

City of Veneta
NOTICE OF A LIMITED LAND USE ACTION

The Veneta Planning Commission will be holding a meeting on **April 7, 2008 at 7:00 p.m.** at Veneta City Hall; 88184 8th Street; Veneta, Oregon to consider the following land use applications:

NATURE OF APPLICATION	Request to create a 3 lot partition
APPLICABLE CRITERIA	Veneta Land Division Ordinance 462, Section 5.04
PROPERTY LOCATION	24970 West Hunter Street Assessor's map 17-06-36-41, Tax Lot 6900
APPLICANT	Robert Ward – Ward Northwest Inc.
OWNER	Jon Urciuoli
ZONE DESIGNATION	Split Zoned – Residential Commercial (RC)/General Residential (GR)
COMP PLAN DESIGNATION	Medium Density Residential (M)/Commercial/General Residential (U)
STAFF CONTACT	Zac Moody, Veneta City Hall at 541-935-2191
FILE NUMBER	M-1-08

LIMITED LAND USE ACTION: (M-1-08) Request for partition to create 2 additional lots (3 lots total) on West Hunter Street in Veneta.

Note: This is not a public hearing; all comments MUST be submitted in writing by 5:00 p.m. on March 12, 2008.

Citizens may submit written comments for or against the proposed partition by **5:00 p.m. on March 12, 2008**. Comments may be submitted at Veneta City Hall; 88184 8th Street, Veneta, Oregon; mailed to City of Veneta, P.O. Box 458, Veneta, Oregon 97487; or sent by FAX (541) 935-1838. Please reference the above file number on written comments submitted.

More information regarding the application is available at Veneta City Hall, 88184 8th Street, Veneta, Oregon, or by visiting 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 comments received. A staff report, incorporating written comments received by the City, will be available for review at Veneta City Hall 7 days prior to the meeting. Copies of the applicable ordinance, the application, the staff report, and related documents can be purchased for the cost of copying. The meeting will follow the city land use hearing rules of procedure.

An appeal of the Planning Commission's decision would be to the Veneta City Council. Failure to raise an issue accompanied by statements or evidence sufficient to afford this Commission 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 proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.