



**Planning Commission Meeting  
September 10, 2015 – 7:00 p.m.  
Approved Minutes**

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**I. ROLL CALL**

**Planning Commissioners Present**

Krista Bernasconi, Chair  
Bruce Houdesheldt, Vice-Chair  
Justin Caporusso  
Julie Hirota  
Charles Krafka  
David Larson  
Joseph McCaslin

**Staff Present**

Greg Bitter, Planning Manager  
Lauren Hocker, Associate Planner  
Marc Stout, City Engineer  
Michelle Sheidenberger, Assistant City Attorney  
Lupe Nelson, Recording Secretary

**Committee Members Absent**

None

**II. PLEDGE OF ALLEGIANCE**

Stephanie Prather, Woodcreek High School student, led those in attendance in the Pledge of Allegiance.

**III. ORAL COMMUNICATION**

Chair Bernasconi opened and closed the Oral Communication.

**IV. CONSENT CALENDAR**

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

Hearing none, Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

**A. Minutes of July 16, 2015**

**MOTION**

Commissioner McCaslin made the motion, which was seconded by Commissioner Larson, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Houdesheldt, Caporusso, Hirota, Krafka, Larson, McCaslin, Bernasconi  
Noes: None  
Abstain: None

**V. NEW BUSINESS**

**A. WRSP PCL W-24 Tentative Map, DRRS, and AP – FILE # PL15-0142.**

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

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

Applicant, Sean McDiarmid, addressed the Commission and responded to questions. He stated he had was in agreement with staff's recommendations.

Commission Discussion:

- For the benefit of the students in attendance the project location was identified
- Homes sizes, price range
- Project timeframe
- Description of courtyards, gates
- Parking CC & Rs
- Safety concern in regards to driving speeds from Pleasant Grove onto Kirkhill Drive
- Stop control measures at the intersection of Pleasant Grove and Kirkhill Drive
- Drought concerns, water conservation measures

Public Comment:

- Lin Johnsen: noise and emission pollution on Pleasant Grove Blvd. at Monument Drive/Kirkhill Drive
- Michael W: housing density concerns

Commissioner Discussion:

- Landscaping to reduce noise pollution
- Noise measurements
- Restriction on parking on Pleasant Grove?

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

**MOTION**

Commissioner Larson made the motion, which was seconded by Commissioner Hirota, to adopt the three (3) findings of fact for the Administrative Permit; Approve the Administrative Permit; Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map, subject to seventy-three (73) conditions of approval; Adopt the two (2) findings of fact for the Design Review Permit for a Residential Subdivision; and, Approve the Design Review Permit for Residential Subdivision, subject to four (4) conditions of approval.

The motion passed with the following vote:

Ayes: Houdesheldt, Caporusso, Hirota, Krafka, Larson, McCaslin, Bernasconi  
Noes: None  
Abstain: None

**VI. REPORTS: COMMISSION/STAFF**

Staff Reports

Planning Commission Meeting on September 24, 2015 will be cancelled.

Planning Commission Meeting on October 8, 2015 may be cancelled.

Planning Commission Meeting on October 22, 2015 will be held.

Commissioner Reports

Commissioner Caporusso – John Adams Academy traffic issues

Commissioner Hirota – Industrial Specific Plan

Vice-Chair Houdesheldt – Congratulations to Commissioner Hirota on the success of the Blue Line fundraiser

Commissioner Larson – Speed signs on E. Roseville Parkway and Washington Blvd.; Village Center Retail; Parcel 49 Campus Oaks timeline.

Chair Bernasconi: 200 Vernon Street development

**VII. ADJOURNMENT**

Chair Bernasconi asked for a motion to adjourn the meeting.

**MOTION**

Commissioner Larson made the motion, which was seconded by, Commissioner Hirota to adjourn to the meeting.

The motion passed unanimously at 7:52 p.m.