

**VENETA PLANNING COMMISSION  
STAFF REPORT**

**Wendy's Court Subdivision (S-3-08)**

Application Received: March 20, 2008

Application Deemed Complete: April 7, 2008

Notice Mailed and Posted April 8, 2008

Planning Commission Meeting: June 2, 2008

Staff Report Date: May 22, 2008

Prepared by: Zac Moody, Assistant Planner

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

Timeline: The 120 day timeline ends August 5, 2008

**BASIC DATA**

Applicant: James W Turnbo  
P.O. Box 189  
Veneta, OR 97487

Property Owners: Turnbo Construction, Inc.

Assessor's map: 17-05-31-23 Tax Lot 2101

Area: Approximately 26,136 sq. ft.

Plan Designation: Medium Density Residential (L)

Zoning Designation: General Residential (GR 6,000 sq. ft. minimum)

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**REQUEST**

**Tentative Plan**

The request before the Planning Commission is for approval of a tentative plan to divide an approximately 26,136 square foot parcel into 4 residential parcels (3 additional parcels, 1 existing) (**Exhibit A**)

## **PROPERTY CHARACTERISTICS AND SURROUNDING CONTEXT**

The subject property currently consists of 1 parcel, Tax Lot 2101. There are no existing structures.

### **Transportation Service**

Access is available to the property from East Hunter Road which is a major collector.

### **Wastewater Service**

Wastewater is available in East Hunter Road.

### **Stormwater**

Based on a contour map, the storm water currently sheet flows to the southeast into a drainage ditch at the southern property line, along the north side of East Hunter Road.

### **Water Service**

Water service is available in East Hunter Road.

### **Natural Resources**

There are no wetlands indicated on the City's wetland inventory, or other significant natural resources on the site.

## **SUBMITTAL REQUIREMENTS**

### **Tentative Plan (S-3-08)**

The applicant has submitted the application, plans, and other supplementary data as required by Section 4.01 of Veneta Land Division Ordinance No. 462.

### **AGENCY COMMENTS**

Comments from agency referrals are found in **EXHIBIT B**.

### **PUBLIC COMMENTS**

No public comment received

## **ISSUES**

### **Storm water**

A stormwater management plan was included with the application. The plan identifies a series of drainage swales flowing from the northern part of the property, south to East Hunter Road. The stormwater collected in the drainage swales and delivered to a drainage ditch south of the subject parcel. The existing plans do not show a 20 foot driveway surface as required by Lane County Fire District #1 and will therefore need to be modified to show changes in the locations of the drainage swales. The shared access design will need to show how and where the driveway runoff will be maintained and located as well as identify any changes in calculations of pre to post-development flows based on an addition of approximately 6 feet of pavement. Staff recommends as a condition of approval that the applicant provide a revised drainage study

showing the above changes and an analysis summary that defines the difference between the pre and post-development and shows that the post development flows do not exceed predevelopment peak flows for a 10 year storm.

### **Access**

The proposed panhandle lots are consistent with this requirement because the shape of the existing parcel precludes the complete development of the lot without the use of panhandles. Surrounding developments prevent the use of a cul-de-sac, half-street or other public access. Considering that the driveway will serve four parcels, Lane County Fire District #1 has required that the driveway serving the development have a minimum 20 foot drivable surface approved by LCFD#1 to support emergency vehicle loads of 56,000 pounds. The 20 foot drivable surface shall be maintained along the length of the driveway and be signed “No Parking” and any curbs along the driveway painted red in accordance with the 2007 Oregon Fire Code. The required access can be created using easements and not by expanding the width of the panhandle, therefore the increase in driveway width will not change the property lines. The two proposed 3.3 foot stormwater drainages along both sides of the driveway will need to be moved to accommodate the expanded driveway and will be in addition to the 20 foot drivable surface.

### **Right-of-way dedication**

East Hunter Road currently varies in width from Territorial Highway to Huston Road. East Hunter is a Major Collector which requires a 60 foot right-of-way per the City of Veneta Transportation System Plan. The section of East Hunter that fronts the proposed subdivision has an existing right-of-way of 40 feet and a paved width of approximately 24 feet. In order to accommodate the future expansion of East Hunter Road, property owners fronting sections that currently do not have sufficient right-of-way will be required to dedicate half of the deficient amount upon development. In this case, East Hunter Road is deficient by 20 feet adjacent to the proposed subdivision. As a condition of approval, the applicant will be asked to dedicate 10 feet of right-of-way along the northern side of East Hunter.

### **STAFF RECOMMENDATION**

Based on the information presented in the application, this staff report, and proposed final orders, staff recommends conditional approval of subdivision S-3-08.

### **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. Application Materials

1. Land Use Application
2. Applicant's Narrative Statement
3. Stormwater System Study dated December 10, 2007
4. Tentative Subdivision Plat dated October 3, 2007

### B. Referral Comments

1. Kyle Schauer, Veneta Public Works Superintendent
2. Jerry Elliott, City Engineer
3. Heather Hill, Lane County Fire District # 1
4. Jody Ogle, Lane Electric