

**City of Veneta**  
**NOTICE OF PUBLIC HEARING & LIMITED LAND USE ACTION**

\*\*\*NOTE: Previous notice had an incorrect date of Sept 3<sup>rd</sup>. The Correct date of public hearing is  
**September 4<sup>th</sup> at 7:00pm.**

The Veneta Planning Commission will be holding a public hearing on **September 4, 2007 at 7:00 p.m.** at Veneta City Hall; 88184 8<sup>th</sup> Street; Veneta, Oregon to consider the following land use applications:

NATURE OF APPLICATION	Site Plan Review and Conditional Use Permit for placement of a cellular communications tower on City property on top of Bolton Hill
APPLICABLE CRITERIA	Veneta Land Development Ordinance No. 461, Article 6, Section 6, Veneta Land Development Ord. 461, Sections 8.10 & 8.20(2)
PROPERTY LOCATION	Assessor's map 18-06-01-00, tax lot 1901
APPLICANT	Verizon Wireless LLC
OWNER	City of Veneta
ZONE DESIGNATION	Single Family Residential SFR8000
COMP PLAN DESIGNATION	Low Density Residential (L)
STAFF CONTACT	Brian Issa, Veneta City Hall at 541-935-2191
FILE NUMBER	SR-1-07, CUP-1-07

**LIMITED LAND USE ACTION: (SR-1-07)** Request for site plan review to locate a cellular phone tower next to the water tank on the top of Bolton Hill.

**PUBLIC HEARING: (CUP-1-07)** Request for a Conditional Use Permit to locate a cell tower on property zoned Single Family Residential (SFR8000) as required by Veneta Land Development Ordinance 461, Article 4, Section 4.02(3).

Citizens may present testimony for or against the requested actions by submitting written comments or by giving oral testimony at a public hearing on **September 4, 2007**. To be considered in the staff report to the Commission, all written comments must be received by 5:00pm on August 13.

Written comments may be submitted at Veneta City Hall, 88184 8<sup>th</sup> Street, Veneta, Oregon; mailed to City of Veneta, P.O. Box 458, Veneta, Oregon 97487; or sent by FAX (541) 935-1838. Please reference the above file numbers on any written comments submitted. More information regarding the application is available at Veneta City Hall, 88184 8<sup>th</sup> Street, Veneta, Oregon.

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 the 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.