

**VENETA PLANNING COMMISSION
STAFF REPORT**

**Labrador Partition (M-1-07)
& Associated Tree Removal Permit**

Application Received: November 21, 2007

Application Deemed Complete: December 19, 2007

Notice Mailed and Posted December 20, 2007

Planning Commission Meetings: February 4, 2008

Staff Report Date: January 25, 2008

Prepared by: Zac Moody, Assistant Planner
Reviewed by: Brian Issa, Community Services Director

Referrals: Veneta Public Works Superintendent
City Engineer
Lane County Fire District No. 1

Timeline: Current 120 day timeline ends April 17, 2008

BASIC DATA

Applicant: Olson & Morris
c/o Scott Morris, PE
380 Q Street, Suite 200
Springfield, OR 97477

Owner: Labrador, LLC
c/o Eric Hample
2910 McKendrick Street
Eugene, OR 97405

Representative: Metro Planning
c/o Robert Stevens, AICP
370 Q Street
Springfield, OR 97478

Location: 87988 8th Street
Veneta, OR 97487

Assessor's Map: 17-06-36-42
Tax Lot Number: 2300
Area: 1.0 acres
Plan Designation: Low Density Residential (L)
Zoning Designation: Single Family Residential (SFR 8000 sq. ft. minimum)

REQUEST

Tentative Plan

The request before the Planning Commission is for approval of a tentative plan to divide 1.00 acres into 3 residential lots (2 additional lots, 1 existing) (**Exhibit A**)

Tree Removal Permit

The applicant is requesting removal of 26 trees in order to accommodate access and stormwater detention requirements for the site (**Exhibit A**).

BACKGROUND

In a previous Subdivision application filed on this parcel in 2006, the Planning Commission requested additional information on the drainage facility plans in order to determine the feasibility of the proposal. It was the opinion of the City Engineer that the detention design submitted for the Subdivision application was not a feasible option. Based on this information and comment from surrounding property owners, the applicant choose to withdrawal the Subdivision application. Following withdrawal of the Subdivision application, the agent for the property owner submitted an application for a 3 lot partition. Included in this application is a Storm Detention Analysis. The final version, submitted on December 20, 2007 (**Exhibit B**) received approval of the City Engineer as an acceptable concept plan in his memo dated January 25, 2008 (**Exhibit C**).

PROPERTY CHARACTERISTICS AND SURROUNDING CONTEXT

The subject property is currently occupied by an existing single family residence that is proposed to remain, and a large accessory structure that is proposed for removal.

Transportation Service

Access is available to the property from 8th Street, a Minor Collector which is currently not improved to City standards.

Wastewater Service

Wastewater is available in 8th Street.

Stormwater

The storm water currently sheet flows from both the east and west towards the center of the northern property line. There is also an existing drainage system consisting of a rock drainage trench that flows along the south property line, and then bisects the site and outfalls onto tax lot 2100.

Water Service

Water service is available in 8th Street

Natural Resources

There are no wetlands indicated on the City's wetland inventory, or other significant natural resources on the site. A tree removal permit is required for the proposed removal of approximately 26 trees.

SUBMITTAL REQUIREMENTS

Tentative Plan (M-1-07)

The applicant has submitted the application, plans, and other supplementary data as required by Section 5.01 of Veneta Land Division Ordinance No. 462. The additional information (revised storm water calculations) requested by the Planning Commission for the previous Subdivision application is included as **Exhibit B**.

AGENCY COMMENTS

Additional comments from the City Engineer about the storm water drainage system, Public Works, Fire District #1 and comments from Public are available as **Exhibit C**.

PUBLIC COMMENTS

Public comments are found in **Exhibit D**.

ISSUES

Storm water

There is currently a drainage system consisting of what appears to be a perforated pipe in a drain-rock filled trench that runs from the southern property line next to the existing home to the northern property line near the boundary between Tax Lots 2100 & 2200. The applicant has submitted a plan to include three detention facilities to intercept and detain the runoff from new construction and pipe it to the northern edge of the property where it will daylight at the existing discharge point. See **Exhibit B** for drainage plan and calculations and **Exhibit C** for the City Engineer's comments on this design. A drainage study, including calculations shall be completed for each parcel prior to construction of any dwellings.

Access

The subject parcel is approximately 132 feet in width fronting 8th street. Considering the minimum frontage requirement is 50 feet and the request is for two additional parcels, creating three total parcels on a parcel that is only 132 feet wide would not be in conformance with the provision of Section 6.04 (2) of the Veneta Land Development Ordinance No. 461. Additionally, the configuration of the existing dwelling will not allow the division of the parcel in such a way that will provide for the minimum requirements. The applicant has requested a modification to the frontage requirements and requested approval of the proposed panhandle parcels by the Planning Commission (**Exhibit A**). The division is proposed in a manner that will allow parcel 2 & 3 to share access, while parcel 1 will access 8th Street separately. The proposed configuration also allows the on-site detention facilities to be each placed on their own parcel, rather than clustered on one parcel, which would ultimately create a non buildable parcel.

STAFF RECOMMENDATION

Based on the information presented in the application, this staff report, and proposed final orders, staff recommends conditional approval of partition M-1-07 and accompanying tree removal permit.

Staff recommends that the Commission approve the tree removal permit (as submitted on November 21, 2007).

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

- a. Approve the Tentative Plan with specified conditions of approval based on the findings in the Proposed Final Order.
- b. Modify the proposed findings or conditions of approval in the Proposed Final Order.
- c. Deny the Tentative Plan based on the Commission's findings.
- d. Continue deliberations on the Tentative Plan if more information is needed.

EXHIBITS

- A. Tentative Plan and Narrative
 - 1. Site Assessment, Tentative Partition, Tree Preservation and Area Drainage maps received December 20, 2007.
- B. Storm Detention Analysis
 - 1. Labrador Partition storm detention analysis, prepared by Olson & Morris received November 21, 2007.
- C. Agency comments
 - 1. Jerry Elliot, City Engineer dated January 25, 2008
 - 2. Kyle Schauer, Public Works Superintendent
 - 3. Heather Hill, Lane County Fire Protection District #1
- D. Public comments
 - 1. EGR & Associates, Inc., c/o Keyte Hladky
- E. Tree Removal Plans showing critical root zones
 - 1. Proposed plan
 - 2. Alternative with the detention facilities moved to the north.