

City of Veneta
NOTICE OF PUBLIC HEARING

PLANNING COMMISSION: On **Tuesday, September 4, 2007 at 7:00 p.m.** the Veneta Planning Commission will be holding a public hearing at Veneta City Hall at 88184 8th Street in Veneta regarding proposed changes to the Veneta Land Development Ordinance 461 and the Land Division Ordinance 462, Sections 5.25 & 1.06 respectively.

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| NATURE OF CHANGES | Revision and addition of standards for development on slopes over 15%. |
| APPLICABLE CRITERIA | All proposed changes must comply with applicable statewide planning goals and the Veneta Comprehensive Plan Ordinance 416. |
| STAFF CONTACT | Brian Issa or Sheryl Hackett, Veneta City Hall, 935-2191 |
| FILE NUMBER: | A-1-07 |

Citizens may present testimony for or against the requested changes by submitting written comments or by giving oral testimony at a public hearing on **September 4, 2007 at 7:00 p.m.** Written comments may be submitted at Veneta City Hall; 88184 8th Street, Veneta, Oregon; mailed to City of Veneta, P. O. Box 458, Veneta, OR 97487; or sent by FAX (541) 935-1838. To be included in the meeting packet written comments must be received by August 22. More information regarding the application is available at Veneta City Hall, 88184 8th Street, Veneta, Oregon or on the City's website at www.ci.veneta.or.us.

The Planning Commission will review the request for compliance with applicable criteria based upon information in the staff report and public comment submitted. The City Council will hold a separate public hearing to take final action based on the recommendations of the Planning Commission. A staff report, incorporating written comments received by the City, will be available for review at Veneta City Hall 7 days prior to the public hearings. Copies of the applicable ordinances, the application, the staff report, and related documents can be purchased for the cost of copying or downloaded from the City's website. All public hearings will follow city land use hearing rules of procedure.

Failure to raise an issue accompanied by statements or evidence sufficient to afford the City Council and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to the approval criteria with sufficient specificity to allow this Council to respond to the issue precludes an action for damages in circuit court.