



PLANNING COMMISSION MEETING NOVEMBER 13, 2008 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Gordon Hinkle, Kim

Hoskinson, Audrey Huisking, David Larson

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Elisa Reynolds, Associate Planner

Jan Shonkwiler, Housing Programs Manager Mike Dour, Alternative Transportation Analyst

Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Larson

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Brewer asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Brewer asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF SEPTEMBER 11, 2008.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Huisking, Hoskinson, Cannon, Larson, Hinkle, Dugan, Brewer

Noes: Abstain:

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

V-A. HOUSING ELEMENT UPDATE.

Jan Shonkwiler, Housing Programs Manager, presented the Draft Housing Element Update to the Commission and responded to questions.

There was discussion on the following:

- Addressing needs of very low income; cost of construction and financing of affordable homes using Housing Element calculations;
- Current state of homes under the First Time Homebuyer Program;
- Homebuyer training required by First Time Homebuyer Program;
- City's Affordable Housing goals are met for low and very low income categories;
- The public response at the two Housing Element workshops has been from non-profit groups who have oversight of homeless and special needs populations. Homeless shelters and extremely low income housing are the most challenged in acquiring subsidies needed to meet the financing needs of the customers;

- Encourage more regional application that would increase the ability to use existing community commercial
 areas and allow rezoning of the local community commercial areas to high density residential and medium
 density residential, allowing the City to meet it's housing needs while decreasing the growing amount of
 empty stores in the community commercial areas around town;
- Emergency shelter question will need to be addressed through a separate permit process. There is a need to spread emergency shelters around the city and not keep it in the infill area;
- Final Housing Element Document will come before the Commission in the Spring of 2009.

V-B. DRY CREEK GREENWAY TRAIL.

Alternative Transportation Analyst, Mike Dour, presented the update to the Commission and responded to questions.

There was discussion on the following:

- Number of miles of Class 1 bike trails in the City;
- Employer Incentives to give credit for biking to work;
- Viability of returning to old telecommute centers around the City;
- Plans for restroom facilities along bike trail; ideally tie-in with existing Parks with drinking fountains and trailhead parking facilities.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- The Westpark Phase 3 & 4 Specific Plan Amendment (SPA) that Planning Commission recommended to City Council has been postponed as the Developer and the newly organized Neighborhood Association meet to work out their differences. If there are substantial changes, the project will be brought back to the Commission for review prior to going before Council.
- Commissioner Larson expressed his appreciation to Staff for ensuring the meeting between the Developer and new Neighborhood Association was informational and positive.
- Commissioner Hoskinson requested Staff report on Planning & Redevelopment's notification of projects process.
- Commissioner Hoskinson reported a burned out stop light at Foothills and Baseline Road, going east on Baseline.
- Commissioner Huisking asked if the City has fewer code enforcement officers, she is noticing more air blimp signs.
- Commissioners reported how nice the landscaping at N Sunrise Av and Eureka Rd looks. Property of the
 former El Rogelio restaurant needs cleaning up; the corner landscaping of the donut shop located at Folsom
 Rd and Douglas Bl needs addressing. Staff reported that the owner tore out all landscaping and staff is
 currently working with the owner to re-landscape.
- Commissioner Hoskinson asked about the poor lighting at the former Krispy Kreme donut store. Staff responded that lights were out due to the Pleasant Grove overpass widening construction.
- Commissioner Larson asked if there was any more information on the Diamond Creek rezone project.

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Cannon, to adjourn to the meeting of December 11, 2008. The motion passed unanimously at 8:15 PM.