



TOWN OF PARADISE

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Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

Ray Groom, Chair
Anita Towslee, Vice Chair
James Clarkson, Commissioner
Stephanie Neumann, Commissioner
Martin Nichols, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – July 18, 2017

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 ext. 111 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item, including closed session. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Council Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approve the Regular Meeting Minutes of June 20, 2017.

2. SWEARING IN OF RE-APPOINTED PLANNING COMMISSIONER

- Martin Nichols

3. ROLL CALL

4. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2017/2018 FISCAL YEAR

- a. Appointment of Chair (Secretary presiding)
- b. Appointment of Vice Chair (Appointed Chair presiding)

5. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

6. PUBLIC COMMUNICATION

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

***** PUBLIC HEARING PROCEDURE *****

- A. Staff comments
- B. Open the hearing to the public
 - 1. Project applicant
 - 2. Parties for the project
 - 3. Parties against the project
 - 4. Rebuttals
- C. Close hearing to the public
- D. Commission discussion
- E. Motion
- F. Vote

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for **a maximum of five minutes** unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

7. CONTINUED PUBLIC HEARING

8. PUBLIC HEARING

- 8a. Item to be determined to be exempt from environmental review

BESS CONDITIONAL USE PERMIT APPLICATION (PL17-00106):
Consideration of a conditional use permit application requesting legal sanction for an existing +/-812 square foot second single-family residence on a 6.27 acre property zoned Agricultural Residential – 3 acre minimum (AR-3) located at 389 Wayland Road and further identified as Assessor Parcel Number 055-100-023.

9. OTHER BUSINESS

- 9a. Appointment of Two Planning Commission Representatives to serve upon the Town of Paradise Landscape Committee (appeals body) during the FY 2017-2018 (Requirement of PMC Chapter 15.36)

10. COMMITTEE ACTIVITIES

11. COMMISSION MEMBERS

- a. Identification of future agenda items (All Commissioners/Staff)

12. ADJOURNMENT

STATE OF CALIFORNIA)	SS.
COUNTY OF BUTTE)	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	

TOWN/ASSISTANT TOWN CLERK SIGNATURE	