

September 7, 2023

Veneta Apartments LLC  
735 East Clarendon Suite 201  
Gladstone, OR 97027

Howard and Howard Investment Group, LLC  
266 Retirement Lane  
Cave Junction, OR 97523

Re: Property Line Adjustment, PLA-3-23  
Assessor's Map 18-06-01-00, Tax Lot 1610  
Assessor's Map 18-06-01-00, Tax Lot 1611

Dear Veneta Apartments LLC & Howard and Howard Investment Group, LLC:

The City of Veneta received your application for a property line adjustment on September 1, 2023 for the properties listed above. On September 7, 2023, the City **approved** the request for a Property Line Adjustment. The City hereby finds that the proposed property line adjustment complies with the criteria listed in Veneta Land Division Ordinance No. 494, Article 3, Section 3.02 – Property Line Adjustment Criteria, as follows:

**FINDINGS:**

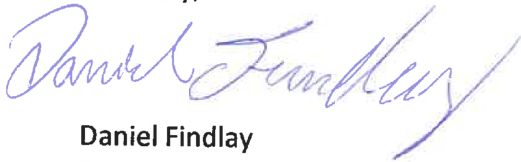
*Veneta Land Division Ordinance No. 494, Article 3, Section 3.02 – Property Line Adjustment Criteria*

1. *The property line adjustment is a relocation or elimination of all or a portion of the common property line between abutting properties that does not create an additional lot or parcel.*
  - The property line adjustment is a relocation of a portion of one common property line and will not create any new lots or parcels.
2. *All properties involved continue to have adequate access to public streets.*
  - Tax Lot 1610 currently fronts Strike Street for approximately 260 feet, and the proposed property line adjustment will not preclude this access. Tax Lot 1611 currently fronts Territorial Road for approximately 210 feet, and the proposed property line adjustment will not affect this frontage. Both properties involved will continue to have adequate access to public streets.
3. *The properties involved meet the minimum lot size and configuration requirements for the zoning district and do not otherwise violate city standards.*
  - Both lots are zoned General Residential (GR). The minimum lot size in the GR zoning district is 6,000 square feet. Both lots will continue to be above 6,000 square feet after the property line adjustment. Both lots will not violate any other City standards.
4. *The properties involved comply with any previous requirements or conditions imposed by a review body.*

- The properties involved both have previous requirements or conditions imposed by a review body. Tax Lot 1610 must comply with all previous requirements and conditions imposed by a review body for the following land use decisions:
    - City File No. SR-1-23, Cheney Drive Apartments Site Plan Review
    - City File No. M-3-08, Hayden Homes Partition Plat
  - Tax Lot 1611 must comply with all previous requirements and conditions imposed by a review body for the following land use decisions:
    - City File No. S-1-22, Applegate Landing Phase IV & V
    - City File No. M-3-08, Hayden Homes Partition Plat
  - The proposed property line adjustment will not cause either property to fall out of compliance with any previous requirements or conditions imposed by a review body.
5. *There are no conflicts with existing private or public utilities and utility easements.*
- The property line adjustment does not conflict with any existing private or public utilities or utility easements.
6. *Setbacks and lot coverage shall not be reduced below the minimum for the zone in which the property is located.*
- In the GR zone, the front setback is 20 feet, and the side and rear setbacks are 5 feet. There are no existing buildings on the site, but Tax Lot 1610 has a land use approval for a multi-family development on the site. The proposed property line adjustment will not reduce the approved development's setbacks below the minimum or cause its lot coverage to exceed 50%.
  - In the GR zone, the maximum lot coverage is 50%. Both properties will continue to meet this requirement. Both Tax Lot 1610 and 1611 both do not have buildings on the site. The multi-family development approved but not yet built for Tax Lot 1610 will not exceed 50% lot coverage as a result of the proposed property line adjustment.

Once the surveyor has recorded the survey map and lot line adjustment deeds, please return recorded copies to the City of Veneta for our records.

Sincerely,



Daniel Findlay  
Associate Planner  
City of Veneta

CC: City Planning File No. PLA-3-23