



HUGHSON PLANNING COMMISSION

A G E N D A

MAY 15, 2012

REGULAR SESSION 6:00 P.M.

Council Chambers
City Hall
7018 Pine Street

May 15, 2012
Regular Meeting

CALL TO ORDER:

ROLL CALL:

Chair Alan McFadon
Vice Chair Julie Ann Strain
Commissioner Kyle Little
Commissioner Jared Costa
Commissioner Karen Minyard

PLEDGE OF ALLEGIANCE:

AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT NOTIFICATION FOR THE CITY OF HUGHSON

This Agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a Planning Commission meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

RULES FOR ADDRESSING THE PLANNING COMMISSION

Members of the audience who wish to address the Planning Commission may complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. Completion of the form is voluntary.

PUBLIC COMMENT

Members of the Audience may address the Planning Commission on any item of interest to the public pertaining to the City and may step to the podium, state their name and City of Residence for the record (requirement of Name and City of Residence is optional) and make their presentation. Please limit presentations to five minutes. Since the Planning Commission cannot take action on matters not on the Agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern, which are not urgent in nature, can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

- 1) Review and Approve the Minutes of the Regularly Scheduled Session of April 17, 2012.
(Motion Needed)
- 2) Provide direction to Staff on the Stanislaus LAFCO - Draft Agricultural Preservation Policies.

PUBLIC HEARING

The Public Hearing process includes a staff presentation, a presentation by the applicant and public testimony (in favor, opposed & rebuttal). Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing.

PUBLIC HEARING TO CONSIDER:

No Public Hearing was scheduled.

DISCUSSION AND INFORMATIONAL ITEMS:

- 3) Curbside Chat, presented by Strong Towns.org
- 4) 2011 Property and Sales Tax Comparison.
- 5) Annual Percent Change in Population January 2011 to January 2012.
- 6) San Joaquin Valley Demographic Forecasts 2010-2050.
- 7) Parsing California's Density Bombshell in 2010 Census Data.
- 8) Dan Walters: Population slowdown will bring big shift to California.
- 9) Greens Streets and Ham – Sustainable Practices for Storm water Infrastructure Design.
(PowerPoint Presentation)

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

PLANNING COMMISSIONER REPORTS/COMMENTS:

UPCOMING EVENTS:

May 15	▪ Planning Commission Meeting, City Chambers, 6:00pm
May 21	▪ Budget & Finance Subcommittee, City Chambers,, 5:30pm – Tentative
May 23	▪ RDA Oversight Board Meeting, City Chambers, 6:30pm
May 28	▪ Memorial Day Holiday – City Hall will be closed--
May 29	▪ City Council Meeting, City Chambers, Tuesday, 7:00pm
June 11	▪ City Council Meeting, City Chambers, Tuesday, 7:00pm
June 12	▪ Parks and Recreation Commission Meeting, City Chambers, 6:00pm
June 18	▪ Local Community Blood Drive, United Methodist Church, 3:00-7:00pm
June 19	▪ Planning Commission Meeting, City Chambers, 6:00pm
June 25	▪ City Council Meeting, City Chambers, Tuesday, 7:00pm

ADJOURNMENT:

*The next regularly scheduled meeting of the Planning Commission is **June 19, 2012** at 6:00 p.m. at the **Hughson City Hall, 7018 Pine Street, Hughson, CA. 95326***

****Special Note****

The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangement will be at the sole expense of the Individual requesting the recordation. Questions about this Agenda will be directed to City Hall.

CERTIFICATION

I, Dominique Spinale, or his/her designee, do hereby declare under penalty of perjury that the foregoing Agenda was posted on the outdoor bulletin board at the Hughson City Hall, 7018 Pine Street, Hughson, CA, and made available for Public Review, prior to or on this 11th day of May 2012, at or before 6:00 p.m.

Dominique Spinale, Deputy City Clerk