

**City of Veneta**  
**NOTICE OF A LIMITED LAND USE ACTION**

The Veneta Planning Commission will be holding a meeting on **September 5, 2006** at **7:00 p.m.** at Veneta City Hall; 88184 8<sup>th</sup> Street; Veneta, Oregon to consider the following land use applications:

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NATURE OF APPLICATION	Subdivision to create 60 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 1605,1606,1607
APPLICANT	Hayden Homes
OWNER	Hayden Homes
ZONE DESIGNATION	Genral Residential (GR), Single Family Residential (SFR8000) Specific Development Plan subzone (SDP)
COMP PLAN DESIGNATION	Low Density Residential (L), Medium Density Residential (M)
STAFF CONTACT	Brian Issa, Veneta City Hall at 541-935-2191
FILE NUMBER	S-4-06

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**LIMITED LAND USE ACTION: (S-4-06) Request for subdivision approval to create a 60 lot subdivision off of the south end of 8<sup>th</sup> and 6<sup>th</sup> Streets as part of the Southwest Area Specific Development Plan.**

Citizens may submit written comments for or against the proposed subdivision by **5:00 p.m. on August 22**. Comments may be submitted at Veneta City Hall; 88184 8<sup>th</sup> 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 8<sup>th</sup> 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. 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.