



Planning Commission Meeting September 22, 2017 – 8:57 a.m. Approved Minutes

I. ROLL CALL

Planning Commissioners Present

Bruce Houdesheldt, Chair
Krista Bernasconi
Justin Caporusso
Tracy Mendonsa

Planning Commissioners Absent

Joseph McCaslin, Vice-Chair, *Excused*
Erich Brashears, *Excused*
Charles Krafka, *Excused*

Staff Present

Greg Bitter, Planning Manager
Kathy Pease, Planning Manager
Derek Ogden, Senior Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

II. ORAL COMMUNICATION

Chair Houdesheldt opened the Oral Communication. Hearing none, Chair Houdesheldt closed the Oral Communication.

III. CITY TOUR

Commissioners and Staff boarded a Roseville Transit bus to begin the City Tour.

Projects viewed:

- Fire Station #1
 - *Once the Fire Station is completed, Warwick University will occupy the vacated Fire Station #1 property located at 401 Oak Street. This will occur sometime in Fall 2019.*
- Oak Street Parking Lot
 - *The garage will be ready April 2018. Snags during construction caused the ready date to be pushed back.*
- Sikh Temple
 - *Working on modifications to reduce/eliminate the east and west porte cocheres.*
- Foothills American Dream
 - *John Mourier Housing. JMC will retain ownership. The entire subdivision will be rentals. Staff is working with JMC to change the signage.*
- Foothills Blvd.
 - *Foothills Blvd. has been widened to 6 lanes.*
- Play Care Learning Center
- Sierra Vista
 - *Construction will begin next summer. Grading for Baseline Marketplace. Underground work will begin soon. Vertical construction could occur as early as 2019. Tenants in flux at this time.*
- Fiddymment Road
 - *John Mourier Construction will be adding lanes to Fiddymment Road.*
 - *Homes – low/medium density – could be under construction in Spring 2019.*
- Lennar Subdivision
 - *Alley loads approved.*
 - *How many homes were built last year?*
 - *County asked City to continue Pleasant Grove Blvd. to the Regional University.*
- Westbrook Phase 2
 - *Gated community, age restricted. Improvement plans are being processed.*
 - *Army Corps of Engineers have denied the placement of some of the bike trails.*
 - *Plans are to build the approved bike trail portions.*
- Oakmont Village of Roseville II
- Avia Apartment Complex

- 300 units under construction.
- Campus Oaks
 - Campus Oaks has a design guideline.
 - Where will the fire station be located?
 - Street name has been changed from HP Way to Roseville Parkway.
 - Discussion on Nugget Market.
 - Will there be design continuity between the established Safeway and new construction?
 - Campus Oaks Apartments Phase 1 is under construction.
- Panatoni Master Plan
- Freedom Way
- Parcel 44 – Senior apartment complex and an assisted living facility
- Shea Property
- Villa Sport
- Lazy Dog Restaurant & Revolutions Naturopathic Medical Office are under construction
- Fountains Phase 2
- Adventist Health
- Wendy's Restaurant
 - Have building permits been pulled? Is there a Design Review Permit?
- John Adams Academy
 - How is the traffic?
- Safe Credit Union
 - A project that came before the Design Committee
- John L Sullivan Project
 - Sunrise Avenue and Douglas Blvd. right turn lane construction.
- U-Haul
 - Purchased the old Roseville Hospital property
- Dutch Bros.
 - Project approved by Design Committee
- Castle
 - Anything new?
- The Station
 - They no longer have a liquor license
 - Is anything planned for this site?
- Kaiser Permanente
 - The parking deck is being constructed
 - The underground is done
 - Fall of 2019 it will be open
- Mercy Housing on Vernon Street
 - 58 affordable units under construction.

The tour provided Commissioners the opportunity to see projects post approval and pre-review.

IV. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Mendonsa made the motion, which was seconded by Commissioner Caporusso, to adjourn the meeting.

The motion passed unanimously at 11:05 a.m.