



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

June 21, 2016

6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. MOTION by Neumann to approve the minutes of the May 17, 2016 Regular Planning Commission meeting with a correction to a word on the second page from 'when' to 'went'. Commissioner vote was unanimous; Chairman Clarkson absent and not voting.

2. COMMUNICATION

- 2a. CDD Director Baker informed the Commissioners that the Town Council adopted the 2016/17 operating budget at the June 20, 2016 special budget meeting.

3. PUBLIC COMMUNICATION –None.

4. CONTINUED PUBLIC HEARING – None.

5. PUBLIC HEARING – None.

6. OTHER BUSINESS

- 6a. Consideration of a request for approval of an extension of time assigned to the conditionally approved Paradise Community Village Vesting Tentative Subdivision Map (PL09-00034); APNs 054-380-001 and 002.

CDD Director Baker gave the Commissioners some history on the project; that it is a 39 lot vesting subdivision that only Phase I of has recorded, resulting in approximately 32 fixed rent apartment units. The zoning of the subdivision, as adopted by Town Council, is Community Services-Planned Development, that once fully recorded, will create lots ranging from 0.13 acre to 4.58 acres in size. Phase II involves the creation of single family lots, a charter school, park and recreation facilities, more work force housing, and perhaps a skate park.

CDD Director Baker reported to the Commissioners that the staff recommends approval of the six-year time extension request for the Paradise Community Village Vesting Tentative Subdivision Map based on evidence that a “good faith effort”, as required by Paradise Municipal Code Section 16.07.060, has been established. A review of the file and documentation submitted by the applicant provide evidence that the applicants have incurred expenses in an approximate amount of \$1.2 million, including development of roadways, drainage facilities, and a wastewater treatment system.

Commissioners asked questions of staff regarding the Town’s interest in Paradise Community Village (PCV). CDD Director Baker explained that the Town is on the PCV board and has a monetary investment as does Paradise Recreation and Park District and CHIP (Community Housing Improvement Program). CDD Director Baker also briefly discussed the signalization requirements at the Clark Rd/Buschmann intersection as well as the Clark Rd/Village Parkway intersection. The Town Engineer is pursuing grants for the Clark/Buschmann signal, unrelated to the PCV subdivision map, which would lift a big burden off of this project.

MOTION by Towslee, seconded by Groom, approved the granting of a six-year time extension for assignment to the conditionally approved Paradise Community Village Vesting Tentative Subdivision Map (PL09-00034), thereby creating a new subdivision map expiration date of July 21, 2022. Commissioner vote was unanimous; Chairman Clarkson absent and not voting.

7. COMMITTEE ACTIVITIES – None.

8. COMMISSION MEMBERS

a. Identification of future agenda items – None.

9. ADJOURNMENT

Vice-Chairman Nichols adjourned the meeting at 6:18 p.m.

Date of approval: August 16, 2016

Attest:

By: _____/s/_____
Martin Nichols, Vice-Chairman

_____/s/_____
Craig Baker, Planning Director