

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

The Veneta Planning Commission will be holding a public hearing on **Tuesday, June 7, 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 for outside storage (shipping containers, fenced area and detached canopy) exceeding 180 days at the West Lane Shopping Center.
APPLICABLE CRITERIA	Veneta Land Development Ordinance No. 493, Article 4, Section 4.07, Section 4.12 and Article 8 – Conditional Uses.
ASSESSOR’S MAP & TAX LOT	17-06-36-11-00900
PROPERTY OWNER	Lulu, LLC (Attn: John Hammer)
APPLICANT	Jeff Schlageter, High Lights Garden Supply
ZONING DISTRICT	Highway Commercial (HC), Greenway-Open Space Subzone (/GW) and 100-Year Floodplain
COMP PLAN DESIGNATION	Commercial (C), Open Space/ Greenway (/OS) and 100-Year Floodplain
STAFF CONTACT	Lisa Garbett, Associate Planner
FILE NUMBER	CUP-1-16

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, June 7, 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 May 18, 2016. More information regarding the application is available at Veneta City Hall, 88184 8th Street, Veneta, Oregon. Please reference file number CUP-1-16 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.