

Planning Commission
Regular Meeting
November 13, 2012

CALL TO ORDER

Meeting called to order at 7:00 p.m. with all members present except Commissioner Paul Kelly and Alternate James Blair.

Staff present: Contract Planner Dina Tasini, Senior Planner Corey Simon.

ROLL CALL

PRESENT: Harriett Burt, Commissioner, Rachael Ford, Commissioner, Jeffrey Keller, Commissioner, Sigrid Waggener, Commissioner, Kimberley Glover, Commissioner, and Donna Allen, Commissioner.

EXCUSED: Paul Kelly, Commissioner & James Blair, Commissioner (Alternate).

ABSENT:

AGENDA CHANGES

None.

PUBLIC COMMENT

None.

CONSENT ITEMS

1. [Minutes of October 23, 2012, meeting.](#)

Commissioner Allen corrected page 7, 3rd paragraph, to say, "...she recommended increased spaces between the building faces, a suggestion made at the August 14th meeting." She also asked that the last paragraph on page 7, as follows, "Commissioner Allen noted her concern with the placement of Building 3 and the resulting retaining wall needed and the impact on the neighbor, and her desire for a more equitable distribution of guest parking."

On motion by Harriett Burt, Commissioner, seconded by Donna Allen, Commissioner, to approve the Minutes of October 23, 2012 meeting, as corrected. Motion unanimously passed 6 - 0. Yes: Harriett Burt, Commissioner Rachael Ford, Commissioner Jeffrey Keller, Commissioner Sigrid Waggener, Commissioner Kimberley Glover, Commissioner, Donna Allen, Commissioner.

2. *Laurel Knoll Sub 9263, PUD 09-01, GPA 09-01, REZ 09-01, DR 09-22 Resolution denying the following action to allow the construction of 79 townhomes and two single family homes on a 6.83 acre site: a) adoption of a Mitigated Negative Declaration; b) General Plan Amendment from Residential 7-12 units per acre and Open Space to Residential 7-12 units per acre; c) Rezoning from R-40 (One Family residential, 40,000 sq.ft. to R-3.5/PUD (Residential, 3,500 sq.ft. per unit/Planned Unit Development Overlay; d) Approval of a 82 unit Major Subdivision; e) Approval for a Planned Development; and f) Approval of preliminary design review for site layout. This project is located at 370 Muir Station Road. (Continued from October 23, 2012, meeting - Consideration of Resolution of Denial.) Applicant: Discovery Builders (DT)*

Contract Planner Tasini presented a brief staff report explaining the Resolution of Denial in response to direction given by the Planning Commission at the last meeting.

Commissioner Burt pointed out that number 3, last line was missing a word, "...its site plan is not of superior ____." Ms. Tasini said it should say "superior quality", and she confirmed it was a technical term.

Commissioner Allen noted that page 3 of the Resolution, staff's response to E, the word "more" should be deleted from the fourth line. Commissioner Allen also noted that she had spoken to the applicant; she told him the decision was already made unless he wanted to revise the site plan, and he confirmed he did not want to.

Ms. Tasini added that there was a letter from the applicant in response to the Findings for Denial, and each of the Planning Commissioners had received a copy.

Commissioner Waggener explained she would be voting against the Resolution, but only because she thought the reasons for denial should be incorporated as part of the conditions of approval.

On motion by Harriett Burt, Commissioner, seconded by Rachael Ford, Chair, to approve Resolution 12-04, recommending that the City Council deny the application. Motion passed 5 - 1. Yes: Harriett Burt, Commissioner Rachael Ford, Chair, Jeffrey Keller, Commissioner Kimberley Glover, Commissioner, Donna Allen, Commissioner, No: Sigrid Waggener, Commissioner, Absent: Paul Kelly, Commissioner and James Blair, Commissioner (Alternate)

Commissioner Waggener explained she voted against the Resolution, but only because she thought the reasons for denial should be incorporated as part of the conditions of approval.

REGULAR ITEMS

None

COMMISSION ITEMS

Commissioner Allen commented on an article in the APA magazine regarding the relevance of Planning Commissions.

STAFF ITEMS

Ms. Tasini noted there would be no meeting on November 27th, but there will be one in December. She reviewed potential agenda items. The Commission discussed their availability, and the majority indicated they could attend.

COMMUNICATIONS

Chair Ford adjourned the meeting 7:11 p.m.

Respectfully submitted

Approved by the Planning Commission
Chairperson

Mary Hougey

Rachael Ford