

AGENDA
Veneta Planning Commission

MONDAY - July 6, 2009 - 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. March 30, 2009 Planning Commission (A)
 - B. April 13, 2009 Joint Work Session (A)
 - C. May 4, 2009 Joint Work Session (A)
 - D. May 18, 2009 Joint Work Session (A)
 - E. June 1, 2009 Joint Work Session (A)
 - F. June 1, 2009 Planning Commission (A)
- IV. LIMITED LAND USE DECISION:
Jehovah's Witness Kingdom Hall Site Plan Review (SR-4-09)
Assessor's Map 17-05-31-32 Tax Lot 1400 & 1800
- V. PLANNING COMMISSION DECISIONS:
ATR Land LLC – Property Line Adjustment (PLA-1-09)
Assessor's Map 17-05-31-00 Tax Lots 400 & 401
- VI. ADMINISTRATIVE DECISIONS:
Zac Moody - Administrative Decisions (A)
- VII. OTHER
- VIII. ADJOURN

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.

S:\AGENDAS & MEETING PACKETS\PLANNING COMMISSION\2009\JULY 6.DOC

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 461, Section 2.06 and 2.07 and Veneta Land Division Ordinance 462, Section 8.03 (3) and (4)

PUBLIC HEARINGS & LIMITED LAND USE DECISIONS – Please observe the following rules.

WRITTEN COMMENT:

To be considered in the decision, all public comment for a Limited Land Use Decision must be received within the fourteen (14) day notice period. Written comment for a Public Hearing will be accepted up to the day of the hearing. In your written comment please provide the following:

- 1. **Name and address**
- 2. **Indicate if you are in favor of or opposed to the proposal**
- 3. **Written comment must be specific to the issue at hand. Keep your comments brief and to the point.**

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 as from time to time adopted by the city council and appropriate decision-making body.

REQUIRED FINDINGS FOR SITE PLAN REVIEWS

Veneta Land Development Ordinance 461, 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 all provisions of city ordinances are complied with.
- (2) That traffic congestion is avoided, pedestrian, bicycle and vehicular safety are protected and future street right-of-way are protected.
- (3) That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.
- (4) That adequate water, sewer and utilities for the proposed use are available.
- (5) That drainageways are protected and drainage facilities provided.
- (6) 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