

WATERFORD PLANNING COMMISSION MEETING MINUTES

Thursday, March 30, 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
Lori Martin, City Clerk

PLEDGE OF ALLEGIANCE – Chairman Esther

ADOPTION OF THE AGENDA: A motion was made by CM/Padrnos and seconded by CM/Carnes to adopt the agenda. P/C Vote: 5-0.

ADOPTION OF THE CONSENT CALENDAR: A motion was made by CM/Carnes and seconded by CM/Padrnos to adopt the Consent Calendar. P/C Vote: 5-0.

CONFLICT OF INTEREST DECLARATION: None

1. CONSENT AGENDA:

- 1a: Planning Commission Meeting Minutes for February 23, 2006 & March 9, 2006
- 1b: Planning Project Logs
- 1c: Building Permit Report – None
- 1d: Business License Report – None

2. COMMUNICATIIONS FROM THE AUDIENCE:

None

3. PRESENTATIONS:

None.

4. PUBLIC HEARING ITEMS:

- 4a: Recommendation of Acceptance to the Waterford City Council of the Waterford Master Plans for Sewer, Water, Waste Water, Drainage and Draft Urban Water Management Plan) in Relations to the Waterford General Plan and Sphere of Influence Update:** City Planner Borchard and City Engineer, Tony Marshall both gave a brief overview of the master plan reports that were distributed at the previous Planning Commission meeting for review by the Planning Commissioner's. City Planner Borchard and City Engineer Marshall recommended action of approval/acceptance of the master study plans by the Planning Commission with a recommendation to the Waterford City Council for approval/acceptance by the City Council. City Engineer, Tony Marshall gave a Power Point

presentation at the previous Planning Commission meeting that outlined the highlights of each report. Chairman Esther opened the public hearing at 6:47.

Mr. Peter Philipovitch who resides at 13754 Yosemite addressed the Commission stating that his property neighbors the River Pointe Development and is having a serious problem with the grading that was done within the development and stated that the way it is sloped it is causing excessive flooding on his property. City Planner Borchard explained that a Grupe Representative and the City Engineer are both in the audience and that they will work with him to get the problem resolved.

Mr. Gus Obethier, resident at 11605 Yosemite Blvd addressed the Commission with a question in regards to the water system pound pressure requirements on three-story buildings. City Engineer, Tony Marshall explained that any development within the city will have to meet all state required codes in regards to the Fire Code, Uniform Building codes, etc.

With no other comments offered by the public, Chairman Esther closed the public hearing at 6:59. City Planner Borchard explained that there are two Resolutions for this item. Resolution 2006-04 relates to the Urban Water Management Plan and Resolution 2006-05 relates to the approval of the sewer, water, storm drain and wastewater treatment plant studies.

A Motion was made to adopt Resolution 2006-04 by CM/Padrnos and seconded by CM/Goeken. P/C Vote: 5-0.

A Motion was made to adopt Resolution 2006-05 by CM/Padrnos and seconded by CM/Goeken. P/C Vote: 5-0.

5. UNFINISHED BUSINESS:

5a: Waterford Heritage Days: Commissioner Padrnos stated that things are coming together and he is getting more people on board. CM/Padrnos stated that the Alliance is planning to have a booth which they will provide information and resources that will help anyone interested in starting a business. CM/Padrnos stated that he is concentrating on the upcoming LaGrange Rodeo right now, however will return to the coordination of the Heritage Days next week.

6. NEW BUSINESS

6a: Request of the Waterford Middle School to Move the PC Meeting Scheduled for May 25th to Another Location or Date, In order to Hold 8th Grade Graduation: The Planning Commissioner's agreed to change the location of the meeting scheduled for May 25th to the Waterford Museum.

A Motion was made to approve the meeting place location change by: CM/Jenkins
Seconded by: CM/Padrnos
Vote: 5-0.

7. ITEMS FROM STAFF:

City Planner Borchard stated that he hopes to have some information materials from the Planning Conference recently held in Monterey by the League of California Cities for those that were not able to attend. Borchard stated that he is putting the wraps on the General Plan update and finishing up the traffic & noise studies. Borchard stated that he received some advice to provide more graphics in the general plan which he will try and incorporate. Borchard stated that the Modesto Bee recently issued a survey in relation to area growth and stated that Waterford's general plan update is a plan to accommodate growth in the city in the event the population does grow and the plan shows how the city would handle the population growth to 30,000 between now and the year 2020.

8. ITEMS FROM COMMISSIONERS:

- CM/Padrnos: commented on the recent Planning Conference in Monterey and how informative it was for him.
- CM/Carnes: apologized for missing the last Planning Commission meeting and the presentation. Due to a death in his family he was unable to make the meeting. CM/Carnes inquired as to the completion timeline of the General Plan. City Planner Borchard stated that he should have the final Administrative Drafts to the Planning Commission within the next 15-20 days.
- CM/Jenkins: also commented on the recent Planning Conference in Monterey and was surprised to find out how many cities are going through the same process. Some advice he received from other cities was to incorporate easy reading with lots of pictures in the General Plan. CM/Jenkins also stated that he learned about the new energy saving "Green Buildings."
- CM/Goeken: reported on a recent StanCOG Citizens Advisory Committee meeting he attended. CM/Goeken stated that one of the topics was the state road funding that has to be allocated and utilized within 3 years or the county loses the funds and stated that the Committee approved the allocation of the funds to go towards the Hwy 132 improvements which will benefit Waterford. CM/Goeken also stated that the upcoming county-wide sales tax measure was discussed at this meeting as well.
- Chair/Esther: Inquired if there was a need to hold a second meeting in April. After a short discussion it was determined that only the regular scheduled meeting was needed. The next regular Planning Commission meeting is scheduled for April 27, 2006 at the Waterford Community Center.

ADJOURNMENT/RECESS: A motion was made by CM/Jenkins and seconded by CM/Padrnos to adjourn the March 30, 2006 Planning Commission Meeting at 7:24PM.

PASSED AND ADOPTED by the Waterford Planning Commission at a regular meeting held on April 27, 2006, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Patricia Lee, Deputy City Clerk

Chris Esther, Chairman