



71 S.E. D Street, Madras, OR 97741 - 541-475-3388

Planning Commission Public Meeting  
City Hall Council Chambers

December 7, 2011

**Work Session – 6:15 p.m.**

**Exterior Building Color Palette**

**Public Meeting -7:00 pm**

**Agenda**

- I. Call to Order**
- II. Consent Agenda**
  - a. Adoption of Agenda**
  - b. Approval of Meeting Minutes from November 2, 2011**
- III. Visitors Comments**
- IV. Public Hearing**
  - a. Park Place Subdivision SD-11-1**
    - 1. Open Public Hearing
    - 2. Planning Commission to Declare any Potential or Existing Conflicts of Interest or Ex parte Contact
    - 3. Planning Commission to Indicate Whether they will be Abstaining From Participation in the Public Hearing
    - 4. Those in Attendance to be Provided with an Opportunity to Challenge Planning Commission Impartiality
    - 5. Staff Report
    - 6. Applicant Comment
    - 7. Proponent Testimony
    - 8. Opponent Testimony
    - 9. Neutral Comments
    - 10. Rebuttal – Applicant
    - 11. Close Public Hearing
    - 12. Planning Commission Deliberations
    - 13. The Planning Commission will either approve or deny the application, or will continue the hearing to a time and date certain.

V. Additional Discussion

VI. Adjourn

**PUBLIC HEARING DISCLOSURE STATEMENT**

- All land use applications have criteria that must be met in order to be approved. The application before the Planning Commission will be reviewed for findings that relate to these criteria as specified by the applicable Land Use Ordinance. These criteria must be satisfied before the application is approved.
- Public Testimony must be related to the criteria and findings that apply to this application.
- An appeal of the Planning Commission's decision to City Council must be based on a specific issue raised during this hearing. Failure to raise an issue during the hearing prevents that issue from being appealed to LUBA; i.e. raise the issue or waive your right to appeal.
- Any person testifying may request that the hearing be continued to another date, or that the hearing record remain open for at least seven (7) calendar days.
- If you are testifying, please provide your name and full mailing address so that you may be notified of a continuance, appeal, or other action on the application.
- Planning Commission members shall state any potential or existing conflicts of interest or ex parte contact at this time.
- Planning Commission members that will abstain from participation in this public hearing shall declare their intention to do so at this time.
- Are there any public challenges to Planning Commission impartiality in regards to this public hearing? If yes, it shall be stated so for the record at this time.

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.