

AGENDA
Veneta Planning Commission
MONDAY - **December 4, 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. November 6, 2006 - Regular meeting
- IV. PUBLIC HEARING
 - A. A-4-06 - Custodial Changes to the Veneta Land Development Ordinance 461 and the Veneta Land Division Ordinance 462.
 - a. Open Hearing
 - b. Declaration of Conflicts of Interest and Ex-Parte Contacts
 - c. Staff Report
 - d. Public Testimony (SEE REVERSE)
 - e. Questions from the Planning Commission
 - f. Close Hearing
 - g. Deliberation and Recommendation
- V. LIMITED LAND USE DECISIONS
 - A. SR-9-06 - FERN RIDGE STORAGE (VLOEDMAN)
Request for site plan review for phase 2 of a mini-storage unit located at 25115 Luther Lane - Assessors map 17-05-31-20, tax lot 105
- VI. PUBLIC COMMENT - Park Systems Development Charges
- VII. OTHER
 - A. Election of new vice-chair (replacing James Dean)
 - B. Administrative Decisions
 - C. Reminder: Planning Commission meeting for January 2007 will be held on Tuesday, January 2, 2007 due to the New Year's Holiday
- VIII. ADJOURN

The next regular Planning Commission meeting will be January 2, 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.

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.

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.

