

# VALLEY CENTER PLANNING COMMISSION MINUTES

7:00 P.M., Tuesday, November 29, 2011  
Valley Center City Hall at 121 S. Meridian Avenue

Vice Chairman 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, and Brad Isham, a land developer.

Planning Commission members absent: Ricky Shellenbarger and Gary Janzen  
Staff Present: Warren Utecht, Community Development Director

## SET/AMEND AGENDA

John Dailey raised the issue that a Recording Secretary be added to the list of nominations. A motion was made by Kathryn Schroeder and seconded by Dee Wretberg to amend the agenda by adding the nomination of a Recording Secretary. Unanimous vote to approve.

## MINUTES OF OCTOBER 27, 2011 REGULAR MEETINGS

The minutes of the October 27, 2011 meeting were reviewed by members of the Planning Commission. Being no suggested changes, a motion was made by Kathryn Schroeder and seconded by Steve Jackson to approve the October 27, 2011 minutes. Unanimous vote to approve.

**COMMUNICATIONS:** None

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

## NEW BUSINESS

- A. Southards Final Plat (Small Tract Subdivision).** Warren Utecht reiterated his explanation of the background and issues that have been addressed in this two lot extraterritorial plat from the previously held Subdivision Committee meeting.

Motion was made by Danny Park and seconded by Don Bosken to accept the Subdivision Committee's recommendation and approve the Southards Final Plat. Motion was approved by all members except John Dailey, who abstained due to being in the notification area of the previous rezoning. Motion carried.

- B. Lot Split petitioned by Brad Isham.** Warren Utecht explained that Brad was submitting a lot split as previously done for the duplex condominium's that he has been building on Cottonwood Drive. It was questioned whether the 15 foot easement which constitutes the front yard depth on Sheridan Avenue was sufficient setback. Warren explained that a residential zoning category in the Zoning Code does allow a narrower front yard setback if the lot has two frontages on a public right-of-way. Fortunately, Warren pointed out that when the land was subdivided, a greater amount of right-of-way than what was previously dedicated on Sheridan makes the actual green space at least 25 feet to a normal right-of-way.

Motion was made by John Dailey and seconded by Steve Jackson to approve the Lot Split petition for Lot 1, Block A, Valley Creek Estates 2<sup>nd</sup> Subdivision. Motion was unanimous.

- C. Nomination of a Planning Commission member for Site Plan Committee by the**

**Planning Commission Chairman.** Although Gary Janzen could not be present, Warren Utecht relayed to the Planning Commission that Gary recommended nomination of John Dailey for the Site Plan Committee. Motion was made and seconded to nominate John Dailey for a three year term as the Planning Commission member to serve on the Site Plan Committee. All voted in favor except John Dailey who abstained.

**D. Nomination for Planning Commission Chairman.** Motion was made by Danny Park and seconded by Dee Wretberg to nominate Jaque Davis to be the Planning Commission Chairman. Motion carried

**E. Nomination for Planning Commission Vice-Chairman.** Motion was made by Danny Park and seconded by Kathryn Schroeder to nominate Danny Park to be the Planning Commission Vice-Chairman. Motion carried

**F. Nomination for Planning Recording Secretary.** Motion was made by Danny Park and seconded by Don Bosken to nominate Warren Utecht to be the Recording Secretary. Unanimous vote to approve.

#### **ITEMS BY PLANNING COMMISSIONERS**

- a. Jaque Davis - None
- b. Danny Park - None
- c. John Dailey - Asked about the upcoming meeting schedule. Warren responded by saying that nothing has been filed for Planning Commission action at this point which would mean that the December would likely be cancelled.
- d. Steve Jackson - None
- e. Don Bosken - None
- f. Kathryn Schroeder - None
- g. Dee Wretberg - None

Commissioner Schroeder made a motion to adjourn. Seconded by Commissioner Wretberg. Vote was unanimous. The Planning Commission meeting was adjourned at 7:16 p.m.

Respectfully submitted,

/ Warren Utecht /  
Warren Utecht  
Planning Commission Recording Secretary

Approved by the Valley Center Planning Commission on February 28, 2012.

/Jaque Davis/  
Jaque Davis, Chairman