AGENDA

Regular Meeting

I. Call Meeting to Order

Public Hearings:

   (Quasi-Judicial)
   A. Open Public Hearing*
   B. Planning Commission to declare any potential or existing conflicts of interest or ex-parte contact.
   C. Planning Commission to indicate whether they will be abstaining from participation in the public hearing.
   D. Those in attendance to be provided the opportunity to challenge Planning Commission impartiality.
   E. Staff Report
   F. Applicant Testimony
   G. Proponent Testimony
   H. Neutral Testimony
   I. Opponent Testimony
   J. Applicant Rebuttal Testimony
   K. Close Public Hearing
   L. Planning Commission Deliberation*

*See page 3 of the agenda for the Quasi-Judicial Land Use Hearing Statement.

Morgan Greenwood, Assistant Planner

I. City of Madras Housing Urban Renewal District Comprehensive Plan Compliance Determination.
   (Legislative)
   A. Open Public Hearing
B. Declaration of Conflicts of Interest: Does any Commissioner have any actual economic conflict of interest to disclose?

C. Staff Report
D. Applicant Testimony
E. Public Testimony
F. Staff Comments
G. Deliberation (Motion to recommend approval, modification, denial, or continue the public hearing to a date and time certain).

Nicholas Snead, Community Development Director
Elaine Howard, Consultant

III. Additional Discussion

IV. Adjourn Meeting

Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be considered at the above referenced meeting; however, the agenda does not limit the ability of the Planning Commission to consider additional subjects. Meetings are subject to cancellation without notice. This meeting is open to the public and interested citizens are invited to attend. This is an open meeting under Oregon Revised Statutes, not a community forum; audience participation is at the discretion of the City Planning Commission. Anyone wishing to address the Commission will need to register prior to the meeting. The meeting will be audio taped; minutes of this and all public meetings are available for review at the Madras City Hall. The meeting place is handicapped accessible; those needing assistance please contact the City of Madras Community Development prior to the meeting.

Statement for Quasi-judicial Land Use Hearings
In each of the quasi-judicial agenda items listed on the agenda, the following procedure shall govern the hearings. The Planning Commission Chair, may read the following:
1. The Planning Commission will declare ex parte communications, including site visits as well as actual and potential conflicts of interests. Those in attendance will have an opportunity to challenge the disclosures.

2. A planning staff representative will outline the application and the approval criteria. This information is also outlined in the staff report, which is available to the public.

3. The Planning Commission will hear testimony, receive evidence and consider the testimony, evidence and information already submitted into the record.

4. Testimony and evidence at these hearings must be directed toward the criteria set forth in the notice of the hearing and listed in the respective staff report. In addition, testimony may be directed to any other criteria in the comprehensive land use plan of the City or land use regulations which any person believes applies.

5. The applicant has the burden of proving that his or her application meets all of the applicable criteria.

6. Failure on the part of any person to raise an issue with sufficient specificity to afford the Planning Commission and parties to this proceeding an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.

7. Each hearing will be conducted in the following order: The staff will summarize the issues raised by the application and review the applicable criteria. The applicant will then have an opportunity to make a presentation and offer testimony and evidence. Other persons supporting the application will then be given an opportunity to present testimony. Next, opponents will then be given a chance to make a presentation. After both proponents and opponents have made a presentation, the applicant will be allowed to make a rebuttal presentation. The Planning Commission may offer an opportunity for opponents to respond to the applicant’s rebuttal. At the conclusion of this hearing, the staff will be afforded an opportunity to make any closing comments. The Planning Commission may limit the time period for presentations.