



Planning Commissioners Present: Krista Bernasconi, Sam Cannon, Robert Dugan, Bruce Houdesheldt, David Larson

Planning Commissioners Absent: Gordon Hinkle, Don Brewer

Staff Present: Paul Richardson, Director, Planning & Housing  
Chris Burrows, Principal Planner  
Derek Ogden, Associate Planner  
Chris Kraft, Engineering Manager  
Robert Schmitt, Assistant City Attorney  
Brandy LeBeau, Recording Secretary

## **WELCOME**

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Cannon

**ORAL COMMUNICATIONS** None.

## **CONSENT CALENDAR**

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

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

### **IV-A. MINUTES OF AUGUST 23, 2012.**

**IV-B. MAJOR GRADING PLAN – 8501 FOOTHILLS BL. – FOOTHILLS CORPORATE CENTER GRADING PLAN – FILE #2012PL-064 (GP-000027).** The applicant requests approval of a Major Grading Plan that would allow rough grading of the site and seasonal wetlands on the site to be filled. Applicant – Greg Bardini, Morton + Pitalo, Inc. Property Owner – Daisy Stires, Sterling Savings Bank. (Ogden)

## **MOTION**

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

The motion passed with the following vote:

Ayes: Bernasconi, Dugan, Houdesheldt, Larson,

Noes:

Abstain: Cannon

Commissioner Cannon abstained from the minutes of August 23, 2012 due to his absence from this meeting.

## **NEW BUSINESS**

**V-A. ADMINISTRATIVE PERMIT – 1410 E. ROSEVILLE PW. - SRSP PCL 9 PALISADES PLAZA PARKING REDUCTION – FILE # 2012PL-069 (AP-000430).** The applicant requests approval of an Administrative Permit for a thirteen (13) space parking reduction for the Palisades Plaza shopping center. The reduction is for shared uses and would reduce the parking required from 266 to 253 spaces. Applicant/Property Owner – Stefan Manolakas, 2ASJ, LLC. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

Chair Larson opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Stefan Manolakas, 2ASJ, LLC, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Stefan Manolakas turned over the presentation to David Storer, property manager of the Palisades Plaza; he addressed the Commission and responded to questions.

Public Comment:

- Harold & Ginger Gaubert, tenant of Palisades Plaza, addressed the Commission regarding concerns with parking.
- Karen Dininger, tenant of Palisades Plaza, addressed the Commission regarding concerns with parking.
- Shane Panter, tenant of Palisades Plaza, addressed the Commission regarding concerns with parking.
- Sean Khodai, tenant of Palisades Plaza, addressed the Commission regarding concerns with parking.
- Bob Castana, tenant of Palisades Plaza, addressed the Commission, operates a successful business and does not have a concern with parking.

Chair Larson temporarily closed the public hearing.

Commission discussion:

- Parking reduction concerns
- Parking calculations and ratio for retail/businesses
- Designation of parking spots for drop-off and pick-up for surgery/dental offices
- Definition of gross building area to include patio area or only structural foot print
- Incentive programs for residents to use ride share/alternative transportation programs
- City guidelines for retail center parking

Chair Larson closed the public hearing and asked for a motion.

## **MOTION**

Commissioner Bernasconi made the motion, which was seconded by Commissioner Cannon, to adopt the three (3) findings of fact for the Administrative Permit; and Approve the Administrative Permit subject to the two (2) conditions of approval as submitted in the staff report. Plus an added condition as follows:

Prior to issuance of a building permit for the vacant tenant spaces identified in Exhibit B, the Planning Director shall make a determination that the proposed use does not create a negative impact on parking during the weekday lunch hour period. As well as, two (2) parking spaces shall be designated for dental office/surgery center patient drop-off and pick-up.

The motion passed with the following vote:

Ayes: Bernasconi, Cannon, Houdesheldt, Dugan, Larson

Noes:

Abstain:

## **REPORTS/COMMENTS/COMMISSION/STAFF**

### **A. REPORTS FROM PLANNER**

- Report on the egress movement concern at the aquatic center events and the resolution of timing the stop lights to manage the flow of traffic.
- Report on intersection of Five Star Bl. and Stanford Ranch with impeding right hand turns for the green light on "U" turn, staff surveyed and found no apparent conflict at this time and no modification needed at this time.
- Updated the Commissioners regarding the building on the SE corner of Sunrise Bl. and Douglas Bl. The property owner has been contacted and clean-up of the site will be taking place.
- Fiddymont Road is being widened to expand to two (2) southbound lanes and three (3) northbound lanes.
- Creekview has been approved by the City Council and going forward with annexation.
- Staff updated Commission that Commissioner Brewer has not been well and has resigned from the Planning Commission.

## **ADJOURNMENT**

Chair Larson asked for a motion to adjourn the meeting in honor of Mike Huisking.

### **MOTION**

Commissioner Dugan made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of October 25, 2012. The motion passed unanimously at 8:41 PM.