AGENDA
PLANNING COMMISSION HEARING & WORK SESSION
LOCATION: BOARD OF COMMISSIONERS HEARING ROOM
DATE: December 20, 2016 -- TIME: 7:00 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. REMINDER TO TURN OFF CELL PHONES.
5. STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S) PERTAINING TO MATTERS OF THIS BOARD
6. CONSENT CALENDAR Consent Calendar items are reserved for items that are deemed to be non-controversial. This allows the Planning Commission to spend more of its meeting time for issues in which there is a need for a serious public debate. If anyone desires to address the Commissioners regarding an item from this day’s consent agenda, please ask that the item be removed from the consent agenda for further discussion.
   A. Approval of Meeting Minutes from the October 18, 2016 and the November 15, 2016 Planning Commission Meeting. (These two meetings constitute the complete public hearing on Coyote Meadows Meeting, October 18, 2016).
7. CITIZEN COMMENTS
   A. Members of the public may express their view to the Commission on matters that affect the County. Comments will be limited to three (3) minutes.

     If a person has comments on a regular agenda item, please hold your comments until that item is up for consideration by the Commissioners. Comments on regular agenda items will be invited at the appointed time.
Note: These are issue that are general in nature and do not in any way relate to current agenda items or known upcoming agenda items. Comments shall also be limited to items that pertain to or are within the jurisdiction of this board.

8. PUBLIC HEARING PROCESS

Chairperson Statement: This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial and material evidence received during this hearing.

All testimony must be competent and not repetitious.

Chairperson - The order of business for Public Hearings will be as follows:

1. Open Public Hearing
2. Staff Presentation
3. Applicant Presentation (if any)
4. Public Testimony
5. Public Comment Closed
6. Applicant Rebuttal
7. Board Only Discussion
8. Board Motion and Roll Call Vote
9. Close Public Hearing

Note: Once the Public Hearing has been closed, no further testimony will be taken.

9. PUBLIC HEARINGS:
A. SU-14-0019 - Special Use Hearing for Ardrey Effluent Storage Transfer Facility

10. WORK SESSION/DISCUSSION:
A. Scheduling initial meeting with Design Workshop: Discussion scheduling this in very early 2017.
B. Discuss meeting flow for Planning Commission
C. Citizen Task Force: Discussion about the PC looking for and recommending task force members. The hope is that each can bring in 3 to 6 names to be considered.
D. Social/Meet with new BOCC members: Discussion for scheduling after the new Commissioners are sworn in and new Planning Commissioners are appointed.
E. Discussion on “Subject Matter Experts” – Dan Rosales.

11. PRESENTATIONS:

12. ANNOUNCEMENTS

13. ADJOURNMENT (No later than 11:00 PM per Resolution 00-01)