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2013 Planning Commission Hearing Schedule

About the Deadlines

- Applications can be submitted at any time.
- The City must deem an application complete on or before the **COMPLETE APPLICATION DEADLINE** in order for the application to be eligible for the **FIRST POTENTIAL HEARING DATE**.[2]
- Since applications are rarely complete upon first submission, the City recommends application submission 2 weeks in advance of the **COMPLETE APPLICATION DEADLINE** to allow time for you to make the application complete.[3]
- New information submitted after the **NEW INFORMATION DEADLINE** could cause your hearing date be continued.

About the Scheduling Process

- Complete applications are scheduled for hearing in the order in which they are deemed complete.
- There is no guarantee of any particular hearing date.[4] However, City staff can provide you with up-to-date hearing date availability and scheduling information upon request.
- There are things over which neither you nor the City has control that may prevent your application from being heard on a specific date.

  (For example, the hearing schedule may already be full or a previous hearing may need to be continued to the next available hearing date.)
- The City reserves the right to schedule City business items on the Planning Commission agenda as needed and to cancel any scheduled Planning Commission meeting.
- Some applications require a hearing before the Planning Commission and City Council. Check with staff for City Council hearing schedule information.
- Hearing schedule is subject to change.[5]

2013 Planning Commission Hearing Schedule		
Complete Application Deadline[1]	New Information Deadline	First Potential Hearing Date
Nov 21, 2012	Dec 10, 2012	Jan 08
Dec 7, 2012	Dec 24, 2012	Jan 22
Dec 28, 2012	Jan 14	Feb 12
Jan 11	Jan 28	Feb 26
Jan 25	Feb 11	Mar 12
Feb 08	Feb 25	Mar 26
Feb 23	Mar 11	Apr 09
Mar 08	Mar 25	Apr 23
Mar 29	Apr 15	May 14
Apr 12	Apr 29	May 28
Apr 26	May 13	Jun 11
May 10	May 24	Jun 25
May 24	Jun 10	Jul 09
Jun 07	Jun 24	Jul 23
Jun 28	Jul 15	Aug 13
Jul 12	Jul 29	Aug 27
Jul 26	Aug 12	Sep 10
Aug 09	Aug 26	Sep 24
Aug 23	Sep 09	Oct 08
Sep 06	Sep 23	Oct 22
Sep 27	Oct 14	Nov 12
Oct 11	Oct 28	Nov 26
Oct 25	Nov 08	Dec 10
No Meeting December 2, 2013		
Nov 27	Dec 16	Jan 14, 2014
Dec 13	Dec 30	Jan 28, 2014

[1] City staff needs a minimum of 46 days to prepare an application for hearing.
[2] Items needed for application completeness vary by application type and project complexity. If a preapplication conference is required for an application and/or for a related traffic impact study, the City will not accept the application until the required conferences are held.
[3] Under Oregon law, the City has 30 days to review an application for completeness. The City's goal is to review an application for completeness within 10 working days of submission.
[4] As required by Oregon law, the City will issue a decision within 120 days of the deemed complete date, unless you grant a waiver.
[5] For most current info, see Planning Commission page: http://www.milwaukieoregon.gov/planning/planning-commission-2