

YUBA CITY PLANNING COMMISSION
MINUTES

Regular Meeting
July 9, 2008
City Hall Council Chambers

The meeting was called to order by Chairman Starkey at 7:00 p.m. Members present were as follows:

PRESENT

Chairman Craig Starkey	Commissioner Preet Didbal
Commissioner Satwant Takhar	Commissioner John Sanbrook
Commissioner Jana Shannon	

ABSENT

Commissioner Mike Tomlinson	Commissioner John Dukes
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Also present were Aaron Busch, Community Development Director; Paulla Hyatt-McIntire, Counsel; Diana Langley, Senior Engineer; and Roberta Kyle, Recording Secretary.

The Pledge of Allegiance was led by John Cassidy.

The meeting minutes of June 25, 2008, were approved as written with Commissioner Didbal abstaining, and Commissioners Dukes and Tomlinson absent.

Appearance of Interested Citizens: - None

Correspondence: - None

Public Hearing:

1. CONSIDERATION OF AN UPDATE TO THE HARTER SPECIFIC PLAN FINANCING PLAN AND AN AMENDMENT TO THE HARTER SPECIFIC PLAN DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE OBLIGATIONS AND FEE CREDITS.

Aaron Busch, Community Development Director, presented a staff report and went over the particulars of the Financing Plan and amendment to the Development Agreement regarding infrastructure obligation and fee credits.

Commissioner Sanbrook asked about timing commencement of the park vs. the timing for completion.

Mr. Busch stated construction of the park is to start when permits have been issued with 50% of the homes in either of the subdivisions, and said the park needs to be completed with the issuance of the final certificates of occupancy in both the north and south portions.

Commissioner Sanbrook asked about roadway credits and also asked if fee credits are calculated by category, and if so how are they calculated.

Mr. Busch referred Commissioner Sanbrook's questions to Diana Langley, Senior Engineer, to address.

Ms. Langley addressed how the fee credits are calculated and stated that through the AB1600 study, they established estimates for the improvements and provided them to Joanne Brion, the consultant that prepared the finance plan. Ms. Langley stated that Ms. Brion goes through and breaks out storm drain separately, has a roadway cost and of the that, comes up with the fee credit as far as what is Harter's share of the improvements and what would be considered creditable towards the impact fees.

Commissioner Sanbrook asked if that was done with each item.

Ms. Langley stated that was correct, and said it is pretty well defined, because the only development impact fee roadways that are eligible for credits are Harter Parkway, Butte House Road and Tharp Road. Ms. Langley said as far as water and sewer, it is basically the water and sewer lines in Harter Parkway.

Chairman Starkey opened the public hearing.

Tom Tucker, Harter Packing Partnership, LLC, located at 1321 Harter Road, spoke about the cause of delays in their project, and fee credits.

Ron Sweeney, Chief Operating Officer of Sierra Central Credit Union, 820 Plaza Way, talked about Sierra Central Credit Union's new corporate headquarters Master Plan, in which they acquired 8 acres from Harter Partnership to build on. Mr. Sweeney went on to explain their project phasing, and spoke in favor of the approval.

There being no further testimony, Chairman Starkey closed the public hearing.

Commissioner Sanbrook asked if the city-wide impact fees annual inflationary adjustment applies during the fee freeze.

Mr. Busch stated it does, and it started this year during the freeze, and that there was a 2.31% adjustment.

Commissioner Sanbrook expressed his concerns about the phase in (freeze), and feels the City is getting behind.

Chairman Starkey agreed with Commissioner Sanbrook, but said he feels that Council and staff are dealing with the current economic times and are doing what they need to do to help make things move forward.

Commissioner Sanbrook asked if the Dusa project at the corner of Lassen and Harter Parkway is a pipeline project.

Mr. Busch said it is not, and is not part of the Harter project.

Chairman Starkey moved to A. Recommend that the City Council approve the First Amendment to the Harter Specific Plan Development Agreement, and to B. Recommend that the City Council approve the Update to the Harter Specific Plan Financing Strategy and Phasing Plan. The Motion was seconded by Commissioner Shannon, and the motion passed by a vote of 4-1-2 (Commissioner Takhar voted no, and Commissioners Dukes and Tomlinson were absent).

Commission Discussion: - None

Other Business: - None

Report on Actions of the City Council: - None

Adjournment: There being no further business, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Roberta Kyle, Secretary
YUBA CITY PLANNING COMMISSION