

AGENDA
Veneta Planning Commission
MONDAY - November 6, 2006 - 7:00 p.m.
Veneta City Hall

- I. REVIEW AGENDA & INTRODUCTION OF NEW COMMISSIONER
- 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. October 2, 2006 - Regular meeting
 - B. September 25, 2006 - Joint meeting with City Council
- IV. PUBLIC HEARING
 - A. A-3-06 - PERKINS ROAD - AMENDMENTS TO COMPREHENSIVE PLAN & ZONING MAPS - Request for expansion of the Urban Growth Boundary for the extension of Perkins Road west from Territorial Hwy.
- V. LIMITED LAND USE DECISIONS
 - A. S-7-06 - LABRADOR SUBDIVISION (Continued from October 2, 2006)
Request for a 4-lot subdivision of property located at 87988 Eighth Street
Assessor's Map 17-06-36-42, tax lot 2300
 - B. SR-7-06 - CENTRAL LITTLE SCHOOL - SITE PLAN REVIEW
Request for Major Site Plan Amendment for the property located at the northwest corner of Territorial Hwy and Bolton Hill Road
Assessor's Map 17-06-36-41, tax lots 1000 & 1100
 - C. M-5-06 - GORILLA LAND PARTITION
Request for a 2-lot subdivision of property located at 88016 Eighth Street
Assessor's Map 17-06-36-42, tax lot
- VI. OTHER
 - A. Election of new vice-chair (replacing James Dean)
 - B. Administrative Decisions
 - C. Planning Commission Quarterly Report - 3rd Quarter
- VII. ADJOURN

The next regular Planning Commission meeting will be held on December 4, 2006

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

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.

ARTICLE 6 - SITE PLAN REVIEW

SECTION 6.04 REQUIRED FINDINGS

After an examination of the site and prior to approval of plans, the Commission or Building and Planning Official must make the following findings.

- (1) That all provisions of city ordinances are complied with.
- (2) That traffic congestion is avoided; pedestrian, bicycle and vehicular safety are protected; and future street right-of-way are protected.
- (3) That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.
- (4) That adequate water, sewer and utilities for the proposed use are available.
- (5) That drainageways are protected and drainage facilities provided.
- (6) That the extent of emissions and potential nuisance characteristics are reasonably compatible with the land use district, adjacent land uses and the standards of all applicable regulatory agencies having jurisdiction.

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).

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).