

In order to have standing for an appeal, a person must have been mailed written notice or have participated in writing or in person at the Planning Commission public hearing or at the City Council public hearing or have been substantially affected by the action or ruling.

5. Staff report. (Including the reading of the applicable substantive criteria)

NOTE: If a large number of people are present to offer testimony, a time limit may be set on individual testimony. If testimony begins to be repetitive, a show of hands for those supporting the views being stated may be called to expedite the hearing.

In the next section of this public hearing procedure, the person presenting the application, the Applicant, may give information regarding the application. People agreeing with the application, the Proponents, may then be heard. People objecting to the application, the Opponents, will then be heard. People who are neither for nor against the application, but are Other Interested Parties or Governments entities, may then be heard. And finally, the Applicant may speak in rebuttal of any testimony presented.

6. Applicant testimony. (Please state name and city of residence for the record.)

7. Proponent testimony. (Please state name and city of residence for the record.)

8. Opponent testimony. (Please state name and city of residence for the record.)

9. Other interested parties or Governmental Agencies. (Please state name and city of residence for the record.)

10. Rebuttal by applicant.

11. Questions by Council.

Questions may be asked by the City Council of specific individuals. A few minutes of open conversation may occur to clarify general information. If any new information comes forth, the applicant and others should be given an opportunity to specifically address the information.

12. Close the hearing.

13. Deliberations.

The Council will consider the facts presented at the hearing, and if additional time is required, set a public meeting date to announce their findings and decision. During the deliberations, the Council may ask the applicant, proponent, opponent, or staff for clarification or for new information. No input from the audience will be accepted unless solicited by Council.

14. Decision. The council will make a decision, based on findings of fact.