

City of Veneta Planning Commission NOTICE OF PUBLIC HEARING

On **Tuesday, September 4, 2007** at **7:00 p.m.** the Veneta Planning Commission will be holding a public hearing regarding the following application for a zone and comprehensive plan designation change for two properties as follows:

Property 1: 17-06-36-43 #1212

Owner: Gorilla Capital

Acres:1.1

Current Zoning: Public Facilities & Parks (PFP)

New Zoning: Single Family Residential 8000 sqft minimum (SFR8000)

Current Comprehensive Plan Designation: Parks

New Comprehensive Plan Designation: Low Density Residential (L)

Property 2: 17-06-36-41 #1900

Owner: City of Veneta

Acres:.5

Current Zoning: Single Family Residential 8000 sqft minimum (SFR8000)

New Zoning: Public Facilities & Parks (PFP)

Current Comprehensive Plan Designation: Low Density Residential (L)

New Comprehensive Plan Designation: Parks

APPLICABLE CRITERIA

The City does not have approval criteria which apply directly to a rezone/plan change of this nature. Approval will be based upon conformance with the adopted Comprehensive Plan.

STAFF CONTACT

Brian Issa or Sheryl Hackett, Veneta City Hall, 935-2191

FILE NUMBER

CP/ZC-1-07

Changes to the zoning map require public hearings before both the Planning Commission and City Council. Citizens may present testimony for or against the requested application by submitting written comments or by giving oral testimony at public hearing on **September 4, 2007** and the subsequent hearing before the City Council. 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; sent by FAX (541) 935-1838. More information regarding the application is available at Veneta City Hall, 88184 8th Street, Veneta, Oregon. Please reference file number CP/ZC-1-07 in any written correspondence.

The Planning Commission and City Council 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 public hearing. Copies of the applicable ordinance, the application, the staff report, and related documents can be purchased for the cost of copying. 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 Commission, 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 proposed conditions of approval with sufficient specificity to allow this Council to respond to the issue precludes an action for damages in circuit court.