

PLANNING COMMISSION MEETING FEBRUARY 10, 2011 MINUTES

Planning Commissioners Present: Krista Bernasconi, Donald Brewer, Sam Cannon, Robert Dugan,

Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent: None

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Nela Luken, Senior Planner Kathy Pease, Senior Planner

Chris Kraft, PW Engineering Manager Kelye McKinney, EU Engineering Manager Scott Vaughan, Electric Engineering Manager

Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Hinkle

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JANUARY 27, 2011.

MOTION

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

The motion passed with the following vote:

Ayes: Brewer, Hinkle, Larson, Bernasconi, Larson, Huisking

Noes:

Abstain: Dugan

Commissioner Dugan abstained due to his absence from the meeting of January 27, 2011.

NEW BUSINESS

V-A. CREEKVIEW SPECIFIC PLAN (CSP) – 3000 BLUE OAKS BL - FILE # 2007PL-059 (ANN-00003, GPA-000037, SPA-000026, RZ-000040 & DA-000031) The applicant requests consideration of the Creekview Specific Plan project which includes the following: 1) Annexation of approximately 501 acres of undeveloped land generally located west of the West Roseville Specific Plan area and north of Blue Oaks Boulevard; 2) a General Plan Amendment and 3) adoption of a new Specific Plan to establish residential, commercial, parks, open space, and public land use designations; 4) a Zoning Ordinance Amendment to establish development standards for each parcel; and 5) a Development Agreement between the City and the property owners to provide the infrastructure needed to support the proposed development.

This is the first of three presentations before the Planning Commission with formal action requested at the March 10, 2011 meeting. The Draft Environmental Impact Report (DEIR) and Specific Plan documents will be presented and comments from the Commission and Public will be received.

The presentation was given in three segments. The Commission and Public were given opportunity for questions, comment, and discussion after each segment.

Senior Planner, Nela Luken, introduced the order of the staff report presentation, introduced the other presenters, presented the Land Use Plan of the Creekview Specific Plan, and responded to questions.

Commission Discussion

- Percentage of High Density, Medium Density, and Low Density Residential Land Use within the Creekview Land Use Plan;
- Projected value of park in-lieu fees and Mello Roos fees and compared them with the projected fees for Sierra Vista.

Segment 1 – Project Overview, Resource management, and miscellaneous sections of the DEIR. Senior Planner, Kathy Pease, presented this section of the staff report and responded to questions.

Chair Huisking invited comments from the audience and the Commission.

Public Comment:

None

Commission Discussion:

None

Segment 2 – Transportation and Circulation

Public Works Engineering Manager, Chris Kraft, presented the staff report and responded questions.

Chair Huisking invited comments from the audience and the Commission.

Public Comment:

- Diauni Robinson, student, Woodcreek High School, questioned if the Creekview Specific Plan was worth all the devastating effects on the environment;
- Breanna, student, Woodcreek High School, asked for clarification on Paseos and Paths, as well as traffic flows and patterns in the Creekview Specific Plan.

Commission Discussion:

- Roundabouts will not be used in this specific plan;
- Update on the progress of Placer Parkway and what the Creekview Specific Plan will contribute;
- Biketrail creek crossing:
- Designated truck routes through plan;
- Need and available funds will trigger bus service in the CSP; Dial-a-Ride service will be available immediately.

Segment 3 – Public Utilities

Environmental Utilities Engineering Manager, Kelye McKinney, presented the staff report on Wet Utilities and responded to questions; Roseville Electric Engineering Manager, Scott Vaughan, presented the staff report on Dry Utilities and responded to questions.

Chair Huisking invited comments from the audience and Commission.

Public Comment:

None

Commission Discussion:

- Current operating capacity of Pleasant Grove Waste Water Treatment Plant and it's future capacity.
 PGWWTP is a regional facility.
- Proposed recycle site similar to other sites within the city, i.e., bins to collect card board, newpaper, and Styrofoam.

Chair Huisking thanked the staff for their presentations

Chair Huisking asked for a motion.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Dugan, to continue this item to the meeting of February 24, 2011.

The motion passed with the following vote:

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

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Commission expressed thanks to students for questions and concerns, and encouraged the public to call the City, to ask staff, and to be proactive in City government.

Commission asked staff for an update of the current ownership of the Washington Blvd and Blue Oaks Blvd intersection and what the plans for improvement were.

ADJOURNMENT

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of February 24, 2011. The motion passed unanimously at 8:08 PM.