

AGENDA
Veneta Planning Commission
MONDAY - February 5, 2007 - 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. If you wish to comment, please be sure to sign the comment sign-up sheet on the podium and provide a good mailing address.

Public testimony on Limited Land Use decisions is closed and comments should be limited to general planning issues.

III. APPROVAL OF MINUTES:

- A. January 2, 2007 - Regular meeting

IV. LIMITED LAND USE DECISIONS (see Reverse for approval criteria)

- A. M-6-06 - SPROAT
Request for a two (2) lot partition for a vacant parcel of land on the north side of Jeans Road at the east end of city limits
Assessor's Map 17-05-30-00, tax lot 902

V. OTHER

- A. Administrative Decisions
B. Quarterly Report for 4th Quarter 2006

VI. ADJOURN **The next regular Planning Commission meeting will be March 5, 2007**

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.

LIMITED LAND USE DECISIONS

TESTIMONY: Public Testimony will not be taken at the meeting on Limited Land Use Applications. Written comments received during the open comment period have been incorporated into the staff report and provided to the Planning Commission.

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.

CATEGORIES FOR REVIEW OF TENTATIVE LAND PARTITIONS

Veneta Land Division Ordinance 462, Article 5, Section 5.04

The Building and Planning Official or the Planning Commission may approve, approve with conditions, or deny a tentative plan based on the standards found in the following sections of the Land Division Ordinance, Land Development Ordinance, and other sources specified in this section:

- (1) The transportation system supports the new development and provides vehicular, bicycle, and pedestrian access to each lot in conformance with the applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; the requirements of the zoning district (Land Development Ordinance); and the Veneta Transportation System Plan..**
- (2) Each lot will be served with sanitary sewer (or septic systems), water, and other public utilities in conformance with the applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; the requirements of the zoning district (Land Development Ordinance); and City utility plans.**
- (3) The surface water drainage shall be in conformance with the City's Drainage Master Plan and other applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; and the requirements of the zoning district (Land Development Ordinance).**
- (4) Topography, floodplain, wetlands, and vegetation have been incorporated into the partition design in conformance with the applicable City requirements, including Design Standards (Article 6) and Improvement Requirements (Article 7) of this Land Division Ordinance; and the requirements of the zoning district (Land Development Ordinance).**
- (5) Development of any remainder of property under the same ownership can be accomplished in accordance with city requirements.**
- (6) Adjoining land can be developed or is provided access that will allow its development in accordance with city requirements.**
- (7) The proposed preliminary plat complies with all of the applicable city requirements, including Design Standards (Article 6), Improvement Requirements (Article 7), and the requirements of the zoning district (Land Development Ordinance).**