

Planning & Zoning Minutes
P/Z Room South City Hall
360 Rio Communities Blvd
February 15, 2018

Call to Order

- Chairman Teague called the meeting to order at 6:30 pm.

Roll Call

- Present: Robert Teague, Lawrence Gordon, John Thompson, Dennis Kintzler and L.E. Rubin
- Also present: City Manager Bob Skerry and Deputy Clerk Pam Johnson

Approval of Minutes of January 18 and February 1, 2018 meetings

- Dennis Kintzler moved to approve the minutes of the February 1 meeting as submitted. John Thompson seconded the motion and the minutes were approved on 5-0 vote.
- John Thompson moved to approve the minutes of the January 18 meeting as submitted. L.E. Rubin seconded the motion and the minutes were approved on 5-0 vote.

General Discussion –

- L.E. Rubin asked if there was any discussion on solid waste.
- Robert Teague said Council will talk about it at the workshop and their meeting on the 27th.
- Bob Skerry said he brought P&Z's recommendations to Council and told them he will come up with an ordinance when they tell him what they want.

Subdivisions -

- Bob Skerry said he met with Michael Lovato regarding the proposed 64-lot subdivision and reviewed the plans. He said he went through the list of things P&Z put together that should be included on the plan and changed the width of the road to 28' so it will match Carmel. He said he assumes they want R-1 zoning and told Mr. Lovato that P&Z would probably grant a variance because the property is in an R-1 area.
- Bob Skerry explained that the original plans were prepared by Mr. Crawford and he suggested they ask him to sign off on the plans. He said the original survey will have to be redone because pins weren't certified, so it would be easier and cheaper to find the original surveyor to locate the pins
- Bob Skerry explained that subdivision regulations began in 1968 but Valencia County didn't adopt regulations until 2005 so anything before that hasn't gone to the county for approval. He said he told Mr. Lovato about postal boxes and that the fire department would need to get with the water company about fire hydrants. He said he also told him the city would waive the fees because we've never voted on a fee structure.
- John Thompson asked about Del Fuego Park.
- Bob Skerry said he told Mr. Lovato that he will need to provide 2.63 acres of open space and we would be interested in something at Del Fuego Park. He explained that we have money in last year's budget for sidewalks from city hall to the fire station and to Nancy Lopez that is not tied to a grant.
- Bob Skerry explained that money has been raised through capital outlay grants for city complex and two of the five legislators have said they would put money in for parks. He then explained that the plan for city hall includes the open areas around city hall and making two pocket parks. He then

distributed a copy of the plan for the front of city hall and said the architects will be here to make a presentation on the 28th at 10:00 a.m.

- Bob Skerry said he met with CES (Consolidated Education Services) which acts as the procurement officer for school construction. He said they have a design/build operation because their projects have to be completed quickly and they have the capability of doing that.
- Dennis Kintzler said if the same people that are associated with this project are also associated with the golf course, the drainage problem may be solved.
- Lawrence Gordon said we're dealing with a lot of ideas, where we have land and where the trails will be and asked how we get a plan.
- Bob Skerry explained that the architects will design the plan and tell us how much it will cost. He said when a developer gives us open space, we need to be flexible and we also own land that can be used for trails or parks. He then began a review of the comprehensive plan and said everyone should focus on the plan and understand validation for the way things are done when it's time to review the plat.

ADJOURN

- John Thompson moved to adjourn. L.E. Rubin seconded the motion and the meeting adjourned at 7:43 p.m.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Robert Teague, Chair

John Thompson, Vice Chair

L.E. Rubin, Secretary

Dennis Kintzler

Lawrence Gordon

Date: _____