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**CITY OF WILDOMAR  
OFFICIAL PLANNING COMMISSION MEETING MINUTES  
FROM THE REGULAR PLANNING COMMISSION MEETING  
OF JANUARY 18, 2012**

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**CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Dykstra at 7:00 P.M. at Wildomar City Hall, Council Chambers.

**ROLL CALL**

Present: Harv Dykstra, Chairman  
Stan Smith, Vice-Chairman  
Michael Kazmier, Commissioner  
Robert Devine, Commissioner  
Veronica Langworthy, Commissioner

Absent: None.

Staff Present Matthew Bassi, Planning Director  
Thomas Jex, Assistant City Attorney  
Alfredo Garcia, Assistant Planner  
Gary Nordquist, Assistant City Manager  
Steve Palmer, City Engineer

**FLAG SALUTE**

Commissioner Kazmier led the flag salute.

**PUBLIC COMMENTS**

None.

**1.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

**1.1. Approval of the December 7, 2011 Planning Commission Minutes**

Vice Chairman Smith motioned to approve the December 7, 2011 Planning Commission Minutes as submitted. Motioned seconded by Commissioner Devine. Motioned Carried, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

**2.0 PUBLIC HEARINGS**

**2.1 Zoning Ordinance Amendment No. 11-04:**

A City Initiated Zoning Ordinance Amendment amending Chapter 17.216 (Plot Plans) of the City of Wildomar Zoning Ordinance to revise the provisions for the Approval Period and Extension of Time for Plot Plans.

Director Bassi made a brief presentation to the Planning Commission.

Chairman Dykstra opened the public hearing.

Seeing no comments, Chairman Dykstra closed the public hearing.

Commissioner Devine asked Director Bassi for clarification on the Ordinance.

Director Bassi responded that the original approval body has the authority to approve the time extension for that project.

Vice Chairman Smith asked if this is a way to expedite projects?

Director Bassi responded in the affirmative.

Commissioner Devine motioned to adopt PC Resolution No. 11-04. Motion seconded by Vice Chairman Smith. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

### 3.0 GENERAL BUSINESS ITEMS

Staff requested that Chairman Dykstra announced that General Business item 3.2 be heard prior to the trails discussion item 3.1, due to the forecasted time that the discussion will take.

#### 3.2 California Cable Board Park Study Session/ Presentation:

A study session presentation by Mr. John Clemmons (Applicant) on a proposal to build a cable board ski park in the City of Wildomar located on the west side of Kilarney Lane approximately 250 feet south of Baxter Road.

Chairman Dykstra announced that he will recues himself from the presentation due to a conflict of interest of his property being in close proximity to the project site.

The project applicant John Clemmons and his associates made a brief power point presentation to the Planning Commission.

Commissioner Devine asked will people be able to make reservations.

John Clemmons responded in the affirmative.

Vice Chairman Smith asked what the current status of the project.

John Clemmons responded that the project is still in preliminary stages.

Commissioner Kazmier asked how deep will the lake be?

John Clemmons responded that the lake will be 10 to 12 feet deep.

Commissioner Devine asked how much surface area will be used.

Applicant John Clemmons responded that they will use about nine (9) square acres of water.

Commissioner Kazmier asked the applicant how long would the construction for the project take?

Applicant John Clemmons responded that it would take approximately 1 year to construct.

Olivia Gomez commented that she has concerns about the availability of water since she and her neighbors are on wells.

Director Bassi commented that the applicant will need to process a Conditional Use Permit, a Zone Change, a General Plan Amendment, a Lot Line Adjustment and an Environmental Impact Report which will address the water concern.

Vice Chairman Smith commented to Director Bassi that this project is not a formal submittal, but only conceptual.

Director Bassi responded in the affirmative.

Dave Clark commented he has concerns on the availability of water for his horses and if the zone change will affect his property.

Director Bassi responded that the zone change will only affect the proposed project site and not surrounding areas.

Commissioner Devine asked Director Bassi if the project site is already zoned commercial.

Director Bassi responded that the one portion of the project site has General Plan land use designation of Commercial and the other has a land use designation of Business Park.

Commissioner Devine commented to Director Bassi that the surrounding properties will remain the same as Rural Residential.

Director Bassi responded in the affirmative.

Gloria Carroll commented she also has concerns with water availability and asked for clarification for the zone change of the project site.

Vice Chairman Smith reaffirmed Director Bassi's previous comment that the project site will be the only property affected by the zone change.

Gloria Carroll asked if horses will still be able to have passage along Baxter Road.

Vice Chairman Smith responded that her question would be looked into in detail when there is a formal submittal of the project.

Sharon Carter commented she has concerns with water and traffic issues.

Gary Andre asked if the project borders Baxter Road?

Director Bassi responded that it does not.

Gary Andre commented that the project would benefit greatly if it had a commercial component.

George Taylor commented he is favor of the project because it can bring business to the City.

John Clemmons commented that there will be many more meetings to provide a great project for the City.

Vice Chairman Smith commented that he is happy with the applicant's willingness to have constant public input for the project.

Commissioner Devine asked Applicant John Clemmons what how he plans to address percolation.

Applicant John Clemmons responded that they will investigate to see if they can line the bottom with clay.

Commissioner Langworthy asked if the project site is a high fire area.

Director Bassi responded that the project site not in a high fire area, but upon formal submittal it will be routed to Riverside County Fire Department for comments.

Commissioner Devine asked Mr. Clemmons how many cubic yards of dirt will be used for this project.

Applicant John Clemmons responded he is not aware of the amount at this time, but does know that they plan to "balance-grade" the site.

With no further discussion from the Planning Commission Vice Chairman thanked the presenters for their presentation.

Chairman Dykstra then returned to the Planning Commission meeting to resume with agenda item 3.1.

### **3.1 City of Wildomar Multi-Use Trails Discussion:**

Planning Commission review and consideration of the addition of trail names to the existing City of Wildomar Multi-Use Trails Map , Adopt-A-Trails Program, and Criteria for the Trails Commissioner.

Assistant City Manager Gary Nordquist made a brief presentation.

Chairman Dykstra asked Mr. Nordquist if the City wished to modify the trails it would require a General Plan Amendment.

Assistant City Manager Gary Nordquist responded in the affirmative.

Chairman Dykstra asked if the trails coordinator position be a paid position.

Assistant City Manager Gary Nordquist responded no. it is only volunteer based.

Vice Chairman Smith asked Assistant City Manager Nordquist who will this coordinator will report to.

Assistant City Manager Nordquist responded that the coordinator would report to the Community Services Director.

Vice Chairman Smith asked Assistant City Manager Nordquist that tonight the Planning Commission is being asked to adopt the concept of a coordinator not set up for compensation.

Assistant City Manager Nordquist responded that tonight's discussion is about the characteristics of the position and general duties, no compensation.

Vice Chairman Smith asked Gary Andre regarding a trail that allows for use for residences only.

Gary Andre responded that the trail is classified in such a way because the road is very narrow and steep. Therefore, the County classified the trail to be used by the residences close to the trail.

Vice Chairman Smith asked Gary Andre if the trails are exclusive to the residences or open to the general public.

Gary Andre responded that the surrounding residences were concern about having the public walk the trail due to its steepness. Therefore, the County classified it in that way.

Commissioner Langworthy commented that she appreciates all the effort placed into the map but commented that there is an inconsistency between the names on the trail names which are not in correlation with the key and is not consistent with the abbreviations provided.

Gary Andre responded that he was not responsible for that portion of the map.

Vice Chairman Smith commented that the cemetery trail mentioned on the map is not located adequately.

Gary Andre responded that he was not responsible for that portion of the map and will let the Historical Committee to get the correct location.

Vice Chairman Smith mentioned that he would not approve the trails until they are consistent.

Vice Chairman Smith mentioned that there is a copy right release at the bottom of the map.

Gary Andre responded that he has released the map to the City.

Commissioner Devine asked Director Bassi if there were any red line items from the changes made on the agenda.

Director Bassi responded that the resolutions emailed to all the Planning Commissioners are the resolutions that need to be adopted.

Commissioner Langworthy commented for clarification that the historical trail names and map locations are just the ones on the list provided to the Commissioner are the ones in discussion.

Vice Chairman Smith asked if the Brown and Ben Taylor family trails are accessible.

Gary Andre responded in the affirmative.

Vice Chairman Smith commented that he has observed that the McVicar trail has a gate.

Chairman Dykstra asked Director Bassi if there will be public comment on the item.

Director Bassi responded in the affirmative.

With no further comments from the Commission, Chairman Dykstra asked for public comments.

Gina Castanon commented that she wanted clarification from Commissioner Langworthy as to why she had a problem with a trail being named after her family. She also mentioned that she would like all the adopted trails maintained, to be grandfathered in and to provide consideration to the person (s) maintaining the trail before it is offered to some one else.

Commissioner Langworthy responded that the Commission was provided with a list of historical families, names and places and the Castanon name was not on the historical family list but was listed on the adopted trail map. Therefore, It seemed that it did not fit the criteria.

Gina Castanon asked what is the criteria?

Chairman Dykstra commented that the information would be discussed further at another time.

Chairman Dykstra commented if the name McVicar and Castanon are on the list that will be approved for the Commission.

Commissioner Devine responded in the affirmative.

Chairman Dykstra commented that the Commission is discussing something that is not on the list.

Assistant City Manager Nordquist responded that they are discussing the historical trail names and those not listed as historical trail names they are already on the map as trails.

Chairman Dykstra commented that they are only discussing historical trails.

Commissioner Devine responded in the affirmative.

Commissioner Smith asked if the list should be changed to significant versus historical.

Gary Andre responded if the Commission wanted to change the name he would do so.

Commissioner Devine commented that the information needs to be revised for proper designation.

Gary Nordquist asked what the Planning Commission would like to see?

Commissioner Devine replied with examples such as McVicar was labeled as Road and not Street and other people being named as historical but are not historical to the City.

Chairman Dykstra asked the Commission that perhaps the map should be revised and proof-read.

Commissioner Smith asked if all the trails are realistic, realistic being if they are accessible.

Gary Andre replied that all trails have been surveyed by himself and are accessible.

Vice Chairman Smith asked Gary Andre if he has the GPS coordinates for the trails?

Gary Andre replied that he has all the GPS coordinates.

Vice Chairman Smith asked if the Commission can approve the resolution with recommendations to the Council.

Commissioner Devine commented that the Planning Commission should send the resolution to Council with the recommendation that all items discussed be changed.

Director Bassi commented that the Planning Commission can adopt the resolution request as part of the recommendation that the changes be made so when it does go to Council they will see the final product with the changes made.

Vice Chairman mentioned he would be comfortable with that idea.

Commissioner Langworthy asked how the McVicar and Castanon trails will be address?

Commissioner Devine responded that the Castanon trail be added to the list.

Commissioner Langworthy commented that staff can take off the historical category and rename it as Wildomar trails.

Gary Nordquist commented they call pull off the historic category and just list all the trail names, inclusive of the street names. Thus, having one master list for all the trail names that matches to the map.

Chairman Dykstra commented that the Planning Commission will be approving three separate motions.

Assistant City Attorney Jex responded that in the affirmative. That the Planning Commission will be approving one motion dealing with the addition of trail names to the trail map. The second resolution, deals with the adoption of the trails program and the third resolution deals with the trails coordinator position.

Chairman Dykstra asked if anyone in the Commission asked if anyone was comfortable with a motion.

Assistant City Attorney Jex commented that the motions can be taken out of order.

Commissioner Devine made a motion to adopt Exhibit "A" and the names with the addition of the McVicar and Castanon family trail and the names: Turner family, Wibel family trail listed as north/ south trails be listed as historic and the historic trails listed such as the Bob Buster and Jon Rodarme trails be listed as significant contributor trail to the Wildomar effort and add a condition that in order to be considered historic, a family would need to reside in the city for over 100 years.

Vice Chairman Smith thanked Commissioner Devine for his efforts to make a motion but commented he was not comfortable making a decision with the stated motion because he felt that there was detailed left out from the discussion.

Gary Nordquist responded in the affirmative and would be comfortable having the section continued.

Vice Chairman Smith agreed.

Chairman Dykstra commented that Commissioner Devine's motion would need to be voted denied in order to entertain a new motion to the table.

Chairman Dykstra motioned to deny Commissioner Devine's motion, the following vote resulted:

AYES:

NOES: Devine, Dykstra, Kazmier, Langworthy, Smith

ABSENT:

ABSTAIN:

Chairman Smith motioned to adopt PC Resolution No. 12-02, and allow staff and the trails committee with the Assistant City Manager to address the questions that were raised by the Commission to return with clarification. Motion seconded by Commissioner Devine Motion carried 5 - 0, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

Chairman Dykstra asked for a motion. Vice Chairman Smith motioned to adopt PC Resolution No. 12-03 attachment "B". Motion seconded by Commissioner Langworthy Motion carried 5 - 0, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

Chairman Dykstra asked for a motion. Commissioner Devine motioned to adopt PC Resolution No. 12-04 attachment "C" with the modification that the word "Commissioner" be changed to "Coordinator". Motion seconded by Vice Chairman Smith Motion carried 5 - 0, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

Director Bassi commented for clarification that resolution 12-02 will return to the Planning Commission before it moves forward to the City Council.

Director Bassi asked Gary Nordquist if he planned to take the other resolutions to City Council or if he would wait until the Commission approved resolution 12-02 and take all three for adoption.

Gary Nordquist responded that he would wait and take all three for adoption.

### **3.3 Election of New Planning Commission Officers:**

Planning Commission consideration to elect a new Chairperson and Vice-Chairperson for the 2012 calendar year in accordance with the City of Wildomar Planning Commission Bylaws.

Chairman Dykstra asked for a motion for Chairman of the 2012 calendar year Commissioner Devine motioned to nominate Vice Chairman Stan Smith as Chairman of the Wildomar Planning Commission. Motion carried 5 - 0, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

Commissioner Dykstra asked for a nomination for Vice Chairman for the 2012 calendar year. Chairman Smith motioned to nominated Michel Kazmier as Vice Chairman. Commissioner Devine nominated Commissioner Langworthy as Vice Chairman. Commissioner Langworthy declined to serve as Vice Chairman.

Commissioner Dykstra asked for a motion for to nominate Michael Kazmier as Vice Chairman. Motion carried 5 - 0, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

#### **Planning Directors Report.**

Director Bassi congratulated the new Chair and Vice Chairman and wished everyone a Happy New Year.

#### **ASSISTANT CITY ATTORNEY'S REPORT**

Assistant City Attorney Tom Jex made a brief presentation to the Planning Commission regarding AB 32's Impacts on Local Government: and California's Sustainable Communities and Climate Protection Act of 2008 (SB 375):

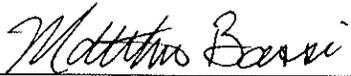
#### **Planning Commission Communications:**

Commissioner Dykstra thanked staff and Assistance Attorney Tom Jex for their help while having the Chairman position. As well as congratulated the new Chairman and Vice Chairman.

Commissioner Devine congratulated the new Chairman and Vice Chairman.

Commissioner Langworthy congratulated the new Chairman and Vice Chairman. As well as thanked Richard and Sharon Heil for their kind holiday gifts to City staff.

Seeing no further questions or communications, Chairman Smith adjourned the January 18, 2012 Planning Commission meeting at 9:05 P.M.



Matthew C. Bassi  
Planning Director/Minutes Secretary