

VALLEY CENTER PLANNING COMMISSION MINUTES

7:00 P.M., Tuesday, February 28, 2012
Valley Center City Hall at 121 S. Meridian Avenue

Chairperson Davis called the meeting to order at 7:00 p.m. with the following members present: Danny Park, Jaque Davis, John Dailey, Kathryn Schroeder, Dee Wretberg, Steve Jackson and Don Bosken. Others present were Kate Jackson, City Council member, Brad Isham, Glenna Isham, and Shaun Isham, local land developers and Marcy Phelan and Shane Doty prospective business owners.

Planning Commission member absent: Gary Janzen, Ricky Shellenbarger
Staff Present: Warren Utecht and Deby Taylor, Community Development Department; Joel Pile, City Administrator.

SET/AMEND AGENDA

John Dailey requested a removal of 8-B and 12-B from the agenda and removal of the public hearing. Warren Utecht requested the item of the amended Subdivision Ordinance be left on for discussion.

MINUTES OF NOVEMBER 29, 2011 REGULAR MEETINGS

The minutes of the November 29, 2011 meeting were reviewed by members of the Planning Commission. John Dailey identified a name error under paragraph E. The amended language should read "A motion was made and seconded to approve Danny Park as Vice-Chairperson". Motion was made and seconded to approve the November 29, 2011 meeting minutes with the one correction. Motion passed.

COMMUNICATIONS: None

PUBLIC COMMENT: None

PUBLIC HEARING

A. Rezoning Application 1-2012: Glenna Miller petition to rezone 135 N. Park Avenue from R-1B One Family Residential to C-1:P-O Downtown Business District with a Protective Overlay.

- Potential business owner, Marcy Phelan shared her plans to open a custom motorcycle and repair shop at 135 N. Park. She addressed the noise issue, comparing train noise levels to motorcycles which reflected a lower decimal range. She stated there would be an average of 10 to 30 customers daily. Danny Park asked about the shop hours. With work and shop hours they would run from 9:00 a.m. to 7:00 p.m. John Dailey questioned the type of work that would be done and asked about scrap. Marcy stated that they would be a full service shop and that there would be no scrap. Items such as oil would be properly disposed. Jaque Davis asked about painting. Marcy reported that all painting would be done off-site. Marcy introduced her business partner, Shane Doty. He explained his history and various connections he had in motorcycle repair and that they would be a start-up business. He expressed that this business would bring in a lot out-of-town/state business.

Chairperson Davis closed the public hearing for the rezoning. A motion was made by Jaque
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Davis and seconded by Danny Park to recommend approval of Rezoning 1-2012, petitioned by Glenna Miller, to rezone 135 N. Park from R-1B Single Family Residential to C-1: P-O Central Business District with a Protective Overlay District, subject to the following Protective Overlay conditions, eliminating paint booth requirements since painting will be done off-site.

1. The use of the property is limited to a custom motorcycle business.
2. No outdoor storage of motorcycle parts.
3. Fire Department inspection of the building prior to occupancy to review flammable storage cabinets, fuel safety cans, and fire extinguisher requirements.
4. No outside dumpster other than refuse containers provided by the City.

Motion passed unanimously.

B. Amendments to the Subdivision Regulations: Warren shared a weakness from the February 16th Economic Development Task Force SWOT exercise regarding the perception by developers that the City of Valley Center is difficult to work with. He shared their concern over the amount of time it took for Subdivisions to be processed under the current process. Warren communicated to the commissioners his idea of omitting the Subdivision committee, and having the already available qualified staff make these recommendations to the Planning Commission.

Warren also pointed out that future subdivision committees could delay the entire plat by one month if they did not like the layout of the plat. John Dailey shared his concern of taking away these decisions from the citizens and conveyed that by having the Subdivision Committee, it was saving time. Kathryn Schroeder agreed that since this committee was in place it had saved considerable time in the Planning Commission meetings. Warren explained his concern was for the contractors and the extra meetings they have to attend and the extra time it takes for their projects. Local builder, Shaun Isham, voiced his positive experience in working with the Community Development department. Danny Park expressed his desire for progress and Jaque Davis agreed.

UNFINISHED BUSINESS: None

RECESS OF PLANNING COMMISSION

A motion was made by Jaque Davis and seconded by Steve Jackson to recess the Planning Commission meeting. Motion passed.

CALL TO PLANNING COMMISSION BACK TO ORDER AND CONTINUE THE AGENDA: 8:06 P.M.

NEW BUSINESS

- A. Recommendation of the Subdivision Committee for a Replat of Valley Creek Estates 2nd as a small tract plat.

Warren Utecht summarized the staff report: Brad Isham (Isham-Alexander LLC) has petitioned the City of Valley Center Planning Commission to replat 12 lots in the Valley Creek Estates 2nd Subdivision to adjust lot lines and create 3 new buildable lots on the south side of Cottonwood Drive. The replat will facilitate a stock building footprint and will maximize lot area by converting 4 of the lots to Triplex condominium units.

A motion was made by Danny Park and seconded by Don Bosken to approve the Subdivision Committee Recommendation to Replat Valley Creek Estates 2nd as a small tract based on the following conditions:

1. The petitioner be allowed to exceed the maximum five acre standard required in the Subdivision Regulations due to the 1.7 acre remnant parcel that had to be included in the replat.
2. The petitioner be allowed to dedicate a 20 foot drainage and utility easement.
3. That the responsible parties associated with the error in allowing the stormwater line located on the east side of lot 6 will compensate Isham-Alexander, L.L.C. for the cost of installing washed ¾ inch stone as back fill between the twinplex basement wall and concrete storm sewer to the height of the pipe, and if needed, a variance of any portion of the twinplex overhang that may encroach on the widened easement.

Motion passed unanimously.

B. Disband the Subdivision Committee based on elimination of the duties of this committee in the Subdivision Regulations. After much discussion it was decided to table the topic for the next Planning Commission Meeting after the Public Hearing on March 27th. A motion was made by Steve Jackson and seconded by Danny Park. All approved except Commissioners Dailey and Schroeder.

ITEMS BY PLANNING COMMISSIONERS

- Jaque Davis - none
- Steve Jackson - none
- Danny Park - none
- John Dailey - Asked if there would be a booklet printed on the regulation changes. Warren Utecht assured him that copies will be available. John was also concerned about the Foster copyrights on every page in the Subdivision Regulations. Warren said he would check with the city's attorney.
- Don Bosken - none
- Kathryn Schroeder - none
- Dee Wretberg - none

ADJOURNMENT

A motion was made by Dee Wretberg and seconded by Don Bosken to adjourn the meeting. Motion passed

Time of Adjournment 8:11 p.m.

Respectfully submitted,

Warren Utecht

Warren Utecht,
Planning Commission Secretary

Approved by the Valley Center Planning Commission on March 27, 2012.

 /Jaque Davis/
Jaque Davis, Chairperson
WU/dt