

M I N U T E S

CALL TO ORDER

The meeting was called to order by Chairman Woodhouse at 6:01 p.m.

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

ROLL CALL

Present at roll call were Commissioners Bolin, Johns, Serna and Chairman Woodhouse. Community Development Director Al McGreehan and Assistant Community Development Director Craig Baker were also present. Absent Commissioner Grossberger [excused].

1. APPROVAL OF MINUTES

a. Planning Commission Workshop of July 13, 2009 and Regular Meeting of July 21, 2009

It was moved by Commissioner Bolin, seconded by Commissioner Serna and unanimously carried by those present to approve the minutes of the July 13, 2009 Workshop and the regular meeting of July 21, 2009.

ROLL CALL VOTE: AYES: Commissioners Bolin, Johns, Serna and Chairman Woodhouse. NOES: None. ABSTAIN: None. ABSENT: Commissioner Grossberger.

MOTION CARRIES.

2. COMMUNICATION

a. Recent Council Actions

Mr. McGreehan reported on recent actions of the Town Council at their special budget meeting on August 13, 2009, regular meetings of July 28 and August 11, 2009, and upcoming items scheduled for the meeting on August 25, 2009.

b. Staff Comments – None.

3. PUBLIC COMMUNICATION – None.

4. CONTINUED PUBLIC HEARINGS – None.

5. PUBLIC HEARINGS – None.

6. OTHER BUSINESS

- a. **Adoption of findings for the BAUME Tentative Subdivision Map (SD-08-3) application proposing to divide a +/-5.94 acre land area comprised of three parcels into nine resultant lots designed for single-family residential development located at 6141 and 6151 North Libby Road, and further identified as Assessor Parcel Nos. 053-150-009, 114 and 115**

Craig Baker explained that approval of this project by the Planning Commission on July 21, 2009 included an unintended omission of required findings adoption to support the approval action. The Town Attorney has indicated that a public hearing is not required, but that the required findings need to be adopted as a matter of record and to make the matter legally defensible. He further presented a list of required findings for Planning Commission consideration and adoption in order to validate the Planning Commission project approval action.

It was moved by Commissioner Johns, seconded by Commissioner Bolin and carried by those present to adopt the following findings for approval as provided by town staff for the proposed Baume tentative subdivision map (SD-08-3) application:

FINDINGS

- a. Find that the project, **as mitigated and conditioned**, will not result in any significant adverse effects on the environment, and adopt the mitigated negative declaration prepared for the project by staff.
- b. Find that the proposed subdivision, **as mitigated and conditioned**, together with its provisions for its design and proposed improvements, is consistent with the goals and policies of the 1994 Paradise General Plan, the State Subdivision Map Act and the Town's subdivision ordinance.
- c. Find that the project, **as mitigated and conditioned**, is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare because the proposed residential density is consistent with residential densities established upon neighboring and surrounding properties and adequate infrastructure would be in place to serve the lots.
- d. Find that the private and public infrastructure improvements assigned to the proposed project are necessary to promote orderly and safe development of the area; and need to be completed prior to the time of final map recordation.
- e. Find that the project, **as mitigated and conditioned**, will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
1. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 2. The project site is located within an area that has been extensively altered by commercial and residential development.
- f. Find that all utilities within the proposed subdivision, except those existing overhead utilities within the abutting North Libby Road right-of-way are required to be placed underground in accordance with PMC Section 16.11.020.

ROLL CALL VOTE: AYES: Commissioners Bolin, Johns, Serna and Chairman Woodhouse.
NOES: None. ABSTAIN: None. ABSENT: Commissioner Grossberger.

MOTION CARRIES.

- b. Confirmation of Chairman or Designee as Planning Commission Representative to the Town of Paradise Development Impact Fees Adjustment Board during FY 2009-2010 [Requirement of PMC Section 3.40.070]**

By unanimous concurrence, the Planning Commission appointed Commissioner Johns to serve on the DIF Board during FY 2009-10.

- c. Appointment of two Planning Commissioners to serve upon the Town of Paradise Landscape Committee (appeals body) during FY 2009-2010 [Requirement of PMC Chapter 15.36]**

The Planning Commission unanimously concurred to appoint Commissioners Serna and Johns to serve on the Landscape Committee during FY 2009-10.

- d. Confirmation of Chairman or Designee as Planning Commission Representative to serve upon the Paradise Redevelopment Advisory Committee for FY 2009-10**

By unanimous concurrence of the Planning Commission, Commissioner Grossberger was appointed to serve upon the Paradise Redevelopment Advisory Committee with Commissioner Johns as an alternate representative during FY 2009-10.

- e. Discuss and consider regular Planning Commission meeting times**

The Planning Commissioners concurred to continue holding their regular meetings at 6:00 p.m. on the third Tuesday of the month.

7. COMMITTEE ACTIVITIES – None.

8. COMMISSION MEMBERS

- a. Identification of future agenda items (All Commissioners/Staff) – None.**

Mr. Baker discussed the status of pending projects.

8. ADJOURNMENT

The Planning Commission was adjourned at 6:33 p.m.

Attest:

Chairman

Planning Commission Secretary