

AGENDA

Joint meeting of the Veneta Planning Commission & Veneta City Council

Monday - January 9, 2006 - 5:30 p.m.

Veneta Administrative Center, 88184 8th Street, Veneta, Oregon

1. CALL TO ORDER

- a. Veneta Planning Commission Chairman
- b. Veneta City Council Mayor

2. PUBLIC HEARING - SOUTHWEST AREA PLAN (SWAP) - (V-12-05) Request for a variance to the Veneta Wetland Protection Ordinance, Veneta Municipal Code - Chapter 18.10, Section 18.10.060, Variances (Assessor's map 18-06-01-00, tax lots 1600, 1602, 1605, 1606, 1607)

- a. Open Hearing
- b. Declaration of Conflict of Interest or Ex-Parte Contacts
- c. Staff Report
- d. Public Testimony (**SEE REVERSE SIDE OF AGENDA**)
- e. Questions from the Veneta City Council and Planning Commission
- f. Close of Public Hearing
- g. Deliberation and Decision

3. ADJOURN

The regular City Council meeting will be held following the public hearing, at 7:00 p.m.

The next meeting of the Veneta Planning Commission will be held on Tuesday, January 17, 2005, at 7:00 p.m.

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

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.**

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

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.