



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

May 19, 2015
6:00 PM

CALL TO ORDER

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

COMMISSIONERS PRESENT: James Clarkson, Martin Nichols, Daniel Wentland and Stephanie Neumann, Chair.

1. APPROVAL OF MINUTES

Following a MOTION by Wentland, seconded by Nichols, the regular meeting minutes of April 21, 2015 were approved by unanimous roll call vote.

2. COMMUNICATION

Director Baker informed the Commissioners that the Town Council will be interviewing and selecting two seats on the Planning Commission to begin July 1, 2015. Interviews are scheduled for May 28, 2015 from 2-5pm with six applications submitted, but there may be a conflict schedule with one of the applicants. A two member committee of the Town Council will be making recommendations to the entire Council at the June 9, 2015 Town Council meeting.

3. PUBLIC COMMUNICATION – None.

4. CONTINUED PUBLIC HEARING – None.

5. PUBLIC HEARING – None.

6. OTHER BUSINESS

- 6a. Assistant Planner Hartman presented a summary of the Annual Housing Element Progress Report for the Calendar Year 2014 to the Commission stating that this is the Final Progress report for the 2009-2014 Housing Element. A total of 178 housing units were built throughout the planning period at all income levels, with the Density Bonus being one of the final elements completed. The Consultants that the Town worked with for the new housing element have reviewed, and will have new programs updated, for implementation plan policies next year.

Commissioner Nichols asked how often the Housing Element needs to be updated. Director Baker stated that Housing Element update is still being reviewed by the State, that the Town has a conditional letter of approval and that the updated Housing Element will have a life of eight years.

Commissioner Nichols asked what the technical difference was between the Housing Element and the General Plan Implementation report. Director Baker stated that the State has very specific requirements for the Housing Element Progress Report and the Town has their own form for the 1994 General Plan Implementation Status report.

Commissioner Clarkson stated that it appears that there has been very little change and did not see any areas that need to be addressed. Director Baker stated that in 2013 the Planning Commission adopted a Resolution finding that the 1994 General Plan was still applicable and did not recommend any changes.

Following a **MOTION by Nichols, seconded by Clarkson** and approval by unanimous roll call vote, the Planning Commission accepted and forwarded the annual progress report for the calendar year 2014 to the Town Council regarding the present implementation progress of the 1994 Paradise General Plan Housing Element.

- 6b. Director Baker reported that the 1994 Paradise General Plan Implementation Status report has a different format allowing it to stand on its own without having to refer to the General Plan Policy document, a third column has been added that summarizes each policy and implementation measure. The 1994 General Plan is approaching 31 years old and is largely implemented, items not implemented are either not necessary or have not been the subject of Town Council direction due to funding, staffing, etc. When the plan was created in 1994 more growth was expected and it was thought that annexations would occur and that the Sphere of Influence may need to be expanded, but that has not yet been necessary due to a lack of population growth over the life of the plan. Most of the implementation in 2014 resulted from infrastructure improvements including roadways, sidewalks and bicycle lanes.

Commissioner Clarkson inquired if there were any issues regarding the report Mr. Baker would like to share. Director Baker stated that implementation had largely been achieved and that when anything significant transpires during a given calendar year, it is included in the report.

Commission Nichols asked why there was no reference to a sewer. Director Baker stated that prior to the 1994 General Plan being implemented, a recall of four Town Council members had occurred as a result of the creation of sewer assessment district, therefore a sewer component was not included in the plan. Assistant Planner Hartman stated that it is promoted within the updated Housing Element, to reduce housing constraints associated with wastewater disposal.

Following a **MOTION by Nichols, seconded by Wentland** and approval by unanimous roll call vote, the Planning Commission accepted and forwarded the Annual Report for calendar year 2014 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan.

7. COMMITTEE ACTIVITIES – No Report

8. COMMISSION MEMBERS

Community Development Director Baker informed the Commission that an Environmental Document for a Parcel Map Application on Clark Road is currently available for review and may be presented at the June Planning Commission meeting and that the department is expecting plans to be submitted for drive-through operations at the Optimo, but there is a 30-day review period required so that it may not be ready for consideration until sometime in July.

Commissioners inquired about updates on Safeway, Wendy's and Wal-Mart. Director Baker informed that there were no updates on Safeway or Wal-Mart and that the developer of Wendy's had recently communicated with the Town Manager, but there was nothing new to report.

9. ADJOURNMENT – Chair Neumann adjourned the meeting at 6:16 p.m.

DATE APPROVED: June 16, 2015

By: _____/s/_____
Dan Wentland, Vice Chair

_____/s/_____
Dina Volenski, Assistant Town Clerk