

AGENDA
Veneta Planning Commission
Tuesday - **March 7, 2006** - 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. PUBLIC HEARING: **Please see reverse for public testimony guidelines**

PUBLIC HEARINGS will follow the following format. Please refer to the reverse side of the agenda for rules governing public testimony and criteria for each type of proposed use.

1. Open Hearing
2. Declaration of Conflict of Interest or Ex-Parte Contacts
3. Staff Report
4. Public Testimony (**SEE REVERSE SIDE OF AGENDA**)
5. Questions from the Planning Commission
6. Close of Public Hearing
7. Deliberation and Decision

A. VENETA TRANSPORTATION SYSTEM PLAN UPDATE (TSP) Continued from (A-2-06)

IV. LAND USE ACTIONS:

A. CAPELLI'S SALON SITE PLAN REVIEW SR-2-06

Request for Site Plan Amendment to change the use of the residence located at 25525 Hwy 126 (on the west side of Max's Tire Center) to a beauty salon.
Assessor's map17-05-31-10, tax lot 1700

V. OTHER

A. Administrative decisions

VI. ADJOURN

The next meeting of the Veneta Planning Commission will be on MONDAY, April 3, 2006

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.

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 APPROVAL

Veneta Land Development Ordinance 417, Article 6, Section 6.04

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

- That the proposed development complies with the Veneta Comprehensive Plan.
- That all provisions of city ordinances are complied with.
- That traffic congestion is avoided, pedestrian, bicycle and vehicular safety are protected and future street right-of-way are protected.
- That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.
- That adequate water, sewer and utilities for the proposed use are available.
- That drainageways are protected and drainage facilities provided.
- 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.