



City of Riverbank
Planning Commission Meeting
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA 95367

MINUTES
Tuesday, August 20, 2024
(In-Person)

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, if available, for a fee by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Commissioners: Stewart, Zamora, Dinan, Halterman, Basso, (Alternate) Link and (Alternate) Reuben

Absent: Commissioners: None

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

Commissioner Halterman had a conflict with Item 4.1 will abstain from voting.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 3 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.

- *Gary Pearson spoke on the Housing Element workshop stated he would like the city to hold another workshop in hopes to get more out reach to the community. Also, is not in approval for the River Walk Project.*
- *Jamie Aggers spoke against the River Walk Project and made comments related to the City's Housing Element update process.*

2. CONSENT CALENDAR

All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.1: Posting of the Agenda. The Agenda for the August 20, 2024, Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website and emailed to the Library on August 15, 2024.

Item 2.2: Approval of the August 20, 2024 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

ACTION: *By motion moved/second (Dinan / Basso passed 5-0-0) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, Zamora, Dinan, Basso and Halterman

Nays: None

Absent: None

Abstained: None

Item 2.3: Approval of the June 18, 2024 Planning Commission Meeting minutes.

ACTION: *By motion moved/second (Dinan / Zamora passed 4-0-3) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Dinan, Zamora, (Alternate) Link and (Alternate) Reuben

Nays: None

Absent: None

Abstained: Basso, Stewart and Halterman (absent during this meeting date)

3. POLICE & FIRE PRESENTATION – (Informational Only – No Action)

Item 3.1: Presentation from Chief Ridenour and Deputy Chief Clint Bray on illegal firework dangers and enforcement strategies.

- Chief Ridenour and Deputy Fire Chief Bray, presented Item 3.1 and PowerPoint and provided states of calls for fire's during the day of July 4th.
- Staff asked some questions and appreciated their efforts for everything they did during the 4th of July.
- Public Comments was opened at 6:10 p.m.
- Being no comments, the public comments was closed at 6:10 p.m.

4. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for items 4.1 were published on August 7, 2024 in the Riverbank News.

Item 4.1: **Architecture & Site Plan Review 04-2024 (Dept. File #24-0010) – Countryside III – California Avenue and Central Avenue, APN: 062-022-020.** Architecture and Site Plan Review (ASPR) for Countryside III, a twenty-three (23) lot subdivision with one (1) lot, Lot A, serving as the development's storm drain basin. Countryside III is the third and final phase for the Countryside development.

- Michael Arroyo with JB Anderson Land Use Planning Presented Item 4.1 and PowerPoint.
- Staff had no comments.
- Public Hearing was opened at 6:28 p.m.
- Being no comments, the Public Hearing was closed at 6:28 p.m.

ACTION: By motion moved/second (Dinan / Basso passed 4-0-1) was approved as submitted; Motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Stewart, Zamora, Dinan, Basso

Nays: None

Absent: None

Abstained: Halterman (due to conflict of interest)

5. PLANNING COMMISSION COMMENTS

None

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only - No Action)

Item 6.1: Correspondence received from Modesto City Schools regarding 2024 School Impact Fee Increases

- Joshua Mann, Community Development Director informed staff of the letter we had received from Modesto City School District on fee increase for impact fees for building fees.

7. STAFF COMMENTS (Information Only) NO ACTION

Item 7.1: Joshua Mann, Community Development Director, updated the Commission on items that have gone to City Council and will be going to City Council and also informed them of some applications that will be coming to the Planning Commission at our next meeting.

8. ADJOURNMENT - Regular Planning Commission Meeting – August 20, 2024 at 6:30 p.m.

9. Next Regular Planning Commission meeting – September 17, 2024 @ 6:00 pm.

ATTEST:

APPROVED:



Joshua Mann
Community Development Director



Joan Stewart
Planning Commission Chair