

AGENDA
Veneta Planning Commission
MONDAY - July 2, 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
- III. APPROVAL OF MINUTES:
 - A. June 4, 2007 (A)
 - B. June 4, 2007 Joint Work Session with City Council and Planning Commission (A)
- IV. PUBLIC HEARINGS:
 - A. ASPEN HEIGHTS SUBDIVISION - TREE FELLING PERMIT (S-4-05)
Assessors map 17-06-36-34, tax lots 600/700
 - 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 Veneta Planning Commission
 - 6. Close of Public Hearing
 - 7. Deliberation and Decision
- V. LIMITED LAND USE ACTIONS:
 - A. CARSON'S TURN SUBDIVISION (S-2-07)
Assessors map 17-05-31-23, tax lot 1900
- VI. OTHER
 - A. ADMINISTRATIVE DECISIONS (A)
- VII. ADJOURN

The next regular Planning Commission meeting will be August 6, 2007 at 7:00 p.m.

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.

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.**

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.**

LIMITED LAND USE DECISIONS

WRITTEN TESTIMONY:

Public Hearings are not held for Limited Land Use decisions. The public has been given an opportunity to provide written comments which 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 SUBDIVISION PLAN APPLICATIONS
Veneta Land Division Ordinance 462 - Article 4, Section 4.03

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 subdivision 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 in which the property is located (Land Development Ordinance).