

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES

Wednesday, May 4, 2016 - 6:30

Members present:

Seat 1-Kristen Mitten; Seat 3-Karen Ensall; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery; Seat 6-Josef Kufal; Seat 8-Nathan Thompson; Seat 9-Wyatt Allen; Seat 10-Milt Cyphert; Seat 12-Steve Robak; Seat 13-Lisa Anderson; Seat 14-Julie Bugbee; Seat 15-Bob Turner

Members Absent:

2-Brian Sesko; Seat 7-currently vacant; Seat 11- currently vacant

Members Late:

Public present: Approximately 28 present, including 12 board members. 4 people signed up for the Lakeside Equestrian Center, 3 signed up for Terrace Hill and 1 signed up for Open Forum.

OPEN HOUSE (6:00 - 6:30pm)

- 1) **CALL TO ORDER:** 6:32 PM
 - A. ROLL CALL - Quorum reached with 12 present.
- 2) **PLEDGE OF ALLEGIANCE:** Lead by Steven Robak.
- 3) **APPROVAL OF THE MINUTES FOR THE MEETING OF:** April 6, 2016
 - A. Corrections: No corrections discussed.

MOTION: was made by Nathan Thompson to approve the meeting minutes for April 2016; seconded by Steven Robak. **VOTE:** Motion Passed (12-0-0).

4) **ANNOUNCEMENTS**

- A. **Audio Recording** - Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.
- B. **Open Seats:** There is currently a seat or two open on the LCPG, seat 7 and seat 11.
 - i. Interested citizens who reside within the Planning Group area are encouraged to apply for the remaining positions by filling out the application that is on the website.

5) **OPEN FORUM**

A. Jitka Perez

- i. Thanked LCPG for having the subcommittee meeting and noticed that Golden Ridge Road was missing from the CIP list and was hoping it would be added.

6) **COUNTY PRESENTATIONS**

A. Tree removals at 13138 and 13127 Julian Ave., within county right of way:

- i. Bill Saumier from County.
 1. Doesn't know anything about the trees.
 2. Will follow up and get back to the LCPG.
 3. Milton Cyphert stated what he remembered seeing was that the trees were dropping branches and were becoming a danger of falling on cars and endangering property.
 - a. The County and residents got together and the residents signed the tree removal agreement with the county.
 - b. Wanted LCPG to review because it was right on Julian.

MOTION: Julie Bugbee made a motion to approve the tree removal, seconded by Wyatt Allen. No discussion on the motion. No community input. **Vote:** Motion passed (12-0-0).

B. Lakeside Equestrian Center.

- i. Bill Saumier presenting:
 1. 2012 Department of Parks and recreation purchased 13.88 acres of land on the corner of Willow and Moreno Ave.
 2. Originally for construction of soccer fields.
 3. The community was against soccer fields as this is an equestrian area so the property was purchased for equestrian use.
 4. The concept started with an initial concept proposed from the non-profit Equestrian Group East County Equestrian Foundation (ECEP).
- ii. Michelle DeVries representing ECEP said that a group formed a 501c3 about 3 years and the board has been working on the project a long time.
- iii. Project Manager overseeing the Lakeside area said there was a public workshop February 11, 2016 and one March 10, 2016.
 1. The meeting broke into five groups where they created their own design.
 2. Additional feedback on the five design resulted in a single design being presented at the meeting.
 3. The Lakeside Equestrian complex is not intended to be for a single group of users, it was meant to be used by everyone.
 4. Designed to accommodate a wide range of equestrian activities including horse shows, barrel racing, team roping, team penning,

cowboy polo, driving, dressage, gymkhana, hunter-jumper and so on.

5. Also accommodates other events such as livestock shows, dog show, horse shows, riding lessons, farmers markets, 4-H events, Future Farmers of America, and agricultural events.
 6. Will have a kitchen, meeting room, and office.
 7. Asking for the public and Planning group's support to move forward with design phase documents. With LCPG support can move forward as soon as the funds are available.
- iv. Questions/comments from LCPG:
1. Asked if the Equestrian Park will be open to the general public to come in with their horse trailers to practice, if they will need reservations, and if will fees be required.
 - a. It will be on a fee basis, amounts still to be determined.
 - b. It will probably be a membership type of thing.
 - c. The staging area in the southwest corner will be open to the public during the operating hours. The arenas will have to be a membership so the complex can support itself.
 - d. There is a covered arena which will be a big draw and sets this complex apart from other equestrian facilities.
 2. Questioned the FEMA report and the location of the land in a flood zone.
 - a. A firm through DPW was hired to survey the flow/drainage patterns and they determined that over time the drainage patterns changed with development.
 - b. There is a small section in the top North East part of the parcel that is still in the flood plain. The rest of the parcel has no restrictions.
 - c. With the new dam there won't be the release of water like in the past. The County should rethink the flood situation and rezone and allow rebuilding in the area.
 3. Questioned how much fundraising has been done.
 - a. Design documents need to be done before funds are released. Currently just looking for approval of the initial design concept.
 - b. Some funding has been done and there are other fundraising and grant options available.
 4. Asked how long the project is expected to take.
 - a. There is a lot of documentation that has to be prepared. The intersection at Willow will have to be redone for safety reasons.
 5. Asked for a guestimate on how much money it will take to finish the project.

- a. About 4 to 4.5 million. The covered arena is just over 2 million.
 - 6. Janis Shakelford hopes the planning group will support the concept and wondered what the occupancy would be for the covered arena.
 - a. Wondered if the parking would support the numbers.
 - b. Anticipate 30 to 150 to 200.
 - c. There will be some limits based on parking, especially with trucks with trailers.
- v. Questions/comments from the Public:
 - 1. Jitka Perez feels the idea is a good one and likes to see a safe facility for horses in a horse community. Thinks it is a great idea for Lakeside.
 - 2. Julie wondered how much the ball fields cost as a comparison.
 - a. The property was estimated at around 3 million.
 - b. About 8.5 million for the project.
 - 3. A lot of time was spent with the public trying to maximize the space and may change as the process moves forward.

MOTION: Motion made by Julie Bugbee to support/approve the design concept for the Equestrian Center as presented by the County, seconded by Deborah Montgomery. **VOTE:** Motion passed (12-0-0)

Discussion on the vote:

- i. Wyatt Allen mentioned that a flood happened twice before and there are a lot of houses and businesses in the area. Lakeside is resilient and come back strong and there is no reason this center can't be built.
- ii. Milt Cyphert noticed that in the major flood area there is going to be non-permanent structures and parking so less likely to get damage.
- iii. Steve Robak supports the complex.
- iv. Karen Ensall mentioned that George Barnard, before he passed away, was involved in this and was a firm believer in the project.
- v. Wyatt Allen suggested that the Equestrian Center could be named after George's memory.
 - a. Karen mentioned it has been considered.
 - b. The planning group can send a letter in to the Board of Supervisors requesting it be named after George.
 - c. Maybe one of the arenas.
- vi. Wyatt Allen wanted to make a motion to write the letter but it is not on the agenda so cannot take action.
 - a. Can put it on a future agenda.

7) PUBLIC HEARING

- A. PDS2015- TM-5599, Terrace Hill, changes to tentative map for grading and reduction of number of lots from 10 to 9.
 - i. Erin Crouthers from REC components as representative of applicant.
 - 1. Terrace Hill off Pepper Drive in Lakeside planning area.
 - 2. Asking to subdivision into 9 single family residential lots.
 - 3. This is just for the tentative map, no specific planning details at this time.
 - 4. Access to the project will be provided from Terrace Hill Drive.
 - 5. The project was approved a year ago on May 6, 2016 by the Planning Group, 8 to 1.
 - 6. Since that time there were changes.
 - a. From 10 to 9 lots.
 - b. The prior 9 ingress/egress locations on Terrace Drive are now only 4 due to a cul-de-sac going in.
 - c. Minimum lots sized increased to about a thousand square feet and the maximum from 14100 to 19200 sf.
 - d. Masonry walls went from 2 to 3 and height increased a foot to 6.5 feet.
 - e. 10 foot dedication along Carousel Drive added with 30 road and 10 feet for utilities.
 - f. Asking a waiver on the angle of lot 1 lot line off the cul-de-sac a little larger than the county would like to see but consistent with the property across the street.
 - g. Complies with the storm water requirements.
 - ii. Questions/Comments from LCPG:
 - 1. Julie Bugbee asked if Terrace Hill was publicly maintained or private.
 - 2. Concerned about storm water control going down toward Greenfield.
 - 3. Concerned about the tricky egress onto Pepper.
 - 4. Kristen Mitten asked if the private drive leading to the site was existing or new.
 - a. Asked if HOA is anticipated to pay for private road. Concerned with upkeep of the private road.
 - 5. Karen Ensall asked about the lot sizes compared to the surrounding lots.
 - iii. Questions/Comments from the Public:
 - 1. Jitka Parez was concerned that the people below not get flooded out due to the new construction.
 - a. Concerned that the storm water regulations are contained on the site only and does not carry over into surrounding housing.

MOTION: Motion made by Wyatt Allen to approve changes to the project as presented, seconded by Kristen Mitten.

VOTE: Motion passed (12-0-0).

- B. Discussion of CIP infrastructure Subcommittee findings, including Linden Road. The subcommittee was created to provide a jumping off place so a whole meeting wouldn't be needed to develop the list:
- i. Kristen Mitten, Chair:
 1. A meeting before the LCPG meeting tonight had 15 members of the public who reviewed the previous priorities from 2005, 2012/2013 and 2014. The meeting attendees came up with a list that was passed around at the LCPG meeting.
 2. Priority #3 accidentally excluded Golden Ridge Road, which was added in.
 3. Item #12 is a new addition to the list.
 4. There were 6 new items that made their way to the list.
 5. Asked the board for any inputs to add to the list or any priority ranking changes.
 6. Brian Jones, Chair of Diane Jacob's Revitalization Infrastructure Subcommittee, had a number one priority of the Linden Road/Winter Gardens area drainage issue (item #3)
 7. Item #1 and #2 on the list are currently under way by the department of public works.
 8. The list is numbered in order of priority with the exception of #15, safe route to school. It was three on the list of 2014. It was inadvertently left off the prioritization so was added to the list at the bottom because it wasn't discussed on where to put on the list.
 - a. Milt remembered some controversy.
 - ii. Discussion:
 1. Julie, item #16 is resurfacing of Winter gardens Drive short street. Thought it should be part of #3, drainage repair.
 - a. Items #16-20 are not on the priority list, they are just other items that were discussed.
 - b. It was discussed and the desired focus is on the drainage and then possibly adding the resurfacing in two years.
 - c. Trying to do too much at once may run into funding issues.
 2. Kristen Mitten got an email from Robin Clay asking that drainage improvements at Eastlake View Road at Bubbling Well. There are two homes that frequently flood there.
 - a. The board decided to add it as #16 on the bottom of the priority list.
 - b. Julies suggested we keep drainage problems in mind with the development of Adlai Road._

Vote was taken to add Adlai Road acquisition, improvements, drainage, and maintenance by the county to the list.

- i. Vote passed (12-0-0).
 - c. Kristen would like to add #16 and #18 under considerations to the priority list making them #18 and #19.
 - i. That puts the list at 19 items.
 - d. Discussed adding #19 to the priority list which would add a stop sign back on the exit from 67 getting off onto Winter Gardens Blvd. It is a bad driving issue and won't be added to the list.
- iii. Public comments:
1. Janis Shakelford spoke regarding Adlai stating the problems as major and widening the private road to public standards would take out people's property. The county will assign any road improvements to any major development to the area if it is needed.
 - a. Because of this it probably doesn't need to go on the list at this point.
 - b. Feels that LCPG should just line up all the issues and let the county work their way through them because there are so many problems.
 - c. Felt #18 could be dropped off the list if something had to go.
 2. The list goes into the counties 5 year plan.
 3. LCPG does not want to take any items currently being worked off the list so there wouldn't be a chance of the project not moving forward through the final stages.

MOTION made by Julie Bugbee to approve the CIP list with #19 items listed as prioritized at the meeting. Steve Robak seconded. **VOTE:** Motion passed (12-0-0)

8) **GROUP BUSINESS**

- A. Annual CPG training:
 - i. Milton Cyphert has been asked when the next training will be. Milton's recommendation was to go on line where the training is 6-8 hours.
- B. Attendance:
 - i. Same issues as last month. No discussion or vote taken.
- C. Open LCPG seats:

- i. Kristen Mitten talked to Lisa Fitzgerald at the county about the issue with our seats not getting filled. For some reason Lisa did not get Milton's email with a seat application so it has stalled. Lisa wanted to forward it on and asked for the minutes where we voted to fill the seat.

MOTION made by Kristen Mitten to recommend approval of Surai Johnson for appointment to the LCPG, seconded by Julie Bugbee. No discussion.

VOTE: Motion passed (12-0-0).

9) SUBCOMMITTEE REPORTS

A. Design Review Board (DRB):

- i. Discussion of Adlai Road and a letter written to the County expressing the real need of improvements to Adlai before the huge development.

B. County Service Area 69 (CSA 69):

- i. No CSA coverage.0

C. Trails Committee Report:

- i. The grand opening May 15, 2016 for the new trail from Hanson pond has been cancelled by Mr. Beck.
 - 1. He doesn't want anyone on the trail or around Hanson Pond.
- ii. In 2010 the County gave Mr. Beck \$1M for a staging area and a trail and he doesn't want to give it to us. His project at the time was approved with the stipulation that he put the trail in.
 - 1. The tax payer's money went into the trail.
 - 2. After the project was complete he never opened the trail.
 - 3. He has a gated locked fence and poles.
 - 4. Endangered Habitat owns the property, which is Mr. Beck's not for profit group.
- iii. The non-profit integrity act of 1977 allows for an individual or group like LCPG to write a letter to the Attorney General asking for an accounting from his tax record on income and expenses and can ask to have his non-profit taken away.

10) ADJOURNMENT OF MEETING. 7:44pm

Next Meeting Date: Weds. June 1, 2016, starting at 6:30

Deborah Montgomery,
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Visit our website for Agendas, Project Materials, Announcements & more at: LCPG.weebly.com or send an email to the LCPG chair & secretary at: lakesidecpg@gmail.com

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