

VALLEY CENTER PLANNING COMMISSION

MINUTES

7:00 P.M., Tuesday, July 26, 2011
Valley Center City Hall at 121 S. Meridian Avenue

In the absence of Chairman Gary Janzen, Jaque Davis, the Vice-Chairman, called the meeting to order at 7:00 p.m. with the following members present: Jaque Davis, Don Bosken, John Dailey, Steve Jackson, Danny Park, Kathryn Schroeder and Dee Wretburg, and Ricky Shellenbarger.

Planning Commission member absent: Gary Janzen

Staff Present: Joel Pile, City Administrator
Warren Utecht, Community Development Director

APPROVAL OF THE AGENDA

Commissioner Dailey made a motion to approve the agenda with the addition of the election of a recording secretary under new business. Motion was seconded and passed unanimously.

MINUTES OF May 24, 2011 REGULAR MEETING

Commissioner Dailey noted on page 5 that Mr. Bickley be changed to Mr. Foster under "Items by Planning Commissioners", and that date of approval by the Valley Center Planning Commission at the bottom of the page be changed from June 22, 2011 to July 26, 2011. Motion was made and seconded to approve the May 24, 2011 minutes with the changes noted by Commissioner Dailey. Vote passed unanimously.

ITEMS BY THE COMMUNITY DEVELOPMENT DIRECTOR

Warren Utecht reviewed his memo to the Commissioner's regarding sign code enforcement, based on Commissioner Davis request to check on a temporary "liquor store" sign on South Meridian. As a result of the enforcement measures on that sign, other property owners were notified on South Meridian that their temporary, portable or banner signs were out of compliance due to either having no permit or exceeding the number of days that temporary, portable or banner signs can be displayed at any one time. Nearly all of the business owners that were contacted complied by removing their temporary or banner signs. Comments were made by the commissioners that enforcement of the sign code was appreciated and that the City should continue to take a proactive approach to sign regulations. Commissioner Dailey specifically questioned the "Livin Right" portable sign, and provided background regarding portable signs being "grandfathered-in". Warren Utecht expressed his opinion that a grandfathered issue is related to whether a structure or land use becomes nonconforming at the passage of an ordinance. Since a portable sign is not fixed to the ground as a structure, it should not be something that is grandfathered. Commissioner Dailey stated that the "Livin Right" portable sign may have lost it's grandfathered status on the basis that the 2005 regulations required all grandfathered signs to be registered within 30 days of regulation adoption and pay an annual fee.

COMMUNICATIONS

None

PUBLIC COMMENT

None

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. Warren Utecht reviewed a memo that provided the background for the recodification of the Zoning Regulations, which is now in a “word” document that will match the numbering format of the Municipal Code. It was explained that research had been done to include all of the changes that had been made in the last 5 years but never incorporated into the text of the zoning regulations. Warren Utecht went on to explain some of the changes he is suggesting and that the Commissioners be prepared to add to those changes at the August meeting.

He added that once the Zoning Regulations review is complete and forwarded to the City Council for their action, that he would be supplying members of the Planning Commission with “word” documents of Article 16, which is the existing Subdivision Regulations, and Article 18, which is the new model Floodplain Regulations adopted late last year by the City (which is being removed from the Zoning Regulations). No adjustments are being made to the text of these two documents, and are being provided for information purposes.

- B. It was generally agreed that the Planning Commission members will come back at the August Planning Committee meeting with their own personal recommendations to the Zoning Regulations.
- C. A motion was made and seconded to elect Warren Utecht as the Planning Commission recording secretary. Vote passed unanimously.

ITEMS BY PLANNING COMMISSIONERS

Commissioner Davis requested that city staff research and report back regarding the construction of a turnaround that was required to be built in the Dingman Subdivision on Main Street and Sheridan Road.

Motion was made and seconded to adjourn. Vote was unanimous. Adjourned at 7:45 p.m.

Respectfully submitted,

Warren Utecht
Community Development Director

Approved by the Valley Center Planning Commission on August 23, 2011.

Gary Janzen, Chairman