

Quasi-Judicial/Land Use Public Hearings Script

This is the time for a public hearing in the matter of Conditional Use Permit (CUP-24-1), for an application for New brewery and tap room in existing commercial building at 69 NE Heron Ave – Taxlot 81022BC06900.

(Open Hearing)

At this time I will open the public hearing. ***(tap the gavel)***

If you wish to speak, please fill add your name to the testimony sign-up form. As the presiding officer, I will recognize you from the form, or if I ask if anyone else wishes to speak. We need to determine how many people are here to testify and may limit individual speaking time to ensure that everyone has the opportunity to speak.

This hearing is being recorded. Please speak clearly. Once recognized, please step up to the podium and begin your comments by stating your name and mailing address for the record. We request all testimony be to the point, focusing comments on the relevant issues. To avoid repetitive or redundant testimony – if someone has already testified and made your point but you still wish to be on the record, please simply state that the previous speaker has raised your issue or state the written comments submitted on your card suffice.

The applicable substantive criteria pertaining to the application are as follows:

Warrenton Municipal Code Chapters:

16.40, 16.208.050, 16.220

Testimony, arguments and evidence in this hearing must be directed toward the applicable criteria or standards identified in the staff report, or to other criteria in the development code or comprehensive plan that you believe applies to this decision. The application before the Commission this evening must be decided based on these criteria. Despite the importance of other issues that may be raised during the public hearing, the authority of the Commission is limited only to those issues that address compliance with the applicable criteria.

Failure to raise a specific issue to afford the Commission and the parties an opportunity to respond to the issues precludes an appeal to the Land Use Board of Appeals based on that issue.

Failure of the applicant to raise specific constitutional or other issues relating to proposed conditions of approval to allow the City to respond to the issue precludes an action for damages in circuit court.

We will conduct this hearing as follows:

- Commission ethics disclosures.
- Presentation of the staff report.
- Commission questions of staff.

- Presentation by the applicant.
- Commission questions of the applicant.
- Public Testimony:
 - Testimony in support of the application and neutral testimony.
 - Testimony in opposition to the application.
 - Rebuttal by the applicant.
 - Close of public testimony.
- Deliberation among Commission members with questions of staff as necessary.
- Motion to approve, approve with conditions, or deny the application.
- Commission vote on the application.

A decision may be made by the Commission at the close of the hearing, or the matter may be continued to a time and date certain in the future. If the matter is reset to a date certain in the future, this will be the only notice of that date you receive.

We shall now commence.

(Disclosure by members of the Commission.)

Do any Commissioners wish to disclose any ex parte contacts, bias or conflicts of interest. Please indicate the nature and extent of the ex parte contact, bias or conflict of interest and indicate whether you intend to participate in or abstain from the hearing.

Do any members of the Commission have conflicts of interest with the application?

Have any members had any ex parte contacts regarding the application?

Have any members visited the subject site?

If you have a conflict or have had such contact of bias, do you believe you can still make a fair and impartial decision?

Does any member of the audience wish to challenge any Commission member's impartiality for the record?

(Presentation of the Staff Report.)

Would staff please present the report.

Do any members of the Commission have any questions of staff about this application?

(Testimony from the Applicant or Applicant's Representative.)

Would the applicant like to make a presentation?

Do any members of the Commission have any questions about this application for the applicant?

(Public Testimony.)

I will now open the public testimony portion of the public hearing. Please hand me the sign-up sheets for the speakers.

OPTIONAL – If there are numerous people wishing to speak, individual testimony will be limited to _____ minutes per person, both pro and con, as well as neutral testimony.

(Testimony in Support of the Application.)

“We will now hear from those wishing to speak in support of the application. Please direct all testimony to the Commission.

(Presider calls the first name on the support list, and so on.)

That is all of the names on the support list. Is there anyone else who has not testified who wishes to speak in favor of the application?

(Neutral Testimony on the Application.)

Is there anyone who has not testified who wishes to speak as neutral to the application?

(Testimony in Opposition to the Application.)

We will now hear from those wishing to speak in opposition to the application. Again, please direct all testimony to the Commission.

(Presider call the first name on the opposition list, and so on.)

That is all of the names on the opposition list. Is there anyone else who has not testified who wishes to speak in opposition to the application?

(Applicant Rebuttal.)

The applicant now has the opportunity to offer a rebuttal or closing statement. Do you wish to speak?

(Close the Public Testimony Portion of the Hearing.)

I will now close the public testimony portion of this public hearing, and open the Commission deliberations on the application.

(Commission Deliberations.)

(Commission members deliberate among themselves and may ask staff questions as needed.)

MOTION IS MADE

VOTE ON THE MOTION