

AGENDA
Veneta Planning Commission
Thursday - **October 13, 2005** - 7:00 p.m.
Veneta City Hall

- I. REVIEW AGENDA
- II. 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
- III. DELIBERATION & DECISION - Continued from October 3, 2005. The record was held open for 7 days to allow additional written testimony.
- A. **TIMBERLINE PROPERTIES LLC (SR-8-05)** - Request for approval of a site plan review for five 4-plex buildings for property located at 25160 E. Broadway; Veneta, OR
Assessors map 17-05-31-23, tax lot 1600
- IV. LIMITED LAND USE ACTIONS:
- A. **ASPEN HEIGHTS SUBDIVISION (S-4-05)** - Request for an amendment to the Final Order to allow a reduced right-of-way width for the extension of Nottingham Avenue.
Assessors map 17-06-36-34, tax lots 600 & 700
- V. OTHER:
- A. Availability for Work Session November 14, 2005 or November 28, 2005
- VI. ADJOURN:

The next Planning Commission meeting will be held on Monday, November 7, 2005 at 7:00 p.m.

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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.

LIC 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.**

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.

REQUIRED FINDINGS FOR SITE PLAN REVIEWS

Veneta Land Development Ordinance 417, Article 6, Section 6.04

After an examination of the site and prior to approval of plans, the Commission or Building and Planning Official must make the following findings:

- (1) That the proposed development complies with the Veneta Comprehensive Plan.
- (2) That all provisions of city ordinances are complied with.
- (3) That traffic congestion is avoided, pedestrian, bicycle and vehicular safety are protected and future street right-of-way are protected.
- (4) That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.
- (5) That adequate water, sewer and utilities for the proposed use are available.
- (6) That drainageways are protected and drainage facilities provided.
- (7) That the extent of emissions and potential nuisance characteristics are reasonably compatible with the land use district, adjacent land uses and the standards of all applicable regulatory agencies having jurisdiction