

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, November 14, 2006

Time of Meeting: 5:15 p.m.

Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, CA

Commissioners Present: James Brink
Doug Dale
Greg Latourell
Bob Carrel
Andrew Christ

Commissioners Absent: None

Staff Present: Scot Timboe, Interim Planning Director
Mark Barthel, Public Works Director
Gerry Gray, Fire Chief
Mike Bachmeyer, Fire Marshal
JD Ellison, Building Director/Official
Cheryl Smith, Deputy City Clerk

The Pledge of Allegiance was led by Commissioner Doug Dale and the assemblage joined in.

CITIZEN'S COMMENT:

Greg Latourell reported the formation of a local military family support group which has collection jars in businesses around town. This group has been formed by local families to send care packages and other necessities to the troops while serving over seas.

CURRENT BUSINESS:

APPROVAL OF MINUTES

October 16, 2006

M/S/C Latourell, Carrel to hold the minutes over to the meeting of November 28, 2006 so that Commissioner Latourell can prepare written correspondence to the Clerk for corrections to the minutes.

AYES: Commissioners: Carrel, Brink and Latourell

NOES: Commissioners: Dale and Christ

ABSENT OR NOT VOTING: None

October 24, 2006

M/S/C Latourell, Dale to approve the minutes as written.

AYES: Commissioners: Carrel, Brink, Dale and Latourell

NOES: Commissioners: None

ABSENT OR NOT VOTING: Commissioner: Christ (abstained – absent from meeting)

PUBLIC HEARING TO CONSIDER; TENTATIVE TRACT MAP 04-1008; MITIGATED NEGATIVE DECLARATION; RESOLUTION NO. 06-020; OAK CREEK SUBDIVISION CROSBY/SPYGLASS; CORINTHIAN HOMES (APPLICANT/OWNER)

Scot Timboe, Interim Planning Director, reviewed the staff report and reported a change to Condition #8 which was site specific according to sheet 4 of 4 and indicated that a record was noted on a previous subdivision for the lift station for this property and ultimate build out of this area. It was brought to staff's attention that the property is in a wetland area and would create significant hardships as well as problematic issues providing a lift station there. Therefore staff has changed the wording to "future location of said lift station shall be reviewed and approved by the Public Works Director as part of the project improvement plans. The applicants have concurred that this is acceptable language for Condition #8. Mr. Timboe gave staff's recommendation that the Planning Commission adopt Resolution No. 06-020 recommending City Council approval of the Mitigated Negative Declaration and Tentative Tract Map 04-1008 with the Findings and Conditions of approval shown in Resolution No. 06-020, including the change in Condition #8 OAK CREEK SEWER PUMP STATION.

Brian Stevenson, Corinthian Homes, thanked staff for their help on the project and stated that they were available to answer any questions the Planning Commission may have.

Chairperson Brink opened the Public Hearing at 5:27 p.m.

Gerry Gray, Fire Chief, stated that he did have concerns with some of the wording in the Environmental Checklist relating to response time, but would work with staff to amend this wording for future projects and stated that he supports the project with the mitigation measures listed.

Commissioner Latourell requested and received clarification on when the information presented by Chief Gray was acquired and if the information had been made available to the City Council.

Commissioner Carrel stated that maybe this item should be continued if the Fire Chief felt the wording needed to be changed on this projects paperwork.

Commissioner Dale stated that the wording maybe antiquated as it is old boiler plate language but there is nothing wrong with the project.

Mr. Timboe stated that the language is consistent with the General Plan and staff would work together to update the wording used in the Environmental Checklist for future projects.

Chairperson Brink closed the Public Hearing at 5:44 p.m.

Commissioner Dale requested and received clarification on building homes within flood plains, voiced his concerns with not only the pads of the homes but also streets and/or utilities being installed within a flood plain and how if a flood event should occur would be handled by the Fire Department.

Commissioner Christ requested and received clarification on the building of city roads within a floodway.

Commissioner Latourell requested and received clarification on the width of the roadway, turning radius, responsible party for landscaping area, the stress put on the Streets Department budget and if sweeping of the streets would be added to the street sweeping schedule.

Chairperson Brink requested and received clarification on how the abandonment of the Fairway Oaks would be handled.

Commissioners Dale and Carrel requested and received clarification on their concerns regarding the golf course located next to this project, whom would be responsible for the maintenance of the nets used on those properties that abut the course and if there would be any public access to the golf course through this development.

Commissioners Dale and Latourell requested and received clarification on the street trees used.

Commissioner Dale requested and received clarification on the type of fencing that will be used between the houses in this development and those already located on Spyglass.

M/S/C Dale, Carrel to adopt Resolution No. 06-020 recommending City Council approval of the Mitigated Negative Declaration and Tentative Tract Map 04-1008 with the Findings and Conditions of approval shown in Resolution No. 06-020, including new Condition #8 provided by staff.

AYES: Commissioners: Brink, Carrel, Christ and Dale

NOES: Commissioner: Latourell

ABSENT OR NOT VOTING: None

STAFF ITEMS/REPORTS:

Mr. Timboe reported that he was working on a couple of items for the November 28th meeting, also well as bringing back the minutes from October 16, 2006 with corrections submitted in writing by Commission Latourell if consistent with the taped proceedings. Staff will review the proposed corrections to the minutes of October 16, 2006 and change if warranted by the audiotapes with a recommendation as supported by staff.

Commissioner Carrel questioned if there was any information available for new Commissioners as he was concerned about knowing his responsibilities and would also like some direction from the City Attorney.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:26 p.m. until November 28, 2006 at 5:15 p.m., Council Chambers, City Hall.

Respectfully submitted,

Scot Timboe
Interim Planning Director