



HUGHSON PLANNING COMMISSION

MINUTES

MAY 15, 2012

REGULAR SESSION 6:00 P.M.

Council Chambers
City Hall
7018 Pine Street

May 15, 2012
Regular Meeting

CALL TO ORDER: Chair Alan McFadon

ROLL CALL:

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

Staff Present: Thom Clark, Community Development Director

PLEDGE OF ALLEGIANCE: Chair Alan McFadon

**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.

McFadon/Strain 5-0 motion passes to approve the Minutes of the April 17, 2012 meeting.

- 2) Provide direction to Staff on the Stanislaus LAFCO - Draft Agricultural Preservation Policies.

Director Clark discussed this Item with the Commission. The Commission and Director Clark reviewed the Draft Agricultural Preservation Policies in detail. The Commission instructed Director Clark to send a letter with the Commission's feedback to the County. Director Clark will prepare the letter and send to the Planning Commission for review before final submittal to LAFCO.

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)

Items 3 through 6 were informational items for the Planning Commission to review and discuss. No action was taken on any of the Items.

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Director Clark updated the Planning Commission on the on-going projects in the City of Hughson.

PLANNING COMMISSIONER REPORTS/COMMENTS:

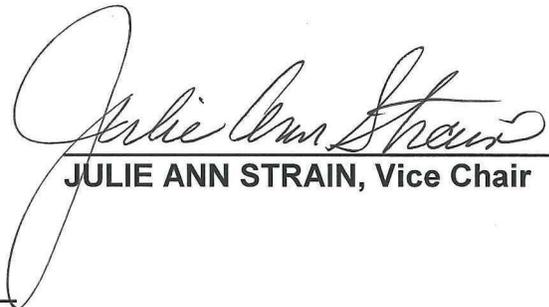
The Planning Commission expressed enjoying the informational items provided by Director Clark.

ADJOURNMENT:

This meeting was adjourned at approximately 7:00 p.m.



DOMINIQUE SPINALE, Deputy City Clerk



JULIE ANN STRAIN, Vice Chair