

**VENETA CITY COUNCIL
STAFF REPORT
(A-1-08)**

**Minor Amendments to the Land Development Ordinance No. 461
And Land Division Ordinance No. 462**

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| Application Date: | August 16, 2008 (DLCD Notice) |
| Referrals Sent: | City Attorney, October 15, 2008 |
| Planning Commission Notice Posted: | September 19, 2008 |
| Planning Commission Notice Published: | September 24, 2008 |
| 1 st Public Hearing (Planning Commission) | October 6, 2008 |
| City Council Notice Posted | October 13, 2008 |
| City Council Notice Published | October 29, 2008 |
| Staff Report Date: | October 17, 2008 |
| 2 nd Public Hearing (City Council): | November 10, 2008 |
| 3 rd Public Hearing (City Council): | January 26, 2009 |

REQUEST

The request before the City Council is for adoption of the proposed amendments to the Veneta Land Development Ordinance No. 461 and Land Division Ordinance No. 462 with the changes recommended by the Council at the November 10, 2008 City Council Meeting. These amendments fall into two general categories:

1. Minor Amendments to the Land Development Ordinance 461
 - a. Article 2 – Administrative Provisions (**Exhibit A**)

2. Minor Amendments Land Division Ordinance 462
 - a. Article 4 – Subdivisions (**Exhibit B**)
 - b. Article 5 – Partitions (**Exhibit B**)

BACKGROUND

On November 10, 2008, the City Council reviewed proposed changes to the Land Division Ordinance and Land Development Ordinances and requested that some changes be made in regards to the required maps for a tentative plan. The Council was concerned that requiring individual maps would increase the chance for errors between pages and that having the ability for staff to use discretion on when individual maps are necessary would be helpful in reducing errors. Staff has amended the proposed changes in Article 4 and Article 5 to reflect the concerns of the Council and an exhibit to this staff report has been attached to show the changes. Another Public Hearing was scheduled because the changes may have been significant enough as to require one and staff erred on the side of caution to make sure anyone concerned with the changes had an opportunity to respond.

STAFF RECOMMENDATION

Staff recommends that the Council approve Ordinance 487 (repealing and replacing Article 2 of the Land Development Ordinance and Article 4 & 5 of the Land Division Ordinance) for first reading by title only.

EXHIBITS

- A. Minor Amendments to the Land Development Ordinance 461
 - a. Article 2 – Administrative Provisions

- B. Minor Amendments Land Division Ordinance 462
 - a. Article 4 – Subdivisions
 - b. Article 5 – Partitions