

WATERFORD PLANNING COMMISSION MEETING MINUTES

Tuesday, October 17th, 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
Perry Jenkins, Commissioner
Charlie Goeken, Commissioner

EXCUSED:

ABSENT:

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/Padrnos and seconded by CM/Jenkins to adopt the agenda. P/C Vote: 5-0.

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: 5-0.

CONFLICT OF INTEREST DECLARATION: None

1. CONSENT AGENDA:

- 1a: August 22nd, 2006 and September 26th, 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:

4a: City of Waterford Vision 2025 General Plan Update and Environmental Impact Report, initiated by the City of Waterford. Resolution to recommend certification of the Waterford Vision 2025 General Plan Resolution No. 2006-08.

Mr. Borchard commented that the General Plan Update has been an ongoing process for three years and that tonight's hearing was a monumental occasion to open the door for approval. Mr. Borchard proceeded to explain that the plan needs to be adopted by the City Council and that the Planning Commission's job is to recommend either approval or denial to the Council. The City Council has to consider the recommendation but does not have

to act on it. The City Council will have another public hearing and will take final action as well as certify the Environmental Impact Report.

The process has involved a number of public hearings, this being the formal public hearing that counts. The General Plan and EIR have been placed in public review for 45 days, during which time comments have been received and have been attached to the staff report. All the Environmental comments will be responded to. This public hearing will be another opportunity to add comments. Mr. Borchard explained that this meeting is designed to receive more input and more recommendations, Mr. Borchard will then take the new information, make the changes and come back to another scheduled meeting to close the public hearing.

Public Hearing opened at 6:40 pm.

John Drab of 13407 Yosemite Blvd stated that he has an application filed for a lot split and requested that water be run up to his lot. 15 foot Easements for water and sewer have been granted and he has received the OK from the City of Modesto. Mr. Drab commented that the General Plan Sewer Master Plan document has changed the size of the easement and that the pipe that will run through his property is now 21 inches. Mr. Drab wanted to request that the easement be placed on the east end of the property.

Mr. Tom Broderick of 13918 Yosemite Blvd had a question on policy OSA2B, which asks for a 100 ft dedication from properties in the flood plain. Mr. Broderick wanted clarification on whether the 100 feet started from the center of the river or the beginning of the flood plain. Mr. Borchard responded that the flood plain by law is not developable as well as being a riparian corridor. Mr. Borchard also commented that the reason for the dedication was to continue the parkway trail along the river.

Public Hearing closed at 6:50 pm.

Commissioner Comments / Direction:

CM/Goeken: CM/Goeken asked about a letter that was a request for annexation of a property that is across the river (Ms. Betty Barlow) and wanted to know of the comments from the General Plan would address this request. Mr. Borchard explained that the City took the position that staff recommended to not go over the river. CM/Goeken also requested to see all the comments that were to be included in the General Plan.

CM/Esther: Commented that he was skeptical at first with the ideas that were initially presented but that he is now happy with the outcome.

A motion to recommend approval of the General Plan Update and Environmental Impact Report Resolution # 2006-08 to the City Council was made by CM/Padrnos and duly seconded by CM/Carnes. Vote 5-0

5. UNFINISHED BUSINESS:

None

6. NEW BUSINESS

6a: Housing Element Revision Discussion

Mr. Borchard explained to the Commission that the Housing Element is a document keeps planners employed. Part of the General Plan process is to adopt a housing element. Mr. Borchard explained that he went through the original document and put all the changes in italics. He also explained that the City will never adopt an inclusionary housing program, and that some of the document infers that inclusionary housing would be followed by the City. A Public Hearing will be scheduled for this and he would like the Planning Commission to get familiar with it.

7. ITEMS FROM STAFF:

Mr. Borchard commented that it has been quite as far as development, not many have been submitted lately, but it should pick up after all the business with the General Plan is done. The Lambert property will be converted back to its original land use, instead of the intended park land use.

8. ITEMS FROM COMMISSIONERS:

CM/Padrnos: Was appointed to the StanCog Advisory Council.

CM/ Carnes: Glad to have the General Plan forwarded onto Council and wanted to tell Mr. Borchard that he has done a good job.

CM/ Jenkins: Was surprised that there were not more public comments on the General Plan.

CM/Goeken: No comment.

CM/Esther: Asked if any new businesses have moved into the new Waterford Plaza Building. Mrs. Lee commented that no businesses have come in and applied for licenses as of yet.

ADJOURNMENT/RECESS: A motion was made by CM/Jenkins and seconded by CM/Padrnos to adjourn the October 17th, 2006 Planning Commission Meeting at 7:35 pm.

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

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Patricia Lee, Deputy City Clerk

Chris Esther, Chairman