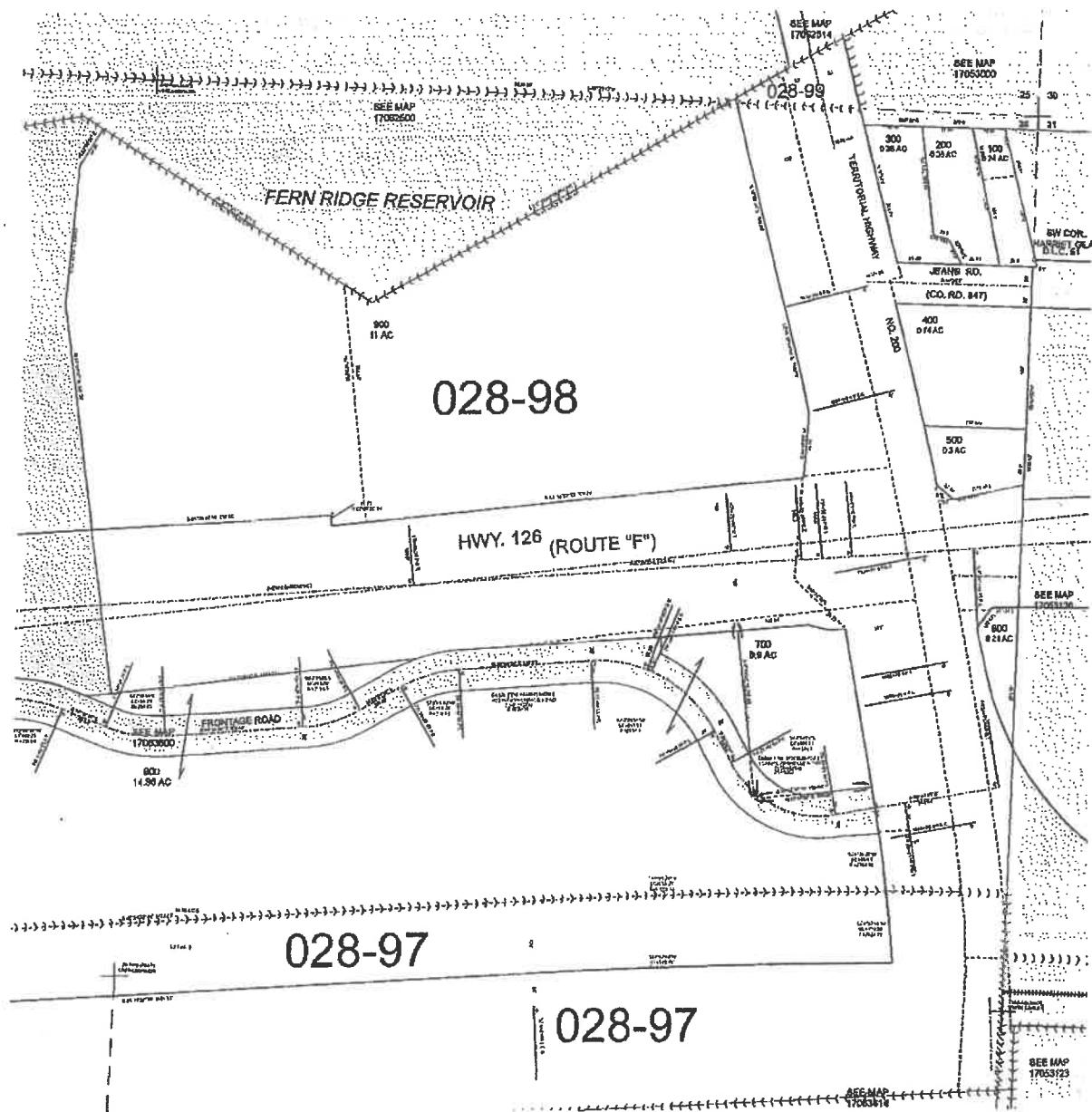


FOR ASSESSMENT AND
TAXATION ONLY

N.E. 1/4 N.E. 1/4 SEC. 36 T.17S. R.6W. W.M.
Lane County
1" = 100'

17063611
VENETA

OR DATA
11/1/2009 9:37:10 AM, Isabelle
CANCELED



VENETA
17063611

VENETA PROPERTY MAP

Real Property Tax Lot Record

Lane County Assessment and Taxation
Print Date: Mar 2, 2016



In preparation of these records, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Lane County disclaims any responsibility for typographical errors and accuracy of this information. The information and data included on Lane County servers have been compiled by Lane County staff from a variety of sources, and are subject to change without notice to the User. Lane County makes no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.

The legal descriptions contained herein are for tax lot purposes only.

Included in this report:

1. A listing of documents affecting ownership and/or property boundary changes.
2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot 1706361100900		Current Parcel/Account		Current TCA
Status	Type	Date	Effective Year	Tax Lot Acres
Active				
		1407624		02898
		1558640		02898
		1642105		02898
Document #	Type	Date	Effective Year	Tax Lot Acres
2012-063923	Bargain and Sale Deed	12/06/2012	2013	11.00
Comments:				
		Description Card		
		11.00		
Comments:				

VENETA PROPERTY TAX
INFORMATION & LEGAL DESCRIPTION

PARCEL RECORD - Cartographic Unit

1 407 624

Page 1

of

Code Area	Township	Range	Section	1/4	1/8	Parcel Number	Type	Number	Formerly part of _____			
	17	06	36	2	1	00500						
	Map Number _____						Special Interest _____					
	Tax Lot Number _____											
History of Parcel Prior to Re-mapping												
Previous Account Number _____ Previous Tax Lot Number _____												
OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES OFFICE OF COUNTY ASSSESSOR LANE COUNTY, OREGON												
1 407 624												
OLD NUMBER	ACCT NO.	ACCOUNT NUMBER	TOWNSHIP	17	06	SECTION	36	W.M.	Deed Record	Date of Entry/	Deed Record	
NEW 17 06 36 11 900 M.O.L. 17 06 36 10 12601	1407624	1407624	DATE OF ENTRY	1986	R1290/B4-1	1286	/B4-1	1287	Exceptions/Additions	Date of Entry/	Acres Remaining	
LAND DESCRIPTION												
A parcel of land lying in the Northeast 1/4 of Section 36, Township 17 South, Range 6 West of the Willamette Meridian, and being more particularly described as follows:												
Beginning at the intersection of the Westerly right-of-way line of Territorial Highway with the Northerly r/w line of the Relocated Florence-Eugene Highway as Hwy rights of ways were conveyed to the State of Oregon, by and through its State Highway Commission, by instrument recorded in R538, Rec. #52569 in the Land County Oregon Deed Records; from the Point of Beginning run thence												
S 04°15'30" W along the Northerly r/w line of the above mentioned Relocated Florence-Eugene Hwy. 655.0 ft; thence												
leaving said r/w line N 5°44'30" W perpendicular to said r/w line 352.52 ft to the U.S.C.E. traverse line of the 370 foot contour line of the Fern Ridge Reservoir, said point lying between U.S.C.E. monument N-153 and P-153; thence												
following the U.S.C.E. traverse of said 370 foot contour line as follows:												
S 57°42'34" E 56.23 ft to U.S.C.E. monument P-153; N 61°09'59" E 608.79 ft to the Westerly r/w line of the above mentioned Territorial Hwy; thence												
leaving said traverse line S 15°04'45" E along said Westerly r/w line, 308.86 ft to a point opposite to and 130.0 ft Westerly of Engineers centerline station TH100+084 P.S.C.; thence												
continue along said r/w line along the arc of a 130.0 foot offset spiral curve to the right (center line spiral curve L=160.0; So=0° 48', a=0.625), the long chord of which bears S 13°08'50" E 158.18 ft to a point opposite to and 130.0 ft Westerly of Engineers centerline station TH101+68.4 P.S.C.; then continue along said r/w line S 4°03'05" W, 95.84 ft to the point of beginning, in Lane County, Oregon.												
150-003-050 (3-87) CONT'D												
6.45												

STATUTORY WARRANTY DEED
(CONTINUED)

LEGAL DESCRIPTION (Continued)

Order No. 30039488

A parcel of land lying in the Northeast 1/4 of Section 36, Township 17 South, Range 6 West of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point in the Westerly right of way of Territorial Highway as said right of way was conveyed to the State of Oregon, by and through its State Highway Commission, by instrument recorded on Reel No. 538, Reception No. 52569, Lane County Oregon Deed Records, said point being opposite to and 130.00 feet Westerly of Engineer's Centerline Station TH 1101+68.4 P.S.C.; from the point of beginning, thence along said Westerly right of way line South 04° 03' 05" West 95.84 feet to the Northerly right of way line of the Relocated Florence-Eugene Highway as said right of way was conveyed to the State of Oregon by the above-mentioned instrument No. 52569, thence South 84° 15' 30" West along said last mentioned right of way line 707.26 feet; thence North 03° 20' 30" West 15.71 feet perpendicular to Centerline Station 432+00 offset 110 feet North; thence South 86° 39' 30" West along said right of way 358.50 feet; thence leaving said right of way North 07° 41' 40" West 336.50 feet; thence North 04° 57' 54" East 205.00 feet; thence North 32° 17' 26" East 56.00 feet to the USCE traverse line of the 377 foot contour line of the Fern Ridge Reservoir; thence along said traverse line South 57° 42' 34" East 491.07 feet to USCE Monument P-153; thence North 61° 09' 59" East along said traverse line 608.79 feet to its intersection with the Westerly right of way line of the above-mentioned Territorial Highway; thence South 14° 04' 45" East along said right of way line 308.86 feet to a point opposite to and 130.00 feet Westerly of Engineer's Centerline Station TH 1100+08.4 P.S.C.; thence continue on said right of way line along the arc of a 130.00 foot offset spiral curve to the right (centerline spiral curve. L equals 160.00; S equals 0° 45', a equals 0.625), the long chord of which bears South 13° 48' 50" East 158.18 feet to the point of beginning, in Veneta, Lane County, Oregon.

17-06-36-11-00900
1407624
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City of Veneta
MEMORANDUM

DATE: March 14, 2016

TO: Lane Branch, P.E., City Engineer (Branch Engineering, Inc.)

FROM: Lisa Garbett, City of Veneta

RE: Temporary Use Permit Request
City File# TEMP-1-16 - Ace Hardware

Assessor's Map/ Tax Lot No 17-06-36-11-00900

The City has received a request for Temporary Use Permit approval review for Ace Hardware at the West Lane Shopping Center for garden supply storage within a temporary fences area within the parking lot for a maximum of 90 days during the garden season.

This request is being forwarded for your review, comment and conditioning. If you have conditions of approval you would like incorporated into the City's consideration of this request, please list them and return to this office no later than March 22, 2016.

Please call me at 935-2191 ext. 304 if you are unable to return comments by this date.

Please reference file number TEMP-1-16 in your reply

- We are not affected by the proposal
- We have reviewed the proposal and have no comments
- Our comments are attached
- Our comments are

Uncovered outdoor storage of material is fine provided it is not in the High-Risk

Category per the attachment. The outdoor storage area should also be at least 50 feet

from the nearest storm inlet, or the inlet should be protected from sediment.

High-Risk Materials	Low-Risk Materials	Exempt Materials
<ul style="list-style-type: none"> Materials to be recycled, with potential effluent or the potential to contribute pollutants to stormwater runoff Corrosive materials (e.g., lead-acid batteries) Scrap or salvage goods with potential effluent Storage and processing of food items Chalk/gypsum products Feedstock/grain Material byproducts with potential effluent Fertilizer Pesticides Lime/lye/soda ash Animal/human wastes 	<ul style="list-style-type: none"> Materials to be recycled, without potential effluent or the potential to contribute pollutants to stormwater runoff Scrap or salvage goods Metal Sawdust/bark chips Sand/dirt/soil (including contaminated soil piles) Material byproducts without potential effluent Unwashed gravel/rock Compost Asphalt 	<ul style="list-style-type: none"> Washed gravel/rock Finished lumber Rubber and plastic products (hoses, gaskets, pipe, etc.) Clean concrete products (blocks, pipe, etc.) Glass (new, clean, or free of residual product) Inert products

Not Applicable

Storage and processing areas that are exempt from the requirements of this section have materials that meet any of the following criteria:

- Have no measurable solubility or mobility in water and no hazardous, toxic, or flammable properties
- Exist in a gaseous form at ambient temperature
- Contained in a manner that prevents contact with stormwater (excluding pesticides and fertilizers) – e.g., covered inside a building.
- Temporary storage areas associated with construction activities. These activities require implementation of the associated best management practices (BMPs) outlined in the City's *Erosion Control Manual* (in the section titled "Development Activity Control BMPs"). The *Erosion Control Manual* can be found online at <http://www.portlandonline.com/shared/clm/image.cfm?id=94539>

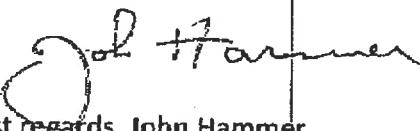
LULU-Veneta, LLC

**P. O. Box 2266
Eugene, OR 97402
541-683-1166**

File number: TEMP-1-16

To whom it may concern,

This is a written response regarding the temporary use permit for the parking lot in the West Lane Shopping Center. I support a temporary use of the West Lane Shopping Center parking lot for garden supply. I don't support the city of Veneta charging fees for such a use for a short period of time. Thank you for your consideration.


Best regards, John Hammer