

**PLANNING COMMISSION
PUBLIC HEARINGS/REGULAR MEETING
NOVEMBER 4, 2010
City Council Chambers, 1001 Bridge Street, Vernonia Or 97064**

AGENDA

1. Call to Order/Open First Public Hearing

This Public Hearing is a request by WOEC for approval of a Conditional Use Permit (File #CUP 10-03) in order to construct new distribution lines and vaults from a new substation at their pole yard to Anderson Park.

Hearing Disclosure Statement

Commissioners Declare: Conflict of Interest, Ex-parte Contact or Personal Bias

Staff Report: Carole Connell, City Planner

Applicant's Report

Proponents

Opponents

Other

Close the Public Input Portion of the Hearing

Commission Discussion

Close the Public Hearing

Decision

2. Open Second Public Hearing

Amendments to Title 9 Chapter 9-05 Flood Hazard Reduction. The purpose of this Public Hearing is to incorporate the mandated amendments outlined in a 5-26-10 FEMA certified letter to the City, and adopting the updated FIRM map, effective November 26, 2010.

Repeat previous hearing format.

OPEN REGULAR MEETING

Approval or Additions to Agenda

Topics from the Floor

Consent Agenda

A. Minutes from October 21, 2010 meeting

Unfinished Business

New Business

A. Application from Susan Wagner for Planning Commission Position

B. Letter from Nancy Dailey requesting to continue her position on the Planning Commission from January 1, 2010 – December 31, 2013

Correspondence

City Planner Report

Commissioner Report

Adjournment