

# PLANNING COMMISSION MEETING JUNE 11, 2009 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan (7:03 pm), Gordon

Hinkle (7:02 pm), Kim Hoskinson, Audrey Huisking, David Larson

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner
Nela Luken, Senior Planner
Tricia Stewart, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Larson

**ORAL COMMUNICATIONS** None.

## **CONSENT CALENDAR**

Chair Brewer asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Brewer asked for a motion to approve the CONSENT CALENDAR as listed below:

# IV-A. MINUTES OF MAY 14, 2009.

## **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Huisking, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Cannon, Huisking, Larson, Hinkle, Hoskinson, Dugan, Brewer

Noes: Abstain:

# **NEW BUSINESS**

# V-A. ANNEXATION, GENERAL PLAN AMENDMENT & PRE-ZONE – 6600 PHILLIP RD - FILE# 2009PL-053;

<u>PROJECT #ANN- 000006, GPA-000056 & RZ-000051.</u> The Applicant requests approval of an Annexation and an amendment to the City's Sphere of Influence boundary for 12 parcels totaling 1754 acres, known as Reason Farms. Included in the request is a General Plan Amendment to change the property's land use designation from Agriculture/Timberland to Open Space and Public/Quasi-Public; a General Plan text amendment to update emergency service response times for rural land within the City; and a Pre-zone/Rezone to change the zoning designation from Farming to Planned Development. Applicant/Owner: City of Roseville. (Stewart)

Associate Planner, Tricia Stewart, presented the staff report and responded to questions.

Chair Brewer opened the public hearing and invited comments from the audience.

There was no comment from the public.

There was discussion on the following:

- Effects of conservation reserve area on the proposed Reason Farms retention basin;
- Why is Reason Farms proposed zoning public/quasi public when it has been designated to be a future retention basin;
- Concern that the public/quasi public zoning allows uses that may open Reason Farms to future development;
- Staff wants to preserve property flexibility and customized the proposed zoning to allow existing uses (agriculture) to continue;
- Property purchased with vision of a central park area with small venues for food, recreation activities, passive/active open space, etc.
- Commission concern that it may be over developed;
- Property currently used by duck hunting club. Police Dept has indicated that an exception would be warranted
  to allow the discharge of firearms to allow the duck hunting club to continue;
- Fire Dept recommending a different response time for a rural area:
- Commission members recommend keeping the zoning Open Space for future retention basin;
- Concern with some of the uses permitted in proposed zone;
- Proposed Public/Quasi Public zoning allows the primary use of the property to continue;
- Planning Commission modified the uses allowed in the proposed zoning;
- No public comments were received during the public noticing period;
- Planning Commission endorsed Exhibit D (zoning) as amended.

Chair Brewer temporarily closed the public hearing and asked for a motion.

#### MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Huisking, to Recommend the City Council consider and adopt the Negative Declaration for the Reason Farms Annexation (Exhibit A); Recommend the City Council approve the Annexation and Sphere of Influence Amendment for the Reason Farms property (Exhibit B); Recommend the City Council approve the General Plan Map and Text Amendments for the Reason Farms property (Exhibit C); Recommend the City Council adopt the two (2) findings of fact for the Pre-zone/Rezone, as amended; and Recommend the City Council approve the Pre-zone/Rezone for the Reason Farms property (Exhibit D as amended). Adopt a Resolution authorizing the City Manager to execute and submit an application to Placer LAFCO for the annexation of the Reason Farms property, as presented in the Staff Report, and as modified.

The motion passed with the following vote:

Ayes: Dugan, Huisking, Cannon, Larson, Hinkle, Hoskinson, Brewer

Noes: Abstain:

## REPORTS/COMMENTS/COMMISSION/STAFF

#### A. REPORTS FROM PLANNER

- Staff reported on upcoming Planning Commission meeting schedule. No meeting on June 25<sup>th</sup>; meetings on July 9<sup>th</sup>, and elections will be held on July 23<sup>rd</sup>.
- Eskaton Corp. has invited the Planning Commission to tour their new facilities on July 23<sup>rd</sup>. Commissioner Kim Hoskinson, Commissioner Robert Dugan will be absent. Staff will reschedule.
- Commissioner Huisking commended the City on the improvements at the corner of Cirby and Riverside; the landscape around the gas station looks nice, and the entire area is starting to look very nice; and the improvements are very appreciated.

- Commissioner Larson commended the improvements at the intersection of Blue Oaks and Woodcreek Oaks; repaved street looks nice, but concerned that the traffic lines have not yet been painted and requests crew to paint them as soon as possible.
- Commission Cannon asked whose responsibility is it to pay the rental fees for the electric sign boards that are displaying out of date information.
- Commissioner Hoskinson asked about the traffic signal at Cirby west bound at Foothills, beyond the new porkchop, she said it is misaligned and requests it be looked at.
- Chair Brewer commended Engineering for the good slurry coat on Secret Ravine.
- Commissioner Larson expressed concern with the No Right Turn signal sequencing at Taylor and Eureka.

## **ADJOURNMENT**

Chair Brewer asked for a motion to adjourn the meeting.

#### MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Larson, to adjourn to the meeting of July 9, 2009. The motion passed unanimously at 7:59 PM.