

AGENDA
Veneta Planning Commission
Monday - **June 5, 2006** - 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. May 1, 2006
- IV. PUBLIC HEARING
 - A. COVEN (CUP-1-06) - (Continued from May 1, 2006)
Request for Conditional Use Permit to develop in a Greenway Subzone
Assessor's map 18-05-06-20, tax lot 4200
 - 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 Planning Commission
 - 6. Close of Public Hearing
 - 7. Deliberation and Decision
- V. LIMITED LAND USE ACTIONS:
 - A. COVEN (M-1-06) - (Continued from May 1, 2006)
Request to partition Lot 9 of Coven Estates into three lots.
Assessor's map 18-05-06-20, tax lot 4200
- VI. GREENWAY UPDATE: Deliberation and Decision
- VII. OTHER
 - A. Request for extension of the Veneta Business Park tentative subdivision plan
 - B. Administrative Decisions
 - C. Planning Commission Work Plan Priority Review
 - D. Land Use Fees
- VIII. ADJOURN

The next meeting of the Veneta Planning Commission will be on WEDNESDAY, July 5, 2006

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.

CATEGORIES FOR REVIEW OF CONDITIONAL USE PERMITS
Veneta Land Development Ordinance, Article 8

Section 8.10 GENERAL STANDARDS OF APPROVAL - A conditional use may be granted only if:

- (1) The proposed use is consistent with the Veneta Comprehensive Plan.
- (2) The proposed use is consistent with the purpose of the zoning district.
- (3) The potential negative impacts of the proposed use on adjacent properties and on the public will be mitigated through the application of existing requirements and conditions of approval.
- (4) All required public facilities have adequate capacity to serve the proposal.
- (5) The site size, dimensions, location, topography, and access are adequate considering such items as the bulk, coverage or density of the proposed development; the generation of traffic; environmental quality impacts; and health, safety or general welfare concerns.

Section 8.20(19) Standards for development in the GW subzone. The development must comply with all standards listed below. If the proposed development cannot comply with all the standards, the Planning Commission must determine what balance is needed between the public benefits provided by standards (a) through (e) and the private benefits provided by standards (f) and (g).

- (a) Fish and wildlife habitats and wildlife movement corridors will be protected.
- (b) Scenic qualities and viewpoints will be preserved.
- (c) Natural drainageways are protected and the stormwater plans comply with an approved stormwater drainage management plan. Erosion will be prevented or controlled.
- (d) Significant trees and other site vegetation will be preserved.
- (e) Stream corridors and wetland will be protected and provided with buffers.
- (f) The practical needs of construction activity are provided for in terms of ingress and egress.
- (g) Exceptional and undue hardship upon property owner or developer is avoided.

CRITERIA FOR AMENDMENTS TO THE VENETA COMPREHENSIVE PLAN MAPS

V.B. UPDATING THE VENETA COMPREHENSIVE PLAN

For a plan amendment to be legally adopted, there must be documentation of an “established need” for the plan change. The establishment of this need rests ultimately with the City Council.