

**AGENDA**  
**Veneta Planning Commission**  
Monday - **April 4, 2005** - 7:00 p.m.  
Veneta City Hall

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- I. PUBLIC COMMENT: If you wish to address the Planning Commission about an issue which is not on the agenda; state your name, address, and limit your comments to 3 minutes.
- II. APPROVAL OF MINUTES: March 7, 2005 & March 14, 2005
- III. PUBLIC HEARING & LIMITED LAND USE DECISIONS  
The public hearing on the following land use applications has been **continued to 7:00 p.m. on May 2, 2005** at Veneta City Hall  
SLAVEN ESTATES - Tentative Subdivision Plan (S-3-04) & (CUP-1-05)  
North end of Oak Island Dr. off of Cheney and south end of Oak Island Dr. off of Jake Assessor's map 17-05-31-33, tax lot 4500
- IV. OTHER:
- A. TRINITY TERRACE SUBDIVISION - Grading Plans/Erosion Control
  - B. RUBY MEADOWS SUBDIVISION - Final Plat
  - C. Planning Quarterly Report
  - D. City Council Goals
  - E. Region 2050 Public Involvement
- V. ADJOURN:

**The next Planning Commission**

**meeting will be held on Monday, May 2, 2005 at 7:00 p.m.**

**Decisions by the Planning Commission for land use applications are issued with a FINAL ORDER. A Planning Commission Decision may be appealed to the Veneta City Council within 15 days after the Final Order has been signed and mailed. If a written Notice of Appeal is not filed within 15 days of the date the Final Order of the Planning Commission decision is mailed, the decision becomes final.**  
Veneta Land Development Ordinance 417, Section 2.07 (1-3) and Veneta Land Division Ordinance 418, Section 8.03 (4)

*Location is wheelchair accessible (WCA). Communication interpreter, including American Sign Language (ASL) interpretation, is available with 48 hours notice. Contact Sheryl Hackett Phone (541) 935-2191, FAX (541) 935-1838 or by TTY Telecommunications*

*Relay Service 1-800-735-1232.*

**THIS MEETING WILL BE TAPE-RECORDED.**

**PUBLIC HEARINGS** - Please observe the

following rules.

**WRITTEN TESTIMONY:**

Written comments received seven (7) days prior to the meeting have been incorporated in the staff report. All comments, including those received up until the meeting, are presented to the Planning Commission members to be considered in their decision.

**ORAL TESTIMONY:**

If you wish to testify with regard to a matter which has been set for *Public Hearing* please observe the following rules:

1. **State your name and address.**
2. **Indicate if you are in favor of or opposed to the proposal.**
3. **Limit your testimony to three (3) minutes. Testimony must be specific to the issue at hand. Keep your comments brief and to the point.**

The Planning Commission considers all public comments, staff reports, and City ordinances in arriving at a final decision. **Staff reports are available for review at Veneta City Hall - 88184 8th Street - Veneta, Oregon.**

**PUBLIC COMMENTS FOR LIMITED LAND USE DECISIONS**

**WRITTEN TESTIMONY:**

Written comments must have been received within the 14 day comment period. All comments received within the 14 day comment period have been presented to the Planning Commission members to be considered in their decision along with the staff report and City ordinances in arriving at a final decision. **Staff reports are available for review at Veneta City Hall - 88184 8th Street - Veneta, Oregon.**

**LAND USE DECISIONS - Veneta Municipal Code Chapter 18.05**

Whenever this chapter is in effect, the following procedures or procedure similar thereto shall be followed by the city staff and applicable decision-making body: (1) Preparation of brief statement setting forth the criteria and standards considered relevant to the decision of the city staff. Such shall utilize criteria and standards found in the applicable ordinance, the comprehensive plan, and other ordinances and rules and regulations now in effect a from time to time adopted by the city council and appropriate decision-making body.

See below and add any other needed criteria based on the applications received. If no public hearing, delete that portion of the instructions above.

**CRITERIA FOR VARIANCE TO VENETA’S WETLAND PROTECTION ORDINANCE**  
Veneta Municipal Code Chapter 18.10.060, Section 18.10.060, Variances

- (1) For parcels that have no usable building site through application of the requirements of this chapter, a variance may be granted to allow development on the parcel; provided, that the design of the development, minimizes impact tot he wetland.
- (2) A variance may be granted in those instances where claims of map error are verified by the Division of State Lands.
- (3) A variance may be granted in those instances where the planning commission and city council jointly determine that the public need outweighs the potential adverse impacts of development in or near a locally significant wetland resource site.

**CATEGORIES FOR REVIEW OF TENTATIVE SUBDIVISION PLAN APPLICATIONS**

*Veneta Land Division Ordinance, Article 4, Section 4.03*

*The Planning Commission may approve, approve with conditions, or deny a tentative plan based on the standards found in the following sections of the Land Division Ordinance, Land Development Ordinance, and other sources specified in this section:*

- (1) The transportation system supports the new development and provides vehicular, bicycle, and pedestrian access to each lot in conformance with the applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; the requirements of the zoning district (Land Development Ordinance); and the Veneta Transportation System Plan.*
- (2) Each lot will be served with sanitary sewer (or septic systems), water, and other public utilities in conformance with the applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; the requirements of the zoning district (Land Development Ordinance); and City utility plans.*
- (3) The surface water drainage shall be in conformance with the City's Drainage Master Plan and other applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; and the requirements of the zoning district (Land Development Ordinance).*
- (4) Topography, floodplain, wetlands, and vegetation have been incorporated into the subdivision design in conformance with the applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; and the requirements of the zoning district (Land Development Ordinance).*
- (5) Development of any remainder of property under the same ownership can be accomplished in accordance with city requirements.*
- (6) Adjoining land can be developed or is provided access that will allow its development in accordance with city requirements.*
- (7) The proposed preliminary plat complies with all of the applicable city requirements, including Design Standards (Article 6), Improvement Requirements (Article 7), and the requirements of the zoning district (Land Development Ordinance).*

*Veneta Land Division Ordinance 417, Article 5, Section 5.07*

- (1) Upon receipt, the plat and other required data shall be reviewed by the Building and Planning Official, City Engineer and Public Works Director to determine that the land division as shown is substantially the same as it appeared on the approved tentative plan, meets any conditions of approval, and that there has been compliance with provisions of the law and of this ordinance.*
- (2) The City may make such checks in the field as are desirable to verify that the plat is sufficiently correct on the ground and City representatives may enter the property for this purpose.*
- (3) If it is determined that full conformity has not been made, the Building and Planning Official shall advise the land divider of the changes or additions that must be made and shall afford the land divider an opportunity to make the changes or additions. If the Building and Planning Official determines that the plat conforms to all requirements, it shall give approval, provided supplemental documents and provisions for required improvements are satisfactory. Approval shall be indicated by the signature of the Building and Planning Official on the plat. The approval of the plat does not constitute or effect an acceptance by the public of the dedication of any street or other easements shown on the plat.*