



Planning Commissioners Present: Krista Bernasconi, Julie Hirota, Bruce Houdesheldt, Charles Krafka, David Larson, Joseph McCaslin

Planning Commissioners Absent: None

Staff Present: Chris Burrows, Planning Manager  
Greg Bitter, Principal Planner  
Derek Ogden, Associate Planner  
Marc Stout, City Engineer  
Robert Schmitt, Assistant City Attorney  
Julie Pistone, Recording Secretary

## **WELCOME**

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

## **ORAL COMMUNICATIONS**

Gordon Hinkle addressed the Commission and staff to thank them for the opportunity to serve with them for the past 8 years.

The commissioners thanked Gordon Hinkle for his leadership and for his years of service.

## **CONSENT CALENDAR**

### **IV-A. MINUTES OF JUNE 26, 2014.**

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

Vice-Chair Larson asked for a motion to approve the CONSENT CALENDAR as listed.

## **MOTION**

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

The motion passed with the following vote:

Ayes: Bernasconi, McCaslin, Hirota, Krafka, Houdesheldt, Larson

Noes:

Abstain:

## **NEW BUSINESS**

**V-A. ADMINISTRATIVE PERMIT – 9000 WOODCREEK OAKS BL. – NRSP PCL M-31 TEMPORARY CONSTRUCTION YARD EXTENSION – FILE # 2010PL-008 (AP-000450).** The applicant requests approval of an Administrative Permit to continue to operate an existing temporary construction yard for an additional year. Applicant/Owner: Steve Schnable, JMC Homes

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

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

Applicant, Tim Taron, representing JMC Homes, 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 findings but not the recommendation to expire December 31, 2014. They would like to request a 12 month extension for their permit.

Addressed the Commission regarding:

- Pursued acquisition of a building that fell through.
- Looking to go to an industrial building they can lease or buy
- They expect to be out of Crocker Ranch North in 12 months.
- Difficult, almost impossible to be out in 6 months
- Extension in 2013 was for Crocker Ranch North

The following residents addressed the Commission not in support of the permit extension:

Chris Johnson  
Peter Melquist

Public Comments:

- Thanked staff & commission for their willingness to address this issue.
- Inconsistent land use & purpose
- Length of time that JMC has occupied this site.
- Permanent structures on the site
- Permanency of trees planted in the ground
- Traffic volume & speed limit in that area.
- Visual blight
- Repeat extensions of JMC's permit
- Request commissioners to view the prior meetings of this issue
- 18 month temporary permit expired & City wouldn't extend a permanent permit
- Still operating their temporary site after 14 years
- Eyesore of temp construction yard
- Operated 8 years without a permit
- Construction trucks coming & going from site
- No clear definition of temporary
- Unfair to the community that the builder is able to continue to operate site without a permit in place
- Move construction yard to an active JMC site.
- Propose that the commission allow residents an opportunity to get a petition
- Not opposed to development & developers
- 14 years of temporary is enough.

The following residents addressed the Commission in support of the project:

Eric Crane  
Barry Prince

Public Comments:

- Provides jobs in the community
- Property is relatively undescript
- Located far from other homes

Josiah Rennick, son of JMC employee, worried his dad will lose his job & that would affect his ability to continue in college. He supports the 1 year extension.

Commission Discussion:

- The expectation in 2011 with the 2 year permit
- Length of time lapse between permit extensions
- Why the permit wasn't renewed between 2003 & 2011
- The limit of how many times you can ask for an extension
- If the permits you're hoping to get don't happen in the next 12 months are you still prepared to comply?
- Storm water run off
- What are their other options & have they been exploring them?
- 2013 extension was for what project?
- What's the time frame if this permit extension is granted? July 28, 2015.
- The term of this project needs to come to an end
- Traffic study should have been done when the specific plan was created.
- City staff to review traffic conditions & make adjustments as necessary.
- 1st permit was for 18 months & 2<sup>nd</sup> permit was for 2 yrs. Is there a maximum length of time for an Administrative Permit?
- Clarification of permitted use for construction trailer.
- Is there a need for a bond?
- Thanked the residents for bringing this to staff & the commission, for raising awareness, as well as their interest & time spent researching this project.
- Proposal of a 9 month extension.
- Support of a 1 year extension

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

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Krafka, to adopt the 3 findings of fact as submitted in the staff report, and approve the Administrative Permit until July 28, 2015.

The motion passed with the following vote:

Ayes: Bernasconi, Krafka, Hirota, McCaslin, Larson

Noes: Houdesheldt

Abstain:

**REPORTS/COMMENTS/COMMISSION/STAFF**

**Reports from Planner:**

- New commissioner, Justin Caporusso, will join us for the July 24<sup>th</sup> Planning Commission meeting.

**A. ELECTION OF CHAIR AND VICE-CHAIR, PLANNING COMMISSION**

Vice-Chair Larson called for a motion to nominate a Chair and Vice-Chair for Planning Commission.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Krafka, to nominate Commissioner Larson as the Chair of the Planning Commission.

The motion passed with the following vote:

Ayes: McCaslin, Krafka, Bernasconi, Hirota, Houdesheldt, Larson

Noes:

Abstain:

## MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Houdesheldt, to nominate Commissioner Bernasconi as the Vice-Chair of the Planning Commission.

The motion passed with the following vote:

Ayes: McCaslin, Houdesheldt, Hirota, Krafka, Bernasconi, Larson

Noes:

Abstain:

## **B. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE & ALTERNATE**

Vice-Chair Larson called for a motion to nominate a Design Committee Representative and Alternate Member.

## MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Bernasconi to nominate Commissioner McCaslin as the Design Committee Representative.

The motion passed with the following vote:

Ayes: Houdesheldt, Bernasconi, McCaslin, Hirota, Krafka, Larson

Noes:

Abstain:

## MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Houdesheldt, to nominate Commissioner Hirota as the Design Committee Alternate.

The motion passed with the following vote:

Ayes: Bernasconi, Houdesheldt, Krafka, Hirota, McCaslin, Larson

Noes:

Abstain:

## **Commissioner Comments/Questions:**

- Where was the original landfill? Saugstad Park on Douglas Blvd.
- Misguided permits of great concern.
- Hold applicant responsible for not following the rules.
- A great 4<sup>th</sup> of July event. Best part was seeing all the families at the park afterwards.

## **ADJOURNMENT**

Vice-Chair Larson asked for a motion to adjourn the meeting.

## MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Bernasconi, to adjourn to the meeting of July 24, 2014. The motion passed unanimously at 8:09P.M.