

WATERFORD PLANNING COMMISSION MEETING MINUTES

Thursday, January 26, 2006

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.

ROLL CALL PRESENT

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

EXCUSED:

Perry Jenkins, Commissioner

ABSENT:

CITY STAFF & CONTRACT EMPLOYEES PRESENT

Robert Borchard, City Planner
Lori Martin, City Clerk

PLEDGE OF ALLEGIANCE – Chairman Esther

ADOPTION OF THE AGENDA: A motion was made by CM/Carnes and seconded by CM/ Padrnos 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: January 12, 2006 Planning Commission Meeting Minutes
- 1b: Planning Project Logs
- 1c: Building Permit Report – None
- 1d: Business License Report – None

2. PRESENTATIONS:

None

3. COMMUNICATIONS FROM THE AUDIENCE:

None

4. PUBLIC HEARING ITEMS:

None

5. UNFINISHED BUSINESS:

- 5a: City Planner Borchard explained that there are a couple missing pieces to the draft which are the downtown plan and the traffic intersection plan and the noise study and stated that he will be meeting with the traffic engineer next week. Borchard stated that one of the items to be discussed will be to determine the impacts on the Hickman Bridge from proposed new development in the Hickman area. Borchard explained that all of the policies regarding all elements are in the draft General Plan which can be reviewed while waiting on the other items. Borchard stated the goal tonight is to review

Chapters 4, 5 & 6. Borchard also mentioned an upcoming Planning Commissioners workshop with the League of California Cities to be held in Monterey, CA on February 22, 23 & 24th.

Commissioners pointed out some typographical errors located within chapters 4, 5 & 6. CM/Esther stated that the Planning Commissioner took a recent trip to Mountain House to look at neo-traditional alleyways and stated he liked the design of the alleyways that was done in Mountain House, however noted a concern with the 10' width of the alley's and felt that would not be wide enough for the Waterford community due to a majority of residents that drive big pick-up trucks.

Mr. Gus Schmidt, Yosemite Blvd. addressed the Commission stating that as a retired fireman he is opposed to the neo-traditional alleyways. Mr. Schmidt stated that there are always problems with people blocking alleyways making it difficult for through traffic and/or emergency vehicles to access.

City Planner Borchard stated that he has had input from several fire chiefs and they are not opposed and approve of this type of design. Mr. Borchard stated commented to the Commission that there will be many fire chiefs at the Monterey conference that they can talk with in regards to this type of design on alleyways.

CM/Carnes inquired if the neo-traditional alleyways would mean a double maintenance issue for the city. City Planner Borchard explained various maintenance options and various ways of road development.

Mr. Gus Schmidt stated a concern in regards to the River Pointe Development that if the Homeowners Association does not collect enough funds to maintain the streets that they will come to the city and ask for help in this regard.

City Planner Borchard explained that the River Pointe streets were built to city a standard which is a standard that is maintainable.

CM/Esther inquired as to if Timbell would be a major arterial or major collector. City Planner Borchard stated that he believes it would be a collector, however needs to talk with the traffic engineer about this. Borchard commented that it is tricky to retrofit an older area like Timbell.

City Planner Borchard explained that the main purpose is to get the main accesses into town such as Hwy 132 to the west, Oakdale/Waterford Hwy to the north and Hickman Rd to the south. Due to higher growth proposed on the south side of the Hickman Bridge we need to determine if we need another lane on the bridge or a new bridge all together.

CM/Esther asked if it will be possible to reduce the amount of traffic that travels in front of the middle school. City Planner Borchard stated that there is no good solution to that due to the location of the school. Borchard stated that diverting truck traffic to the north and east would be the most ideal situation.

Mr. Gus Schmidt, Yosemite Blvd., distributed a drawing with road markings to the Commission of his idea to divert truck traffic down narrow country roads. The commission stated that they would hold on to Mr. Schmidt's concept and consider this along with all other options.

CM/Esther inquired as to the level of service type "D" if that is the normal type within most cities. City Planner Borchard explained that it is and that it is due to a cost benefit and maximum utility in getting traffic from point A to point B without congestion.

Mayor Turner explained details of the county impact fee collected by the city on new developments and remitted to the county and stated that these funds are used to maintain the county roads within the Waterford vicinity.

City Planner Borchard commented on non-mandated guidelines which sets standards and levels of service and how a capital improvement program is ran. The policy guiding this is that all infrastructures has to come up together and stated that as a city how do we manage this and can we make strategic improvements with more flexibility to address concerns in this area. Borchard stated that he expects this chapter (chapter 6) to be the one that gets the most feedback from the City Administrator.

CM/Esther inquired as to whether this general plan considers the city as being in the water business and the water provider or will it be up to the developers. City Planner Borchard stated that the city is in

the water business and plans on continuing to be in the water business. Borchard stated that the city is planning on how to integrate the old Del Este system into the new water system.

Mayor Turner explained details of conversations that he has had with Mayor of Modesto in regards to acquiring the old Del Este water system.

City Planner Borchard stated that the master plans are due to be completed within the next week or two.

6. NEW BUSINESS

None.

7. ITEMS FROM STAFF:

City Planner Borchard stated that he has sent a letter to the county in regards to the Grizzly Ranch Project that is proposed in Hickman and stated that this project needs to address the impacts that it will have on our city. Borchard stated that he is working his way through the EIR process for the General Plan update.

8. ITEMS FROM COMMISSIONERS:

CM/Esther: Requested a Special Planning Commission Meeting to be held February 9th to continue the review of the draft General Plan update on Chapters 7, 8 & 9.

CM/Padrnos: Thanked City Planner Borchard and Mayor Turner for their guidance and direction in helping them get through this review process.

CM/Carnes: Echoed CM/Padrnos. Stated that he was glad that Mayor Turner was able to attend and offer input and guidance during this process and thanked City Planner Borchard for his hard work on the draft plan of the General Plan update.

CM/Goeken: No comments.

ADJOURNMENT/RECESS: A motion was made by CM/Padrnos and seconded by CM/ Carnes to adjourn the January 26, 2006 Planning Commission Meeting at 8:50PM.

PASSED AND ADOPTED by the Waterford Planning Commission at a regular meeting held on February 9, 2006, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Patricia Lee, Deputy City Clerk

Chris Esther, Chairman