AGENDA
PLANNING COMMISSION HEARING & WORK SESSION
LOCATION: BOCC Hearing Room
DATE: AUGUST 22, 2017 -- 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.

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 issues 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. APPROVAL OF MEETING MINUTES: June 6, 2017

10. PUBLIC HEARINGS:

A. ELBERT COUNTY ZONING REGULATIONS AMENDMENTS
   a. Part II, Section 17: Special Use by Review #32
      To update the language in this sentence.
   b. Part II, Section 25: To add four new definitions pertaining to oil and gas activities, major facilities, minor facilities and activities requiring permits.
   c. Part II, Section 27: Administrative Review and MOU Process for Minor Oil and Gas Operations and Related Facilities. To void the entire section to manage minor oil/gas applications in the building department.

B. TO PERMANENTLY TABLE ITEMS CONTINUED FROM JUNE 6, 2017 PERTAINING TO “UNDEFINED PUDs” and “XX PARCELS. These items will be addressed in the rewrite of the regulations or will be re-noticed following thorough legal review.

11. ANNOUNCEMENTS: None

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