

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 located at 25053 Bolton Hill Road (see map on reverse side).

NATURE OF APPLICATION	Rezone of 0.15 acres from Community Commercial (CC) to General Residential (GR)
APPLICABLE CRITERIA	Approval will be based upon conformance with Veneta Comprehensive Plan Chapter V, Implementation and Updates to the Plan, Section B, Updating the Plan.
PROPERTY LOCATION	Assessor's map 17-06-36-14, Tax Lot 1100
APPLICANT	Kip Babb
OWNER	Kip Babb
ZONE DESIGNATION	Commercial(C)
COMP PLAN DESIGNATION	Medium Density Residential (M)
STAFF CONTACT	Zac Moody, Veneta City Hall at 541-935-2191
FILE NUMBER	CP/ZC-1-10

PLANNING COMMISSION PUBLIC HEARING: August 2, 2010 at 7:00pm
VENETA CITY COUNCIL PUBLIC HEARING: September 20, 2010 at 7:00pm

Citizens may present testimony for or against the request by submitting written comments or by giving oral testimony at the public hearings listed above. The public hearings will be held at Veneta City Hall 88184th Street. In order to ensure timely inclusion in the staff report, please submit written comments by 5:00 p.m. on July 16, 2010. Comments received after July 16, 2010 may not be included in the staff report, but will be added to the record. 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.