

WATERFORD PLANNING COMMISSION MEETING MINUTES

Tuesday, September 25th, 2007

A regular meeting of the Waterford Planning Commission was called to order by Commissioner Esther at 6:30 PM at the Waterford Community Center, 540 "C" Street, Waterford, CA 95386.

[6:33:16 PM](#)

ROLL CALL PRESENT

Chris Esther, Chairman
Neil Carnes, Vice Chairman
Dan Padrnos, Commissioner

EXCUSED:

ABSENT:

Denise Finch, Commissioner

Perry Jenkins, Commissioner

CITY STAFF & CONTRACT EMPLOYEES PRESENT

Robert Borchard, City Planner
Patricia Lee, Deputy City Clerk

PLEDGE OF ALLEGIANCE – Chairman Esther

ADOPTION OF THE AGENDA: A motion was made by CM Carnes and seconded by CM Finch to adopt the agenda. P/C Vote: 4-0.

ADOPTION OF THE CONSENT CALENDAR: A motion was made by CM Padrnos and seconded by CM Carnes to adopt the Consent Calendar. P/C Vote: 4-0.

CONFLICT OF INTEREST DECLARATION: None

1. CONSENT AGENDA:

- 1a: July 24th, 2007 Planning Commission Meeting Minutes
- 1b: Planning Project Logs
- 1c: Building Permit Report – August 2007
- 1d: Business License Report – August 2007

2. COMMUNICATIONS FROM THE AUDIENCE:

[6:34:46 PM](#)

None

3. Presentations:

[6:34:56 PM](#)

3a: Grupe Co. – Lake Pointe planned Master Development presentation by Barry O'Regan of the Grupe Co. Mr. O'Regan gave a power point presentation of the proposed development plan to the Planning Commission; copies of the presentation were handed out to each Commissioner.

[7:14:06 PM](#) comments and questions

Mr. Greg Dugovic of 308 S. Reinway Ave. wanted to know the different housing densities that would be in the Lake Pointe Development. Mr. O'Regan commented that there will be a variety of different densities to appeal to different needs. Chairman Esther questioned what the build out numbers would be, if they would still be the original number of 1600 homes. Mr. O'Regan responded that the figure would be based on whether or not a school facility would be placed on some of the property. Chairman Esther asked for some clarification what the Cortese list is and suggested that there be a glossary added to the study for those who did not know all the

planning terms. Chairman Esther also asked to see the traffic study. Mr. Borchard explained that the document was too large and that there was no electronic copy available, but the document would be available to see at City Hall the next day. Chairman Esther had some questions regarding surplus funds to go to the City for Police services to which Mr. O'Regan explained that the funds would be in addition to the funds already provided for police. In regards to a possible school facility, Chairman Esther asked if a bond or mello roos type tax and if it would be assessed through the whole city or only for the development. Mr. O'Regan explained that is would be something the school district would need to discuss and would not be able to answer in their stead. Questions were asked in regards to the water system for the development and how many wells would be needed in order for the project to be served? That information is still being processed. CM/Finch questioned who would be taking care of the water system once it was established; Mr. O'Regan explained that the system would be taken over by the City. CM/Carnes asked whether the whole development would be gated, and Mr. O'Regan explained that it had not been decided as of yet, that they would try to meet the market demand. Chairman Esther inquired about the Community Baptist Church site plan that went to the Stanislaus County Planning and it was approved, and he was questioning the well that would be built to serve the site. Mr. Borchard explained that it was question of timing more than anything, since the Lake Pointe project is a few years out and the Church project is going to be built sooner. It is assumed that the well would eventually be integrated into the Lake Pointe water system.

4. PUBLIC HEARING ITEMS:

None

5. UNFINISHED BUSINESS:

None

6. NEW BUSINESS

[7:47:14 PM](#)

6a: Discussion item: Chairman Esther re: Agriculture Land Mitigation Ordinance.

Chairman Esther wanted to talk with the Commission and get their thoughts about these particular types of ordinances. Mr. Borchard explained that this ordinance is being promoted by the Farm Bureau in order to preserve farm land. It is a mitigation measure that you have to replace farm land that is taken out of production by putting preservation policies on it and put the fees into a trust. The discussed the possibilities of developing and ordinance for Waterford but decided to take no action at this time.

7. ITEMS FROM STAFF:

[8:07:46 PM](#) Mr. Borchard gave out an informational item to the Commission in regards to the Auto shop that is on Riverside Rd. It is an item that will be coming on a future agenda for the Planning Commission to discuss. Some residents have a concern with the auto shop and Chairman Esther informed Mr. Borchard that he would pass on the information that he has received to him.

8. ITEMS FROM COMMISSIONERS:

[8:13:52 PM](#)

DP – None

NC – Thanked Grupe for the presentation on Lake Pointe

DF – None

CE – Question about property for parkland south of the High School, and wants to know the process of rezoning it to parks and open space? Mr. , Borchard explained that it has to be annexed first, and then rezone it.

ADJOURNMENT/RECESS: A motion was made by CM/Padrnos and seconded by CM/Finch to adjourn the September 25th, 2007 Planning Commission Meeting at [8:18:56 PM](#) .

PASSED AND ADOPTED by the Waterford Planning Commission at a regular meeting held on October 30th, 2007, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Patricia Lee, Deputy City Clerk

Chris Esther, Chairman