

City of Veneta Planning Commission
NOTICE OF PUBLIC HEARING

The Veneta Planning Commission will be holding a public hearing on **Monday, October 3, 2011 at 7:00 p.m.** at Veneta City Hall; 88184 8th Street; Veneta, Oregon to consider the following land use application.

NATURE OF APPLICATION	Conditional Use Permit to allow the rebuilding of a single family dwelling in a Community Commercial zoning district.
APPLICABLE CRITERIA	Veneta Land Development Ordinance No. 493, Article 4, Section 4.06; Article 5; and Article 8
LOCATION	88041 Territorial Hwy., Veneta, Oregon 97487.
ASSESSOR'S MAP & TAX LOT	17-05-31-32, Tax Lot 1900 & 2000
PROPERTY OWNER	Sharon Chauran
APPLICANT	Greg Ripke
ZONING DISTRICT	Community Commercial (CC)
COMP PLAN DESIGNATION	Commercial
STAFF CONTACT	Brian Issa, Veneta City Hall, 935-2191
FILE NUMBER	CUP-1-11

Citizens may present testimony for or against the requested application by submitting written comments or by giving oral testimony at a public hearing on **Monday, October 3, 2011 at 7:00 p.m.** Written comments may be submitted in person at the Veneta City Hall; 88184 8th Street, Veneta, Oregon; mailed to City of Veneta, P. O. Box 458, Veneta, OR 97487; sent by FAX (541) 935-1838; or sent by e-mail to bissa@ci.veneta.or.us. More information regarding the application is available at Veneta City Hall, 88184 8th Street, Veneta, Oregon. Please reference file numbers CUP-1-11 in any written correspondence.

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. The public hearing will follow 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.