

City of Veneta NOTICE OF PUBLIC HEARING

The Veneta City Council will be holding public hearing regarding proposed amendments to the Comprehensive Plan (map only) and zoning map on **Monday, September 26, 2016 at 6:30p.m** at Veneta City Hall (88184 8th Street, Veneta, OR 97487).

NATURE OF APPLICATION	Zone and Comprehensive Plan designation (map only) amendment request of approximately +/-50.78 acres from Rural Residential (RR) and Single Family Residential (SFR) to M-Medium Density Residential Comprehensive Plan designation and General Residential (GR) zone designation.
APPLICABLE CRITERIA	Approval will be based upon conformance with applicable sections of the Veneta Comprehensive Plan (Chapter V- Implementation and Updates to the Plan), Veneta Land Development Ordinance No. 493, Article 11 - Amendments and Statewide Planning Goals (Goal 1: Citizen Involvement, Goal 2: Land Use Planning, Goal 10: Housing and Goal 12: Transportation Planning Rule).
PROPERTY LOCATION	Assessor's Map No. 17-05-31-00, Tax Lot No.'s 00400 & 00501 and Assessor's Map No. 17-05-31-34, Tax Lot No. 00602
APPLICANT OWNER	Jerome Poulin, for Sarto Village Project Society of Saint Pius X Southwest District, Inc.
ZONE DESIGNATION	Rural Residential (R), Single Family Residential (SFR), Greenway-Open Space Subzone (/GW) and Floodplain Subzone (/FP)
COMP PLAN DESIGNATION	R-Rural Residential, L-Low Density Residential, OS-Open Space/ Greenway and 100-Year Floodplain Overlay
STAFF CONTACT	Lisa Garbett, Veneta City Hall at 541-935-2191
FILE NUMBER	CP/ZC-1-16

Citizens may present testimony for or against the requested changes by submitting written comments or by giving oral testimony at the public hearing on September 26, 2016 at 6:30p.m at Veneta City Hall (88184 8th Street).

Written comments may be submitted at Veneta City Hall by September 2, 2016; 88184 8th Street, Veneta, Oregon; mailed to City of Veneta, P. O. Box 458, Veneta, OR 97487; sent by FAX (541) 935-1838; or sent by email to lgarbett@ci.veneta.or.us. More information regarding the application is available at Veneta City Hall, 88184 8th Street, Veneta, Oregon.

The City Council will review the proposed amendments for compliance with applicable criteria based upon information from the staff report, public comment submitted and the recommendations of the Planning Commission. A staff report, incorporating written comments received by the City, will be available for review at Veneta City Hall 7 days prior to the public hearing. Copies of the applicable ordinances, the application, the staff report, and related documents can be purchased for the cost of copying or downloaded from the City's website. All public hearings will follow city land use hearing rules of procedure.

Failure to raise an issue accompanied by statements or evidence sufficient to afford the Council and the parties and opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Council to respond to the issue precludes an action for damages in circuit court.