

**PARADISE PLANNING COMMISSION
SPECIAL MEETING
JUNE 15, 2009**

Called to order at 6:05 p.m. by Chairman Bill Mannel.

COMMISSIONERS PRESENT: Greg Bolin, Mitchell Johns, L. Craig Woodhouse, and Bill Mannel, Chairman.

COMMISSIONERS ABSENT: April Grossberger due to an excused leave of absence.

Item 1a: MOTION by Woodhouse, seconded by Bolin, approved the minutes of the 5/14/2009 Planning Commission Meeting. Roll call vote was unanimous with Grossberger absent and not voting.

Item 1b: MOTION by Johns, seconded by Bolin, approved the Minutes of the 5/18/2009 Special Joint Meeting. Ayes of Bolin, Johns and Woodhouse; abstention of Mannel; and, Grossberger absent and not voting.

Item 2a: Community Development Director McGreehan reported that at its regular meeting of June 9, 2009, the Town Council adopted Resolution No. 09-19, A Resolution of the Town of Paradise Supporting Extended Producer Responsibility; and, that the rezone action related to Mountain Terrace Subdivision Project that Commission had reviewed and forwarded to the Town Council was remanded back to the Planning Commission to consider adding a condition to the pending rezone action.

Item 2b: Commission concurred to discuss item 6a prior to the noticed hearing, Item 5a.

Item 3: None.

Item 4: None.

Item 6a: CDD Director McGreehan explained that the Town Council is remanding that the Commission consider adding a condition to the pending rezone action related to for the Mountain Terrace Subdivision project to state that the proposed wastewater facility be constructed in such manner that it not be visible from the public roadway, either Clark or Buschmann Road. Mr. McGreehan stated that after the June 9, 2009, Town Council Meeting, the project engineer, on behalf of the client, applied for a minor modification to the tentative vesting map for the Mountain Terrace Subdivision, requesting that the condition recommended by the Council be added. He informed the Commission that as the Planning Director, he had the authority to approve the application and that project map modification is now a condition of record. Mr. McGreehan read the text of added project Condition # 27 into the record and stated if the Commission agrees with the recent change, that they need not amend the original advisory recommendation to the Council.

MOTION by Woodhouse, seconded by Johns, acknowledged the Planning Director approval of the minor modification application adding Condition #27 to require that the proposed wastewater facility not be visible from the public roadway, either Clark or Buschmann, to the tentative vesting map for the Mountain Terrance Subdivision. Roll call vote was unanimous with Grossberger absent and not voting.

Commission recommended that staff generate and bring forward possible Town standards for Commission review in order to set policy regarding the visual screening of wastewater facilities.

Assistant Community Development Director Baker informed the Commission that the matter was referred to the Public Works Onsite Division and that it is likely to become more than policy and could come forward as part of the Onsite Manual.

Item 5a: Assistant CDD Baker reported that this hearing item was forwarded from the Design Review Board and the Redevelopment Advisory Committee with the objective of promoting General Plan Elements and promoting revitalization and aesthetics in the Town; help administer sign regulations in the future; and, to expand the design review guidelines to the entire Town. If approved, staff will develop an ordinance document for presentation to the Town Council. *Discussed page 2 of the memo; recommended adoption of Planning Commission Resolution No 09-5.

The Commission discussed the definition of an animated sign and whether or not a business should be able to have signs that change, or if only community service signs be so allowed.

Commissioner Bolin stated that he would like to see animated signs allowed at certain sites, such as the PRPD and the CMA church as those establishments have lots of activities and announcements on a regular basis, and that the signs could be used for the public during emergencies.

CDD Director McGreehan suggested that the PC open the public hearing and give their input during the hearing, inasmuch as there appeared to be no citizens present for the hearing.

PC Chairman Mannel opened the public hearing at 6:36 p.m.

Business and Housing Services Director Gill stated that she concurs with Commissioner Bolin's suggestion that certain animated signs might be appropriate for commercial businesses, but to distinguish between advertising or for community service.

CDD Director McGreehan referred to PMC Section 17.27.300 to answer Commissioner Johns' question about prohibited animated signs with exceptions.

Assistant CDD Director Baker: PMC Section 17.37.300 – build in exemption re community service signs or public service & Public events.

Bolin: Good point to allow CS information signs.

Woodhouse: Striving for a cultural aesthetic look for the Town. Exceptions affect that look. Animated signs are not the look he wants for the Town. Counter argument to CS signs – visible pollution.

Bolin: The CMA Church has so many events happening that they “pollute” with many other signs.

Mannel: Can be self-limiting by the location of the sign.

Gill: Could cut down on some of the sign clutter; however, one group wanted to pay for their sign with the advertisements.

Mannel: The PRPD administration office(s) is in the RDA.

Ivey: Agree with PC Bolin. One animated sign vs many posters. Can Community Service signs go through Design Review?

McGreehan: Yes, that is the intent.

Bolin: Cost of animated signs are limiting, \$30,000 for a “cheap” sign

Consensus re animated signs: The Commission directed staff to consider text to allow animated signs for CS or public service announcements with the requirement that they have an architectural type of review.

Billboard Signs:

Ivey discussed BCAG bus shelters, that a contract has been awarded to Stott Outdoor Advertising Company. Stott is paying for the shelters in trade for advertising on the shelters.

Gill: Advertising is big business – would prefer to see rustic shelters.

McGreehan: BCAG has set ad parameters for Stott, and informed Town staff that there will be seven new shelters total to be done within the next few years.

Bolin: Stated that he has no problem with the bus shelters and advertising; creative way to deal with the issue. Has a problem leaving benches OFF the exemption.

McGreehan – Suggested the Town establish parameters for benches that will be placed in public spaces.

Bolin: Understanding is that all benches are currently on private property. Has a problem telling private owners with a bench on private property. Perhaps the Town can set parameters but don’t require design review.

Woodhouse: Making exception to bus shelters because we have to. Don't have to "cave" on benches.

Bolin: Talking about what is viewable from the street.

Mannel: The placement of offset benches are not visually impacting the roadway.

McGreehan: With the definition in front of them now, bench would be subject to administrative permit based on the location. If not, it may be allowed. Example: cost of eliminating billboards from what became public property.

Bolin: Timing – businesses are already having a tough time. Will have a hard time making it more restrictive. Wants to be fair and business friendly.

Gill: Each one should stand alone.

Woodhouse: If bench is included as NOT being a billboard there would be no control.

Gill: Harder to rein in than to allow discretionary use.

Woodhouse: Exempt if not visible from the site.

Bolin: Bench at Cozy Diner?

Currently illegal – in a CB Zone. The Downtown Master Plan, PMC and Design Review all prohibit. The bench at Kola's Café is in a CB zone. Would not have been allowed if someone had asked for legal sanction.

Bolin: Bench at Holiday Market cannot be seen.

Ivey: Some prohibitions are not new, but inherited. Not all benches are used as benches; some are not placed in places one would sit down; placed only to carry a sign. A bench at Safeway is not placed to seat anyone.

Bolin: That's the right of a private property owner to have that bench there.

Mannel: It can't be seen from the road and is not in the CB zone, thus it is exempt from Town zoning regulation.

Baker: If it can't be seen from off the site it is exempt from administrative permit.

Woodhouse: Exemptions create difficulties.

Johns: What changes would Commissioner Bolin propose?

Bolin: Require upkeep of benches to a certain standard, same as bus shelters; set parameters on ads; doesn't support inclusion in billboard.

Baker: Cause to review visible "billboards" i.e. benches.

Johns: Proposes to revisit at another time.

Woodhouse: Opposes exemptions.

Mannel: Comfortable with the administrative process – last point causes concern, that you can't have two benches.

Baker: Insert phrase that bench separation could be determined administratively.

Direct staff to incorporate PC discussion into the recommendation.

Proposed Planning Commission Resolution (No. 09-5):

Exhibit A's Sections 2 & 3: Text omissions & typographical errors.

Section 4: Non-controversial.

Section 5: Insert 65', same as MF.

Section 6: Eliminate marquee signs (shingle signs), from exemptions.

Bolin: Stated his opposition to such elimination.

Baker: Several Town staff members had a caucus on this – the staff is amenable to making exempt (from design review) everywhere in the Town.

Bolin: Wants uniformity Town-wide. Size doesn't give a standard or flow.

Gill: Bolin's complexes use signs for identification. Other businesses want to do more with their signs and that is what Design Review is intended to regulate. Design Review has a vision for the Town.

Ivey: Has been told by legal counsel that the Town can regulate size, placement and manner of signage; NOT content.

Bolin: Looking for sign design; not thinking content.

The Commissioners concurred with exempting marquee signs.

Section 7: Subsection H, item 4: insert "multi-family" after "quasi-public .."

Bolin: Six square feet is a 2 x 3 sign.

McGreehan discussed temporary land uses and temporary signs.

Mannel: Wants to promote local business suppliers and local contractors.

Bolin: Allowing signs on construction sites – Value to having a life to it.

The Commissioners attained consensus on Section H #1: Be silent on number of construction signs; but regulate size of signs.

Section 8: Insert “multi-family” after “quasi-public ..”. Remove “Town Council adopted”.

Section 9: Amended for clarity; no change to intent. Eliminated item 4.

Section 10: Incorrectly worded. Banners not intended to be permanent; legal, non-conforming.

Mannel: Define permanent and temporary?

Gill: Too hard to regulate “temporary”. Therefore, one banner was allowed.

Section 12: Table: First three rows trying to implement General Plan policy that eliminates roof signs.

Freestanding signs – support not included in size calculation.

Ivey: Discussed evolution from guidelines to regulations; from themes & standards to looks within districts.

Chairman Mannel closed the public hearing at this time (8:45 p.m.).

MOTION by Johns, seconded by Bolin continued the public hearing to July 21, 2009, at 6:00 p.m. Commission vote was unanimous with Grossberger absent and not voting.

Item 6b: Mr. McGreehan informed the Commission that as a cost control measure, the Town Council is being asked to consider meeting once a month, and that other committees/commission are being asked to meet on Tuesdays in order that the building be open only one night a week.

Commission concurred to change its regular meeting date to either the first or third Tuesday of each month if necessary and dependent upon future action enacted by the Town Council related to its meeting schedule.

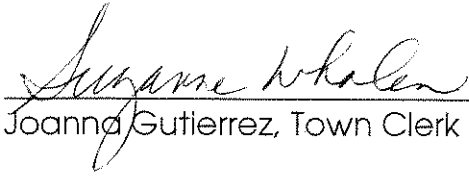
Item 7a: Commission Johns reported on the May 27, 2009 RDA Advisory Committee meeting, stating that the major focus of the Committee is on the Downtown Master Improvement Plan; that DC&E, the consultants, presented two alternative of streetscape plans to the committee; that the committee voted on concepts from both alternatives; and, that a final design and recommendation will be brought back to the RDA committee. PC Johns thinks both alternatives are acceptable.

Item 8a: None.

At 9:13 p.m. the Commission adjourned to the next regular meeting to be held July 21, 2009, at 6:00 p.m.


Chairman

Attest:


for Joanna Gutierrez, Town Clerk

