

**City of Veneta Planning Commission
NOTICE OF PUBLIC HEARING**

The Veneta Planning Commission will be holding a public hearing on **Tuesday, September 6, 2016 at 6:30 p.m.** at Veneta City Hall; 88184 8th Street; Veneta, Oregon to consider the following land use application.

NATURE OF APPLICATION	Conditional Use Permit approval request for a proposed Day Care Facility (Sweet Cheeks Childcare Center), serving sixteen or more children, at the Valley Methodist Church.
APPLICABLE CRITERIA	Veneta Land Development Ordinance No. 493, Article 2, Section 2.11, Article 4, Section 4.03 and Article 8 – Conditional Uses.
ASSESSOR’S MAP & TAX LOT	17-05-31-23-00600
PROPERTY OWNER	Valley Methodist Church
APPLICANT	Holly Lang, Sweet Cheeks Childcare Center
ZONING DISTRICT	General Residential and Greenway – Open Space Subzone
COMP PLAN DESIGNATION	Medium Density Residential and Open Space/ Greenway Overlay.
STAFF CONTACT	Lisa Garbett, Associate Planner
FILE NUMBER	CUP-2-16

Citizens may present testimony for or against the requested application by submitting written comments or by giving oral testimony at a public hearing on **Tuesday, September 6, 2016 at 6:30 p.m.** Written comments may be submitted in person at Veneta City Hall; 88184 8th Street, Veneta, Oregon; mailed to City of Veneta, P. O. Box 458, Veneta, OR 97487; sent by FAX (541) 935-1838; or sent by e-mail to lgarbett@ci.veneta.or.us. Please submit written comments by 5:00 p.m. on August 11, 2016. More information regarding the application is available at Veneta City Hall, 88184 8th Street, Veneta, Oregon. Please reference file number CUP-2-16 in any written correspondence.

The Planning Commission will review the request for compliance with applicable criteria based upon information in the staff report and comments received. A staff report, incorporating written comments received by the City, will be available for review at Veneta City Hall 7 days prior to the public hearing. Copies of the applicable ordinance, the application, the staff report, and related documents can be purchased for the cost of copying. The public hearing will follow city land use hearing rules of procedure.

An appeal of the Planning Commission’s decision would be to the Veneta City Council. Failure to raise an issue accompanied by statements or evidence sufficient to afford this Commission and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.