

City of Veneta
NOTICE OF PUBLIC HEARING

The Veneta City Council will be holding a public hearing on **January 14, 2008 at 7:00 pm** at Veneta City Hall 88184 8th Street regarding the rezoning of property on the south side of Bolton Hill Road.

NATURE OF APPLICATION	Rezone of 24.11 acres from Rural Residential (RR) to Single Family Residential (SFR8000)
APPLICABLE CRITERIA	Approval will be based upon conformance with the Veneta Comprehensive Plan
PROPERTY LOCATION	Assessor's map 18-06-01-00, tax lot 1702
APPLICANT	ATR Land LLC
OWNER	ATR Land LLC
ZONE DESIGNATION	Rural Residential (RR)
COMP PLAN DESIGNATION	Low Density Residential (L)
STAFF CONTACT	Brian Issa, Veneta City Hall at 541-935-2191
FILE NUMBER	CP/ZC-2-07

CITY COUNCIL PUBLIC HEARING: January 14, 2008 at 7:00pm

Citizens may present testimony for or against the request by submitting written comments or by giving oral testimony at the public hearing listed above. All written and oral comments should specifically address the criteria stated above.

More information regarding the application is available at Veneta City Hall. Written comments may be submitted at Veneta City Hall or 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.

The City Council will review the request for compliance with applicable criteria based upon information in the staff report, comments received, and the approval recommendation of the Veneta 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 hearing. Copies of the applicable ordinance, the application, the staff report, and related documents can be purchased for the cost of copying or are available at the City's website at www.ci.veneta.or.us. The public hearing will follow the city land use hearing rules of procedure.

Appeal of the City Council's decision would be to the Land Use Board of Appeals (LUBA). Failure to raise an issue accompanied by statements or evidence sufficient to afford the Council and the parties an opportunity to respond to the issue precludes appeal to 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.