

City of Veneta Planning Commission
NOTICE OF PUBLIC HEARING

The Veneta Planning Commission will be holding a public hearing on **Monday, July 2, 2007 at 7:00 p.m.** at Veneta City Hall; 88184 8th Street; Veneta, Oregon to consider the following application for tree removal.

NATURE OF APPLICATION	Applicant requests approval of a permit to remove a large number of trees within the boundaries of Aspen Heights Subdivision (S-4-05) to allow for grading and site improvements.
APPLICABLE CRITERIA	Veneta Municipal Code 8.10.080(2)(a-c)
LOCATION:	At the southern terminus of 10 th Street, and the western terminus of Nottingham Street. (see map on reverse side)
MAP & TAX LOT	17-06-36-34 #600 & #700
PROPERTY OWNER	Aspen Investment Enterprises Inc.
APPLICANT	Aspen Investment Enterprises Inc.
ZONE DESIGNATION	(SFR8000) Single Family Residential, 8000 ^{sqft} Minimum
COMP PLAN DESIGNATION	(L) Low Density Residential
STAFF CONTACT	Brian Issa, Veneta City Hall, 541-935-2191
FILE NUMBER	S-4-05 (Tree Permit)

More information regarding the application is available at Veneta City Hall, 88184 8th Street, Veneta, Oregon. Please reference file numbers S-4-05 (Tree Permit) in any written correspondence. The Planning Commission will review the requests for compliance with the 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 viewed at City Hall or purchased for the cost of copying. The public hearing will follow city land use hearing rules of procedure.

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 the Commission, Council, and 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 the Council or Commission to respond to the issue precludes an action for damages in circuit court.

Mailed: June 8, 2007
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