

**REGULAR MEETING  
AGENDA**

**1. Call to Order**

**2. Approval of Agenda**

**3. Public Comment**

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

**4. Reconsideration**

If reconsiderations pass, items will be taken up under Pending Business.

A. Staff Report PL 10-67, Hillstrand's Homestead Section Line Easement and Right of Way  
Vacation *Page 1*

B. Staff Report PL 10-66, Hillstrand's Homestead Preliminary Plat *Page 7*

**5. Adoption of Consent Agenda**

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

A. Approval of Minutes of August 18, 2010 *Page 15*

**6. Presentations**

**7. Reports**

A. Staff Report PL 10-79, City Planner's Report *Page 21*

**8. Public Hearings**

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 10-72, Conditional Use Permit PL 10-07, 3685 Sterling Highway for "more than one building containing a permitted principal use on a lot" per HCC 21.12.030(n) Rural Residential *Page 23*

**9. Plat Consideration**

**10. Pending Business**

A. Staff Report PL 10-78, Draft Spit Comprehensive Plan *Page 43*

B. Staff Report PL 10-59, Draft Rezone Ordinance *Page 85*

**11. New Business**

**12. Informational Materials**

A. City Manager's Report dated August 23, 2010

*Page 99*

**13. Comments of The Audience**

Members of the audience may address the Commission on any subject. (3 minute time limit)

**14. Comments of Staff**

**15. Comments of The Commission**

**16. Adjournment**

Meetings will adjourn promptly at 10 p.m. An extension is allowed by a vote of the Commission.  
The next regular meeting will be held on August 18, 2010 at 7:00p.m. There will be a work session at 5:30p.m.