

City of Veneta NOTICE OF PUBLIC HEARING

The Veneta Planning Commission and Veneta City Council will be holding public hearings regarding the rezoning of property on the south side of Bolton Hill Road (see map on reverse side).

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 Veneta Comprehensive Plan Section A, Policy 6.
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

PLANNING COMMISSION PUBLIC HEARING: December 3, 2007 at 7:00

CITY COUNCIL PUBLIC HEARING: December 10, 2007 at 7:00

Citizens may present testimony for or against the request by submitting written comments or by giving oral testimony at the public hearings listed above. Hearings will be held at Veneta City Hall 88184 8th Street. In order to ensure timely inclusion in the staff report, please submit written comments by 5:00 p.m. on November 19th. 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 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 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.

The Planning Commission will make a recommendation to the Veneta City Council who will make a final decision approving or denying the application. 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 this Commission 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.