

City of Veneta
NOTICE OF A LIMITED LAND USE ACTION

The Veneta Planning Commission will be holding a meeting on **November 6, 2006 at 7:00 p.m.** at Veneta City Hall; 88184 8th Street; Veneta, Oregon to consider the following land use applications:

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| NATURE OF APPLICATION | Subdivision to create 48 lots |
| APPLICABLE CRITERIA | Veneta Land Division Ordinance No. 462, Article 4, Section 4.03, and Veneta Land Development Ordinance 461 Section 4.14(7)(b) |
| PROPERTY LOCATION | Assessor's map 18-06-01 tax lots 1600, 1602 |
| APPLICANT | Hayden Homes |
| OWNER | Hayden Homes |
| ZONE DESIGNATION | General Residential (GR), Specific Development Plan subzone (SDP) |
| COMP PLAN DESIGNATION | Medium Density Residential (M) |
| STAFF CONTACT | Brian Issa, Veneta City Hall at 541-935-2191 |
| FILE NUMBER | S-2-06 |

LIMITED LAND USE ACTION: (S-2-06) Request for subdivision approval to create a 48 lot subdivision off of the west end of Perkins Road at Territorial as part of the Southwest Area Specific Development Plan.

Note: Limited Land Use Actions do not allow for public comment to be accepted at the meeting, all comments MUST be submitted in writing by 5:00 p.m. on Friday October 13th.

Citizens may submit written comments for or against the proposed subdivision by **5:00 p.m. on October 13**. 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.

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.

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.