

**VENETA PLANNING COMMISSION
STAFF REPORT**

Verizon Site Plan Review SR-1-07 & Conditional Use Permit CUP-1-07

Application Received:	June 18, 2007
Application Complete:	July 13, 2007
Public Hearing Notice Mailed and Posted:	July 13, 2007
Staff Report Date:	August 27, 2007
Prepared by:	Brian Issa, Associate Planner

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

BASIC DATA

Applicant: Verizon Wireless
 658 S. 57th St. Suite 43
 Springfield, OR 97478

Owner: City of Veneta

Location: On top of Bolton Hill next to City water tank

Assessor's Map: 18-06-01

Tax Lot Number: 1901

Area: 1.6 acres

Plan Designation: Low Density Residential (L)

Zoning Designation: Single Family Residential (SFR8000)

REQUEST

The request before the Veneta Building and Planning Official is for approval of a site plan and conditional use permit to allow construction of a cellular communications tower next to the existing water tank on the top of Bolton Hill.

BACKGROUND

Tax lot 1901 currently houses one of the City's drinking water reservoirs. The City was approached by Verizon about locating a cellular communications tower adjacent to the water tank on the site. The proposed steel monopole is approximately 144 ft tall and will be accompanied by auxiliary generators and other necessary equipment (see **EXHIBIT A**).

Because this property is still zoned residential, a condition use permit (CUP) is required according to Veneta Land Development Ordinance 461 Section 4.02(3)(e).

PROPERTY CHARACTERISTICS

The subject property is located on the top of Bolton Hill (see **EXHIBIT A**) and is surrounding on the north, east, and south sides by other residential parcels zoned SFR8000, and on the west side by industrial forest lands which are located outside of the urban growth boundary. The area of the site where the tower will be located has been excavated to create the pad for the water tank.

Wastewater Service

None.

Storm water

Detention will be required for all new facilities on the site

Water Service

City services are currently servicing this property.

Natural Resources

The proposed changes do not affect any significant natural resources.

APPROVAL CRITERIA

Article 6 of the Veneta Land Development Ordinance No. 461 regulates Site Plan Reviews. The purpose of a site plan review is “*to correlate the general ordinance requirements with the specific site conditions and proposed uses and changes of use through a comprehensive review process to assure that developments are in conformance with the applicable land use regulations of the Land Development Ordinance.*” Approval of a site plan review must comply with Section 6.04.

Cell towers may be permitted in the SFR8000 zone as a conditional use subject to compliance with Veneta Land Development Ordinance 461 Section 8.10 and 8.20(2).

AGENCY COMMENTS

See **EXHIBIT B** for referral comments

PUBLIC COMMENTS

See **EXHIBIT C** for public comments

ISSUES

There does not appear to be any significant issues associated with the proposal.

STAFF RECOMMENDATIONS

Based on the findings for the major site plan review stated in the Proposed Final Order, staff recommends a conditional approval of the site plan and conditional use permit. The proposed conditions are listed in the Proposed Final Orders.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

- a. Approve the Site Plan and CUP with conditions of approval based on the findings in the proposed final orders.
- b. Modify the proposed findings or conditions of approval based on the findings in the Proposed Final Orders.
- c. Deny the Site Plan and CUP based on the Planning Commission's findings.
- d. Continue the review of the Site Plan and CUP if more information is needed.

EXHIBITS

The following information was submitted regarding this application:

- A. Application
- B. Referral comments
 - a. Jerry Elliott, City Engineer
 - b. Heather Hill, Lane County Fire Dist. #1
- C. Public comments
 - a. Mona Lindstomberg