

**CITY OF WILDOMAR  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
October 6, 2010**

**1.0 CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Devine at 7:17 P.M. at Wildomar City Hall, Council Chambers.

**1.1 ROLL CALL OF PLANNING COMMISSION**

Present: Harv Dykstra, Vice-Chairman  
Gary Andre, Commissioner  
Ben Benoit, Commissioner  
Michael Kazmier, Commissioner

Absent: Robert Devine, Chairman

Staff Present: David Hogan, Planning Director  
Thomas Jex, City Attorney  
Alfredo Garcia, Planner

**1.2 PLEDGE OF ALLEGIANCE:**  
Commissioner Andre led the flag salute.

**2.0 COMMUNICATIONS FROM THE PUBLIC:**

None.

**3.0 CONSENT ITEMS:**

3.1 APRIL 21, 2010 REGULAR MEETING MINUTES

3.2 MAY 5, 2010 REGULAR MEETING MINUTES

3.3 JULY 21, 2010 REGULAR MEETING MINUTES

3.4 AUGUST 4, 2010 REGULAR MEETING MINUTES

Assistant City Attorney Thomas Jex commented to the Planning Commission to carefully read all the minutes because they may all be different because in some cases certain Commissioners were absent and others had not been elected to their positions at the time.

Assistant City Attorney Jex further commented if the Commissioner was absent or not been assigned as a Commissioner at the moment to please abstain from voting.

Assistant City attorney Jex commented to Vice Chairman Dykstra to wait on voting for the April 21, 2010 minutes and postpone the vote for the next meeting, since there are only two present Commissioners that can cast a vote.

Assistant City Attorney Jex commented to Commissioner Ben Benoit to please exclude himself from voting since he was not appointed to his position at the time.

Commissioner Benoit leaves room.

Vice Chairman Dykstra motions to approve Planning Commission minutes for May 5, 2010. Motioned was seconded by Commissioner Kazmier. Motioned carried, the following vote resulted:

AYES: Dykstra, Andre, Kazmier  
NOES: -  
ABSENT: Devine  
ABSTAIN: Benoit

Commissioner Benoit returns to the room.

Vice Chairman Dykstra motions to approve Planning Commission minutes for July 21, 2010. Motioned was seconded by Commissioner Kazmier. Motioned carried, the following vote resulted:

AYES: Dykstra, Andre, Kazmier, Benoit  
NOES:  
ABSENT: Devine  
ABSTAIN:

Director Hogan commented that City staff will need to change the City attorney name from Julie Biggs to Erica Ball. The Commission can still vote with the condition of changing the name on the final minutes.

Commissioner Benoit motions to approve Planning Commission minutes for August 4, 2010. Motioned was seconded by Commissioner Kazmier. Motioned carried, the following vote resulted:

AYES: Dykstra, Andre, Kazmier, Benoit  
NOES: -  
ABSENT: Devine  
ABSTAIN:

**4.0 CONTINUED PUBLIC HEARING ITEMS:**

None.

**5.0 PUBLIC HEARING ITEMS:**

5.1 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP 31479

RECOMMENDATION: Adopt a Resolution entitled:  
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING AN EXTENSION OF TIME FOR TENTATIVE TRACT MAP 31479 LOCATED BETWEEN GEORGE AVENUE AND IODINE SPRINGS ROAD AND KNOWN AS ASSESSOR'S PARCEL NOS. 362-240-020, 362-240-023, 362-240-029, 320-240-031, AND 362-340-032 (PROJECT NO 10-0093)

Planning Director Hogan made the staff presentation

Commissioner Andre commented he had visited the site and wanted to ask the applicant representative if the site could be maintained, regarding fencing replacement and weed control.

Director Hogan replied the City Engineering department will be working with the applicant representative in achieving the maintenance goals.

Vice chairman Dykstra commented if the new street arrangement is part of the Conditions of Approval.

Director Hogan replied in the affirmative

Vice Chairman Dykstra commented he has not been pleased with the County of Riverside conditions regarding road circulation.

City Engineer Crawford replied that the circulation element shows that Iodine Springs is to be realigned into Inland Valley in the future.

Vice Chairman Dykstra opens the public hearing

No comment. Vice Chairman Dykstra closed the public hearing

Planning Commissioner Andre motioned to adopt a resolution for approving an extension of time for Tentative Tract map 31479 located between George Avenue and Iodine Springs Road. Motioned was seconded by Commissioner Kazmier. Motioned carried, the following vote resulted:

AYES: Dykstra, Andre, Kazmier, Benoit  
NOES: -  
ABSENT: Devine  
ABSTAIN:

5.2 ZONING CODE AMENDMENT 10-06 – CONDITIONAL USE PERMITS -  
DURATION OF APPROVAL

RECOMMENDATION: Adopt a Resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AUTHORIZING ADDITIONAL EXTENSIONS OF TIME FOR CONDITIONAL USE PERMITS" (ZONING CODE AMENDMENT 10-06)

Planning Director Hogan made the staff presentation

Vice-Chairman Dykstra opened the public hearing.

No comment

Vice-Chairman Dykstra closed the public hearing.

Commissioner Andre asked which Conditional Use Permits does this amendment apply too.

Director Hogan replied that this amendment only applied to Conditional Use Permits that have not been used presently.

Planning Commissioner Benoit motioned to adopt a resolution authorizing additional extensions of time for Conditional Use Permits. Motioned was seconded by Commissioner Kazmier. Motioned carried, the following vote resulted:

AYES: Dykstra, Andre, Kazmier, Benoit  
NOES: -  
ABSENT: Devine  
ABSTAIN:

**6.0 GENERAL BUSINESS ITEMS:**

6.1 PROJECT CONCEPT PRESENTATION – SUNSET RIDGE. A pre-project presentation concerning a project site is 800 acres south and southeast of The Farm.

RECOMMENDATION: Provide comments and concerns on the conceptual project, as well as general comments on development in and around the area.

Commissioner Benoit excluded himself from the Sunset Ridge presentation as it would be a conflict of interest with his campaign.

Commissioner Benoit leaves the room.

Planning Director Hogan made the project introduction.

Applicant representation Ali Shapouri made the project presentation.

Director Hogan commented if there is anyone that would like to speak on the project they may do so.

Martha Bridges commented to the Planning Commission to consider widening Bundy Canyon Road at the same time the project begins construction.

Commissioner Kazmier commented the proposed lot sizes are too small.

Mr. Shapouri replied in order for the project to be successful their current market study shows people are buying smaller lots.

Mr. Shapouri further commented the project will be done in phases and each phase has larger lot sizes.

Commissioner Kazmier asked what the price range would be.

Mr. Shapouri introduced Carla from his development staff to answer Commissioner Kazmier's question.

Miss. Carla responded the homes will range from 300,000 to 600,000 dollars.

Commissioner Kazmier asked what the largest home size is.

Ms. Carla responded the largest homes will be 3,800 square feet.

Commissioner Andre commented he has concerns with the projects density and proposed that the project have a lower density to meet the requirements stated in the Visioning report which describes the preservations for ranch style communities and its trails.

Commissioner Andre asked who will be responsible in constructing the bridge to connect the project community to Clinton Keith.

Mr. Shapouri responded he has had multiple workshops with surrounding residences of the project area. As a result, the residences provided valuable feedback with concerns on drainage and the lack of water.

Mr. Shapouri commented that the project will provide fire hydrants, water connection, sewer connection, paved roads and proper drainage.

Mr. Shapouri continued by saying they will be connecting the surrounding regional trails the communities proposed equestrian center. He feels this will be a great attraction for the project.

Commissioner Andre mentioned clustering is a good way to preserve land.

Mr. Shapouri responded in the affirmative.

Ms. Jan Mackenzie a resident of the Farm community asked how the dirt not being used for the project will be transported out.

Mr. Shapouri responded the project has been engineering to have balanced grading.

Mr. Shapouri added this project may be one of very few projects that can fully connect Bundy Canyon Road with Clinton Keith without utilizing the 15 or 215 freeways.

Commissioner Kazmier asked if the project will be construed from smallest to largest.

Mr. Shapouri responded as the project evolves they will have a mix of housing offered because they will not know what the market demand will be.

Vice Chairman Dykstra asked if there would be any commercial areas proposed with the project.

Mr. Shapouri responded they have exercised the idea of placing a small commercial center near the project location.

Commissioner Andre commented this project should have a workshop and include the surrounding Cities.

Mr. Shapouri responded that is a great idea, but usually that is handled in the EIR process.

Vice Chairman Dykstra commented that the current layout will direct people to shop into Murrieta instead of shopping in Wildomar and proposed that the project have a connection to Baxter Road.

Mr. Shapouri responded that the Baxter connection is difficult to construct because of the topography.

Vice Chairman Dykstra responded it can be done by contouring the hills and it will be one of the last chances to benefit Wildomar with the commercial sales tax.

Mr. Shapouri, responded that there are also benefits from having homes.

Vice Chairman Dykstra, responded the City needs Commercial and industrial development.

Mr. Shapouri responded there can be commercial development, but it will be difficulty in providing passage to Baxter. Mr. Shapouri further added they will be constructing a 242 foot connection bridge.

Vice Chairman Dykstra responded if the project has the capabilities to construct a bridge they have the capabilities to provide connection to Baxter Road.

Mr. Shapouri responded he would make himself available to walk the Baxter site with the Commissioners.

Commissioner Andre commented most of the land is BLM space which is an issue.

Mr. Shapouri responded Commissioner Andre has a valid point.

Vice Chairman Dykstra responded that can be negotiated with the County.

Mr. Shapouri responded there might be dedicated open space easements that might be difficult to undue.

Vice Chairman Dykstra responded that the City can do certain tradeoffs.

Mr. Shapouri responded they are opened to possibilities.

Vice Chairman Dykstra commented they have one chance to get everything right.

## **7.0 PLANNING DIRECTOR'S REPORT:**

- Commissioner Benoit was welcomed back into the meeting room.
- City Attorney Thomas Jex handed a Conflict of Interest guide to all Planning Commissioners and provided a brief explanation.

**7.1** Director Hogan commented on the announcement for future Planning Commission vacancies.

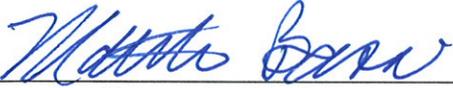
**7.2** Director Hogan commented that he and Mr. Jon Crawford from the Engineering Department will be moving on to the new City of Eastvale and Mr. Matthew Bassi will now be the new Planning Director and Mr. Steven Palmer will be replacing Jon in the Development Services Departments.

## **8.0 PLANNING COMMISSION COMMENTS:**

Vice Chairman Dykstra commented he will miss working with Dave and Jon, but is looking forward with working with the new staff.

**9.0 ADJOURNMENT.**

The October 6, 2010 regular meeting of the Planning Commission was adjourned at 8:17 P.M.



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Respectfully submitted:  
Matthew Bassi  
Commission Secretary