

# VALLEY CENTER PLANNING COMMISSION MINUTES

7:00 P.M., Tuesday, July 24, 2012  
Valley Center City Hall at 121 S. Meridian Avenue

Vice-Chairperson Park called the meeting to order at 7:00 p.m. with the following members present: John Dailey, Don Bosken, Dee Wretberg, Kathryn Schroeder, Danny Park, and Steve Jackson. Absent: Ricky Shellenbarger and Chairperson Jaque Davis.

Staff Present: Warren Utecht and Deby Taylor, Community Development Department.

## 1. SET/AMEND AGENDA:

Motion was made by John Dailey, seconded by Kathryn Schroeder, to set the agenda as presented. Motion passed unanimously.

## 2. APPROVAL OF JUNE 26, 2012 DRAFT MINUTES

The minutes of the June 26, 2012 meeting were reviewed by members of the Planning Commission. Some grammatical errors were pointed out by John Dailey. Kathryn Schroeder made a motion and seconded by Dee Wretberg to approve the amended minutes. Motion passed unanimously.

## 3. COMMUNICATIONS: None

4. **PUBLIC COMMENT:** Pat Schussler, 608 N. Birch, representing a grassroots groups of citizens who are concerned about the appearance of our city, stated their concerns over the negative perception of Valley Center from people in surrounding communities. The group's hope is to not just complain about the problems, but be a part of the solution. She shared ideas of organizing painting and cleaning volunteers, a "Yard of the Month" idea to encourage the beautification of Valley Center. As a point of reference Mrs. Schussler and another member of the group had driven around the city and had brought a list of 95 areas of concern. One of the major concerns was the amount of RV's parked illegally.

Warren Utecht supported Mrs. Schussler's comments, saying that he had taken nearly 40 pictures of RV's and boats in front yards the morning of the Commission meeting (pictures were provided to Commission members). Commissioner Danny Park mentioned that it seemed to be a problem with enforcement of the existing laws and recommended more stringent enforcement on existing regulations. It was decided that a grace period would be appropriate to give the citizen's time to process the ordinance and make arrangements for their recreational vehicles to either be parked in the side or rear yard area or find an off-site storage facility. Mr. Utecht will prepare an article for the Ark Valley News in combination with the public hearing notice for zoning text amendments. In closing, Mrs. Schussler urged the commissions to take time to drive around the city as if they were an outsider looking in and notice the appearance of our community. She thanked the commissioners for their time and work for the city.

5. **CONSENT AGENDA:** No Issues

6. **UNFINISHED BUSINESS:** None

## 7. NEW BUSINESS

Vice-Chairperson, Danny Park asked Warren Utecht to review the proposed zoning

regulation amendments for 2012.

- Warren reviewed the additional detail in the definition of a “Canopy” and “Carport”:
- Fence changes were discussed. The issue of “Good Side out” language was discussed. The commissioners were not concerned about the neighboring sides and decided to allow the property owner to install the fence as they desired. The only requirement for the good-side-out requirement was when the fence faced-out to the street. It was unanimously voted on by the Commissioners.
- Existing private airports were not listed in the zoning districts they are now located in, so existing runways were added as a permitted use. Also regarding airports, it was discussed that an exception to the use limitations for accessory structures should be broadened to allow an airplane hangar when associated with a runway, and not be required to be subordinate to the required principal structure.
- Another accessory structure change related to the “Swinson case.” Language is proposed to be added that requires accessory structures to be removed within 3 months of the removal of the principal structure, except when the principal structure was destroyed by a natural catastrophe or fire.
- The merits of combining the Light and Heavy Industrial District into one Industrial District were discussed. Warren informed the Planning Commission that about 90% of the City, including the industrial park and all of the industrial zoning south of the Industrial park, is zoned as Light Industrial. Not much is different between the two districts. It was generally agreed to combine the two into one district.
- An extensive discussion was held on the earlier topic raised by residents regarding the parking of RV’s and boats in the front yard area (defined as a 25 foot area between side lot lines, from the street right-of-way back to the principal structure. Discussion centered on the lack of enforcement in past years. Warren especially emphasized the importance of “first impressions” to attract buyers of existing and new housing stock to Valley Center. When a neighborhood has a number of large bulky campers in the front yards, it gives a feeling of congestion and unsightliness.
- The sign code changes involved a number of changes, including the revision of Advertising signs, adding a definition of a Billboard Sign and prohibition of such a sign, adding a definition of a Yard Sign, adding more days that a business can have a temporary sign (60 to 120) in 30 day time periods, adding contractors yard signs and time limits, adding off-premise signs and signage on a truck as prohibited signs, adding much more language regarding sign maintenance and removal of abandon, illegal, nonconforming or obsolete signs, and a request from the Commission to add language for Fireworks stands (no regulation at this time).

Based on the recommended changes and other changes discussed by the Planning Commission, Steve Jackson made a motion to direct the Planning staff to publish a Hearing Notice for public input to these recommended Zoning Regulation Changes. Motion was seconded by Gary Janzen. Motion was passed by all commissioners.

**8. ITEMS BY PLANNING COMMISSIONERS**

John Dailey - none

Don Bosken - none

Dee Wretberg - Thanked Pat Schuessler for her time and concern for our city.

Kathryn Schroeder - none

Danny Park - none

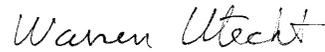
Steve Jackson - none

**9. ADJOURNMENT**

A motion was made by Kathryn Schroeder and seconded by Don Bosken to adjourn the meeting. Motion passed unanimously.

Time of Adjournment 9:02 p.m.

Respectfully submitted,



Warren Utecht,  
Planning Commission Secretary

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

/Danny Park/

Danny Park, Vice-Chairperson

WU/dt