

1. **A. CALL TO ORDER** –Mayor Soiseth called the meeting to order at 5:04 p.m.
PRESENT: Councilmembers Amy Bublak, Bill DeHart, Matthew Jacob, Steven Nascimento,
and Mayor Soiseth.
ABSENT: None

Planning Commission – Commission Chair Fregosi called the Planning Commission meeting to order at 5:04 p.m.

PRESENT: Commission Members Victor Pedroza, Jeanine Bean, Elvis Dias and Commission Chair Soraya Fregosi
ABSENT: Commission Members Eric Gonzalez and Nick Hackler

B. SALUTE TO THE FLAG

2. WELCOME AND INTRODUCTIONS:

Commission Chair Fregosi introduced Commission Members.

3. PUBLIC PARTICIPATION – LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING: None

4. PLANNING COMMISSION CHAIR/STAFF UPDATES:

Commission Chair Fregosi thanked the Mayor and Council for holding the joint meeting and for the creation of the Policy Goals and Implementation Plan, noting the Plan goes hand in hand with the goals of the Planning Commission.

PUBLIC EDUCATION ON PLANNING-RELATED ISSUES, SUCH AS THE ACTIVE TRANSPORTATION PLAN AND HIGH DENSITY RESIDENTIAL DEVELOPMENT

Deputy Development Services Director Debbie Whitmore presented information regarding public education on planning related issues, including the Active Transportation Plan, New Development Laws and Regulations, and High Density Development.

AFFORDABLE HOUSING AND ADEQUATELY ADDRESSING HOMELESSNESS

Assistant to the City Manager for Economic Development/Housing Program Services Maryn Pitt provided information about Affordable Housing including Avena Bella, upcoming projects such as the Montana Self Help Project, Haven Women's Center and Triangle Project, and addressing/reducing homelessness through partnerships with by other agencies, including WeCare, Turlock Gospel Mission, and the United Samaritans Foundation.

ENFORCEMENT OF THE ZONING CODE AND SIGN ORDINANCE UPDATE

Fire Marshall Mark Gomez provided statistical information about Zoning Code enforcement efforts.

Council, Commission and staff discussion included clarifying certain portions of the zoning code and the importance of enforcement.

Deputy Development Services Director/Planning Manager Debbie Whitmore presented information about the sign ordinance update and established goals, including reducing permitting costs for signs, reducing the time it takes to issue a sign permit, providing adequate signage for all businesses while reducing sign clutter, recognizing Downtown Turlock is unique by maintaining current Downtown sign regulations, allowing for variations from the sign regulations under more specific circumstances, and maintaining equity and consistency in the amount and type of signage previously approved for existing businesses. Ms. Whitmore provided information regarding promotion/temporary signs, permanent signs, and introduced a "model" sign program.

Council, Commission and staff discussion included lack of affordable housing and related economic concerns, homelessness, tiny homes, education and enforcement of the sign ordinance, and down payment assistance programs.

5. COMMISSIONER FORUM

- A. Planning Commission Comments
- B. City Council Comments

Council and Commission Comments were handled concurrently.

Councilmember Nascimento spoke regarding sandwich board signs and noted his awareness some business owner's feelings that regulations concerning these signs have not been evenly enforced. Staff provided information about current regulations and enforcement efforts.

Commission Member Pedroza inquired as to Council's thoughts on sandwich board signs. Councilmember Nascimento spoke regarding scale being appropriate for the area in which signs are placed.

Commission Chair Fregosi spoke regarding education and outreach, the importance of enforcement and compliance, and the Chamber of Commerce being instrumental in reaching the business community.

Mayor Soiseth spoke in favor of code enforcement and of related coordination with the Chamber of Commerce.

Councilmember Bublak spoke regarding parity, ADA compatibility, and simplicity regarding the sign ordinance.

Councilmember DeHart spoke regarding being sensitive to advertising costs.

Commission Chair Fregosi spoke regarding balance in serving the entire community.

Mayor Soiseth introduced City Attorney Phaedra Norton who provided information about a newly developed Pilot Diversion Program. City Attorney Norton provided information about the program, statistical information on persons entering the program, and noted the program goal of connecting individuals who may have a need for social services to appropriate services.

Mayor Soiseth spoke in favor of the program and invited City Attorney Norton to present information about the program at the March 1, 2016 City Council meeting.

Commission Member Pedroza spoke regarding the passion he has seen in City of Turlock staff and School Board members in serving the community. Mr. Pedroza encouraged open communication, staying connected, and encouraged the inclusion of other entities, such as the Chatom and Keyes School Districts, to join the current joint meetings held between the City of Turlock and the Turlock Unified School District.

Mayor Soiseth noted that relative to the earlier ATP discussion, StanCOG has adopted a formula for the anticipated Sales Tax Initiative which includes a bicycle/pedestrian category, and noted his desire to schedule another joint meeting.

6. ADJOURNMENT

Motion by Planning Commissioner Pedroza, seconded by Planning Commissioner Bean, to adjourn the Planning Commission Meeting at 6:00 p.m. Motion carried unanimously.

Motion by Councilmember DeHart, seconded by Councilmember Nascimento, to adjourn the City Council meeting at 6:00 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Kellie E. Weaver
City Clerk