

# **WATERFORD PLANNING COMMISSION MEETING MINUTES**

## **Thursday, March 9, 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

Dan Padrnos, Commissioner  
Perry Jenkins, Commissioner  
Charlie Goeken, Commissioner

**EXCUSED:**

Neil Carnes, Vice Chairman

**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/Padrnos and seconded by CM/Goeken to adopt the agenda. P/C Vote: 4-0.

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

**CONFLICT OF INTEREST DECLARATION:** None

**1. CONSENT AGENDA:**

- 1a: Planning Commission Meeting Minutes (None)
- 1b: Planning Project Logs
- 1c: Building Permit Report – February 2006
- 1d: Business License Report – None

**2. COMMUNICATIIONS FROM THE AUDIENCE:**

None

**3. PRESENTATIONS:**

None.

**4. PUBLIC HEARING ITEMS:**

None

**5. UNFINISHED BUSINESS:**

- 5a: General Plan Update Discussion: City Engineer, Tony Marshall gave a PowerPoint presentation summarizing the 5 master plans (Sewer, Water, Wastewater, Drainage and Draft Urban Water Management Plan). (Copies of this Power Point presentation is available at City Hall as well as copies of the final drafts of the Master Plans).

Mr. Gus Schmidt addressed the Commission with a question in regards to if the City would be on a will call or a priority basis for the surface water treatment. City Engineer, Tony Marshall responded that there is planned expansion's to the treatment plant and the basic answer we get from MID right now is that the next available expansion that has some capacity that is not spoken for is in 2018, however the possibility of us getting in sooner does exist.

Mr. Gus Schmidt asked an additional question as to how did the city loose its water rights to Del Este? City Engineer, Tony Marshall responded and stated that when a city converts from an Ag use to a M&I (Municipal and Industrial Use), the purveyor basically takes the water rights so that they can supply the land with water. Therefore, those rights existed with the Del Este system when it was converted. City Engineer, Tony Marshall explained further that if the City of Waterford obtains the water system from the City of Modesto the water rights come along with it.

City Planner, Bob Borchard explained further that the City Attorney's office is researching the issue of how the water rights transferred from Agricultural to Municipal. Mr. Borchard explained that this was a question of his some time ago and therefore, we started the process of researching to find out how Del Este water rights got transferred to the City of Modesto.

City Engineer, Tony Marshall stated that these master plan reports are available on CD at City Hall and printed books can be purchased at City Hall for anyone that is interested. City Planner, Bob Borchard stated that he will need formal approval of these master plans by the Planning Commission at a subsequent meeting with the Commissions recommendations to the City Council. Mr. Borchard stated that these are basic foundation reports with respect to public facilities. Mr. Borchard stated that a public notice has been scheduled for the April 6<sup>th</sup> Council Meeting for possible action by the City Council, therefore a special meeting of the Planning Commission will be needed in order to meet this timeline. The Planning Commissioners agreed to a special meeting to be held on March 30, 2006 to provide action and recommendations regarding the acceptance of the City's master plan studies.

City Planner, Bob Borchard gave a brief overview of the public comment letters in regards to the Administrative Draft General Plan that was submitted from various individuals.

Mr. Jaylen French, Representative for JB Anderson Planning, addressed the Commission stating that his office will reserve all official written comments until they have received all elements of the general plan update. Mr. French stated that they do however have some issues with the general plan as proposed currently. Mr. French stated that the vision needs to be more realistic. Mr. French stated that he agrees in principal with neo-traditional principals and thinks it is good for larger cities, however feels that smaller cities will have a hard time implementing this concept. Mr. French went into detail in regards to the cons of alleyways. Mr. French stated that with commercial zoning in the outlining areas it will detract from people using the downtown area. Developers will find it hard to justify developing smaller commercial nodes in the outlining area of the city. Mr. French explained that if a developer can not pencil it out in theory then the city is stuck with a plan that they can not implement. Mr. French stated that he would like the board to be aware of the implementation part of this plan. Mr. French stated that he feels there is a lack of detail with the current proposed plan because the plan calls for villages, however it doesn't specify where the villages are planned, how they are planned or what exactly will be in the villages. Mr. French stated that there is a regional park designation; however it does not explain what it is. Is it a park designation or a commercial designation? It sounds like it could be both. Mr. French stated more detail would be nice. Mr. French expressed concerns with the amount of parkland the city is designating in the plan and how it will lessen the amount of rooftops to absorb some of the infrastructure costs. Mr. French also expressed concerns with the zoning designation that is proposed for his client's property.

Mr. Rick Mummert, 3805 Springcreek Dr., Modesto, also owner of 425 S. Reinway Waterford, addressed the Commission and explained that he and his wife purchased her parents property (the Bartlett property) from their estate. Mr. Mummert stated that the Bartlett's were Waterford residents since the 1940's. Mr. Mummert expressed his concerns with the regional park designation and the Residential Estates designation that will affect his property. Mr. Mummert stated that it makes more sense to allow more housing in this area to help with the costs of the infrastructure. Mr. Mummert stated that he has been attending the public workshops in regards to the general plan update and this designation changed about two months ago from low density to a park designation. Mr. Mummert stated that he supports this effort and wants to help with the process. Mr. Mummert asked the Commission to please keep an open mind in regards to his request.

Mr. Barry O'Regan with the Grupe Co, addressed the Commission and stated that their planner has submitted a letter asking for clarification on a number of issues and that the Grupe Co. is looking forward to the opportunity of working with City staff to resolve those issues as we move forward.

City Planner, Bob Borchard summarized with closing comments. Borchard stated that this is an implementation; however the other side of this is that the Planning Commission and City Council has the responsibility of setting the

ground rules. Borchard stated that he can point them to a dozen communities locally that have loaded the bar to achieve performance with the end result in major disaster. Borchard referenced the Village One project in Modesto. Borchard explained that these projects were compromised and brought down and now they have major deficits in terms of infrastructure. They did not plan them going into it and then when they tried to make things happen at the cost of developers they wound up with major liabilities. Mr. Borchard stated that this is a small community and development has to pay for itself and it has to benefit the community as a whole.

**6. NEW BUSINESS**

6a: Waterford Heritage Days: Commissioner Padrnos stated that the Waterford Heritage Days is scheduled for May 6, 2006 and asked the Commission if they would like to put together some kind of vision and/or concept of the downtown plan, Riverfront Park, bike trails and maybe maps of the proposed sphere and general plan update. Commissioner Padrnos explained that the Friends of the Tuolumne are planning on doing a big display as well as the Fish and Game Department and the State Parks. The Commission agreed that the Planning Department should have some displays of the proposed sphere, downtown plan and riverfront park map displays. City Planner Borchard maybe summarizing some of these plans into a brochure where people can take them home and read later. Mr. Borchard stated that he has put this on his calendar and will be there with handouts.

**7. ITEMS FROM STAFF:**

None

**8. ITEMS FROM COMMISSIONERS:**

No Comments.

ADJOURNMENT/RECESS: A motion was made by CM/Jenkins and seconded by CM/Padrnos to adjourn the March 9, 2006 Planning Commission Meeting at 8:25PM.

PASSED AND ADOPTED by the Waterford Planning Commission at a regular meeting held on March 30, 2006, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

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Patricia Lee, Deputy City Clerk

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Chris Esther, Chairman