1. ROLL CALL: Wasinger _______ Freeman _______ Bates _______
   Philipp _______ McPheeters _______ Hovey _______

2. Approval of Minutes – October 22, 2019 Regular Business Meeting

3. Public Comment – Planning Commission will accept public comment for items not otherwise on the agenda for the first 15 minutes of the Planning Commission meeting.

4. Public Meetings and Hearings:

   A. **2019 COMPREHENSIVE PLAN AMENDMENTS – PUBLIC HEARING**
      The Planning Commission will hold a public hearing on the 2019 Comprehensive Plan Amendments. The amendments include updates to the 2020-2025 Capital Improvements Plan, the Parks, Recreation and Open Space Element, and Economic Development Element. The Planning Commission will be asked to forward a recommendation to the City Council.

   B. **HOWARD’S POINT– PUBLIC HEARING**
      The Planning Commission will hold a public hearing on the proposed 19-lot single-family subdivision on 3.93 acres located on SW Fort Nugent Avenue, east of Boon Road. The project is located in the R-1 zone district and the applicant proposes a Planned Residential Development (PRD) which will include open space and amenities for the residents in exchange for smaller minimum lot sizes, but not increased density. The Planning Commission may make a recommendation to the City Council at the conclusion of the hearing.

   C. **SMP PERIODIC REVIEW UPDATE– Public Meeting**
      Staff will provide an update on the Shoreline Master Program Review process.

5. Adjournment