

**APPLICANT'S STATEMENT AND FINDINGS OF FACT
FOR AMMENDMENT TO ZONE MAP
BOLTON HILL RANCH ESTATES 1ST ADDITION
TAXLOT 1702 TAX MAP 18-06-01-00
CITY OF VENETA, OREGON**

APPLICATION DATE: October 8, 2007

APPLICANT ATR Land LLC
Attn: Phil Velie
P.O. Box 518
Creswell, OR 97426
Phone 541-895-8788

PROPERTY OWNER ATR Land LLC
PO Box 518
Creswell, OR 97426

LOCATION: Assessor's Map 18-06-01-00, Tax Lot 1702

REQUEST: Official Zone Map Amendment

I Background

Tax lot 1702 as shown on tax assessor's map 18-06-01-00 is located inside of the City of Veneta's Urban Growth Boundary and has previously been annexed into the corporate limits of the City.

The subject parcel is planned to be developed to residential use as an addition to the proposed Bolton Hill Ranch Estates located to the north. Preliminary layouts on this parcel indicate that there is the potential for 50-60 single family residential lots.

A Site Location and Description

Location

The subject parcel is located southwest of the Veneta Reservoir on Bolton Hill Road. To the north of the subject parcel is Bolton Hill Road and the proposed Bolton Hill Ranch Estates (under the same ownership). Northern and western boundaries of the subject parcel is Bolton Hill Road. The southern boundary of the parcel is the Veneta UGB. East of the subject parcel is undeveloped land located in the City of Veneta "*Southwest Area Specific Area Development Plan*".

Zoning

The subject parcel for this request is Tax Lot 1702 as shown on tax assessor's map 18-06-01-00. This parcel is located inside of the City of Veneta's corporate limits and within the Urban Growth Boundary. The following table was developed from the City of Veneta's "Veneta Zoning and Floodplain Map 7/24/2006" and "Veneta Comprehensive Plan Diagram 12/27/2006";

Table 1 Existing Zoning Summary

Map Number	Tax Lot	Area	Comp. Plan Designation	Current Zoning	Requested Zoning
18-06-01-00	1702	24.1 ac	L (Low Density Residential)	RR (Rural Residential)	SFR (Single Family Residential)

Tax lot 1702 has a Comprehensive Plan designation of Low Density Residential and a zoning of Rural Residential. The applicant is requesting that Tax Lot 1702 be re-zoned to Single Family Residential (SFR) consistent with the current applicable Comprehensive Plan Designation.

II APPROVAL CRITERIA AND ANALYSIS

Changes to the official zoning map for the City of Veneta are controlled by the *Veneta Land Development Ordinance No. 461* Article 11., The following sections include the applicable review criteria for VLDO 461, Article 12 as shown in the grey text boxes. Sections following each of the review criteria indicate narratives on how the applicant has or intends to meet each requirement.

A Veneta Land Development Ordinance 461

SECTION 11.01 AUTHORIZATION TO INITIATE AMENDMENTS

An amendment to the text of this ordinance may be initiated by the City Council, the City Planning Commission or by application of a property owner or city resident. An amendment to the zoning map may be initiated by the City Council, the City Planning Commission or by application of a property owner.

The property owner, ATR Land LLC, is requesting by application the initiation of the zone map amendment.

The request by an application for an amendment shall be accomplished by filing an application with the Building and Planning Official using forms prescribed pursuant to Section 2.06...

This application includes the required form, *City of Veneta Land Use Application*, pursuant to Section 2.06.

A filing fee in accordance with the provisions of Section 2.08...

This application includes the application fee in the form of a check in the amount of \$950. This amount is based on the required \$350 deposit for *Technical Review/Public Notice* and \$600 fee for *Zone Change (map only)* per the *City of Veneta Land Use Application*.

and a narrative statement explaining the reasons for the amendment shall accompany an application by a property owner.

The subject parcel for this request is Tax Lot 1702 as shown on assessor's map 18-06-01-00. This parcel is located inside of the City of Veneta's corporate limits and within the Urban Growth Boundary and Urban Service Boundary. The subject parcel has a Comprehensive Plan designation of Low Density Residential and a zoning of Rural Residential. The current zoning does not allow the density and level of service provided by the underlying Comprehensive Plan Designation.

The applicant is requesting that Tax Lot 1702 be re-zoned to Single Family Residential (SFR) consistent with the current applicable Comprehensive Plan Designation.

B Conformance with the Adopted Comprehensive Plan

This request to change the zoning of the subject property is consistent with the *Veneta Comprehensive Plan*. Per the current comprehensive plan map the subject property has a plan designation of "L" or low density residential. The current zoning of the subject property is RR, rural residential which would correspond with the "R" plan designation. Changing the zoning of the subject property from RR to SFR make the parcel consistent with the underlying Comprehensive Plan designation.

C Availability of Public Services

The City of Veneta can provide the type and range of urban services for the subject property that are required by the Comprehensive Plan. Specifically the City can provide public wastewater disposal, water supply, and transportation access to the site. This zone change request is the first step in the required land use process for developing the site. Below is a summary of the availability of service to the site. Refinements of the required services will occur during the Tentative Subdivision process and subsequent construction plan review and approval process.

Public Wastewater Disposal

Currently there are three alternatives for providing public wastewater service to the subject property. Selection of an alternative will be refined during the Tentative Subdivision and construction plan approval processes. These alternatives are described below.

Wastewater Option 1

The subject property is located adjacent to the *Veneta Southwest Area Specific Plan*. This refinement plan area is located on the easterly boundary of the subject parcel. The SWASP is located downhill of the subject property and will provide a gravity wastewater collection pipe for connection to the public wastewater system.

Wastewater Option 2

In the event that the subject property develops prior to the SWASP, the applicant proposes a temporary wastewater pump station that would lift the sewage to a public pipe located in the Bolton Hill Road right-of-way. The project specific collection system would be designed to allow connection to the future SWASP gravity pipe. This would allow the temporary pump station to be removed.

Wastewater Option 3

As a final alternative, during the Tentative Subdivision process the applicant could negotiate a public wastewater easement with the owners of the adjacent property in the SWASP. This easement could allow for a public wastewater pipe to be extended to the project prior to the SWASP developing.

Public Water Supply

The City of Veneta can provide public water service to the site from water mains available in the Bolton Hill Road right-of-way. Internal to the site, as part of the Tentative Subdivision and construction plan approval processes, a water distribution network will be designed to provide water service to the future residential lots.

Transportation Access

The subject property is adjacent to existing Bolton Hill Road and proposed streets in the SWASP. Internal to the site, as part of the Tentative Subdivision and construction plan approval processes, a public street network will be designed to provide access to the future residential lots and the adjacent existing and proposed streets.

Stormwater Management

Surface water currently flows off the site to the east at both concentrated points and as sheet flow. The Veneta Land Division Ordinance 462 Article 6.09 states;

All new development and redevelopment shall be designed and constructed such that the system(s) peak discharge for a 10-year frequency storm of the fully developed site shall not exceed the peak storm discharge of the pre-developed site, as determined and approved by the sole discretion of the City Engineer or his/her designee.

The applicant will submit detailed stormwater refinement plans during the Tentative Subdivision and construction plan approval processes.

D Conclusion

This request meets the relevant approval criteria and should be approved by the City of Veneta.

E ATTACHMENTS

1. City of Veneta Land Use Application
2. Lane County Tax Assessor's Map 18-06-01-00
3. *Regional Land and Information Database* Property Report for TL 1702 Map 18-06-01-00
4. *Veneta Comprehensive Plan Diagram* Amended on 12/27/06
5. *Veneta Zoning and Floodplain* Amended on 7/24/06