

VALLEY CENTER PLANNING COMMISSION

MINUTES

7:00 P.M. June 28, 2011
Valley Center City Hall at 121 S. Meridian Avenue

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

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

APPROVAL OF THE AGENDA

Motion was made and seconded to approve the agenda as presented. Vote passed unanimously.

MINUTES OF APRIL 26, 2011 REGULAR MEETING

Commissioner Dailey requested a delay in the approval of the May 24th meeting minutes due to the delay in receiving them. Motion was made and seconded to review and approve the May 24th minutes at the next Commission meeting. Vote passed unanimously.

ITEMS BY THE COMMUNITY DEVELOPMENT DIRECTOR

Warren Utecht had no specific items to bring before the Commission but shared his philosophy of planning and updating the Comprehensive Plan in the near future.

Commissioner Dailey brought up the issue of reviewing the Comprehensive Plan and Zoning Ordinance that is done on an annual basis.

Warren Utecht suggested that the two documents should be reviewed at two different Plan Commission meetings in the coming months. After further discussion, it was decided that the Zoning Ordinance would be reviewed at the July Plan Commission meeting, and that the staff and plan commission members can discuss any changes that should be made to the Zoning Ordinance.

COMMUNICATIONS

It was reported that the Site Plan Committee met on June 13, 2011 and approved the DZ Auto Site Plan at 142 S. Meridian Avenue with conditions (Site Plan Committee minutes for has the details of the conditions).

PUBLIC COMMENT

None

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Review of the 2011 Capital Improvement Plan items.

City Administrator Joel Pile introduced the draft copy of non-prioritized capital improvement projects that have been generated by city staff. Questions that were asked by the commissioners and answered by Joel Pile were as follows:

- What is involved in the Meridian road projects (mill off 3 inches and repave with some underlayment work. Project timeline unknown. Grant monies may be possible)
- What detail can be given regarding the turn lanes at 5th and Seneca? (this is a high cost project that will be toward the bottom of the list of priorities)
- What will the City need to do to create RR Quiet Zones? (this involves possible road closures and more complex gates that prevent pass-through traffic-study was done)
- When will the City reach the need to upgrade Phase III at the treatment plant? (long time out when City experiences substantial development)
- All sidewalk improvement projects are designated as a 5' width. Commissioner Davis said that "Hike & Bike" trail standards are 10'. It was also pointed out by Commissioner Shellenbarger that new ADA standards for sidewalks be 6' in width (to accommodate wheel chair bound residents to pass each other). Staff noted these new standards.
- When will the swimming pool need to be replaced? (band-aid repairs were done 5 years ago, with more repair possible in the future until an ultimate decision is made to either build a new pool or alternative water feature)
- When will the City need to build an animal shelter? (City may need to build one in the future but for now, the City has 3 places to take animals for temporary housing)
- Will the new library need financial support by the tax-payers? (private funding is in progress; Lions park land donation being considered; City funding not committed at this time but is listed in the CIP)
- Paving 93rd. from Meridian to Seneca (discussions with county-no date has been set)
- What happened to the 69th Street Bridge project? (dropped-not as bad as thought)
- Who is paying for the new sidewalk from the north City limits to the School District (School is; Joel indicated that the County is doing a traffic study to determine if the 55 mph speed limit should be lowered from the City limits to the school entrance)

Motion was made and seconded that the Plan Commission finds no conflict between the Capital Improvement Plan Projects as presented and the City of Valley Center 2007-2013 Comprehensive Plan. Vote passed unanimously.

ITEMS BY PLANNING COMMISSIONERS

Commissioner Davis asked if draining and cleaning the water tower should be in the CIP project list. Joel explained that kind of work is considered an operational cost. Commissioner Park asked that site plan review should be required for homes moved into the city to prevent the Chaparral Avenue situation from occurring again. Commissioner Davis asked that the temporary sign advertising liquor on Meridian may be exceeding its time limit and should be removed. Enforcement Officer will be notified. Commissioner Bosken asked if Plan Commission packet can be emailed. After discussion it was decided that staff would contact Commissioners regarding their preference.

Motion was made and seconded to adjourn. Vote was unanimous. Adjourned at 7:50 p.m.

Respectfully submitted,

Warren Utecht
Community Development Director

Approved by the Valley Center Planning Commission on July 26, 2011.

Jaque Davis, Vice-Chairman