

AGENDA
Veneta Planning Commission
MONDAY - October 6, 2008 - 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. APPROVAL OF MINUTES:

A. August 4, 2008 (A)

IV. PUBLIC HEARING (A-1-08)

- A. Amendments and Additions to the Land Development Ordinance 461, Article 2-Administrative Provisions (A)
- B. Amendments and Additions to the Land Division Ordinance 462, Article 4-Subdivisions, Article 5-Partitions (A)
 - 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 Veneta Planning Commission
 - 6. Close of Public Hearing

V. QUARTERLY PLANNING REPORT:

A. Quarterly Reports for 1st and 2nd quarter of 2008 (A)

VI. ADMINISTRATIVE DECISIONS:

- A. Property Line Adjustment - ATR Land (PLA - 4-08)
- B. Property Line Adjustment - Hayden Homes (PLA - 5-08)
- C. Temporary Permit Renewal - Nina's Pony Espresso (West Lane) (Temp -5-08)
- D. Final Plat - Aspen Height (S-4-05) (F)
- E. Final Plat - Applegate Landing Phase II (S-4-06) (F)
- F. Tentative Plan Extension - Dietzel Partition

VII. OTHER

VIII. ADJOURN

The next regular Planning Commission meeting November 3, 2008

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.

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.

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.**

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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 Divisionof 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.