

MINUTES

JOINT MEETING OF THE LANCASTER CITY COUNCIL AND PLANNING COMMISSION

November 13, 2006

CALL TO ORDER	Mayor Hearn called the meeting to order at 6:32 p.m.
ROLL CALL	Present: Council Members: Jeffra, Smith, Visokey, Vice Mayor Sileo, Mayor Hearn Planning Commissioners: Faux, Salazar, Troth, Vice Chairman Macpherson, Chairman Mann Absent: None Staff Members: City Manager, Assist. City Manager, City Attorney, City Clerk, Planning Director, Public Works Director, Parks, Recreation & Arts Director, Economic Development Director, Housing Director
PLEDGE OF ALLEGIANCE	Cecil Swetland, Desert Christian Schools
OVERVIEW	The Planning Director presented a brief overview and history of the Amargosa Creek Specific Plan process.
PRESENTATION	Kurt Nagle, representing RTKL, presented the Master Plan Options Reports, which included, but was not limited to, comments on opportunities and constraints analysis, stakeholder interview results, desire for retail/restaurants, visioning workshop, review of the four options which included the illustrative plan, diagrams, key public space, massing study.

COMMENTS/CONCERNS FROM THE PLANNING COMMISSION	<p>RTKL was thanked for the thorough presentation and Planning Commissioners expressed the opinion that they are the right consultants for the job. A brief background was given in regards to Mr. Macpherson. Clarification of: the Options 4 through 4b, significant cost studies, demographics, per capita income, and looking for a win/win situation for developers, the City and the citizens. Importance of planning for mitigation of wind and heat; trends as it applies to commercial developments; project will help push City to the leading edge. Importance of open air community gathering space for shopping; consideration of individual landowners and their inclusion in the options; increase of revenues; concerns with flex space; traffic; project needs to respect and facilitate the park. Importance of walk-ability; concerns with disjointed designs; Option 1 is favorable; importance of upscale restaurants; importance of pedestrian involvement and viability; town square space; project must appeal to citizens; shopping experience needs to be pleasant; brief comments regarding Option 5 which was presented by a citizen.</p>
COMMENTS/CONCERNS FROM THE CITY COUNCIL	<p>The attraction of Option 4 would allow for development in phases; clarification of the mixed pedestrian and vehicle use; pleased with elements of each option; pleased with hybrid considerations; importance of phasing; must be a safe gathering place for people who are involved with the hospital and hotel; importance of anchor stores on both sides; shops need to draw people from the park; Option 4 components have a tremendous advantage; importance of embracing this project; importance of listening to the citizens and their desires; concerns with location of the hotel. Some of the options have better elements than others; hotel near the hospital would be desirable; all options have something to offer; design of entrance is important; brief comments regarding Option 5 which was presented by a citizen; excited about the project and it needs to happen; importance of pleasing the citizens of the community.</p>
PUBLIC BUSINESS FROM THE FLOOR	<p>Addressing the City Council and Planning Commission at this time:</p> <p>Daniel Moreno – concerned with heavy traffic in the area.</p> <p>Ray Chavira – requested knowledge of Mr. Macpherson’s opinion based on his background.</p> <p>David Owens – pleased with the presentation; project is excellent for the future of the City; against a power center development; Option 4 is the least favorable; encouraged officials to keep the focus on pedestrians and family.</p>

**PUBLIC BUSINESS
FROM THE FLOOR
(continued)**

Kathryn Porter – not interested in big box stores; importance of trails; concerns for the creek bed; need for more bicycling options in the area.

Steve Malicott – stated that the AV Chamber of Commerce has not taken a position on this project yet. Thanked officials for reaching out to the stakeholders; pleased with Option 2 but stated that the City does not need more strip malls; importance of keeping project pedestrian friendly; importance of town center; consideration of wind and heat issues; consider the needs of senior citizens and handicap areas.

Chuck Hoey – concerns regarding an additional hospital.

Dave Slover – importance of an additional hospital; centralize the parking; consideration of a parking structure; importance of maintaining a pedestrian friendly area; importance of trees and shade.

Jodie Shepherd – the plans are good – if we build it, they will come.

Jason Zink – residential is important to the area; research this matter further to include residential; make the project larger; importance of on/off ramps.

Greg Whicker – pleased that the City is looking to the future; Option 3 is favorable; office space will draw to the center; residential is important; importance of drawing people to the center of the project.

Jim Gilley – appreciated the efforts by the City; hospital is absolutely important to the area.

Sandy Yavitz – provided a brief background; presented an Option 5 which is similar to Option 4; importance of hybrid center; best centers have retail and are pedestrian friendly; importance of community gathering areas; can offer solutions for the heat such as shelters, misters and trees.

Patty White – Project is important; project will enhance the area; importance of entertainment area; must be upscale.

ADDRESSING CITIZEN CONCERNS

The Planning Director addressed the concerns regarding wind and heat; open air area; adding shade trees and water features – the design will go a long way toward helping these concerns. Project will have access for bicycles and pedestrians. He addressed parking concerns, parking structures and housing.

Kurt Nagle of RTKL addressed traffic concerns, housing, flex schemes, and the importance of having the options accommodate expansion.

ADJOURNMENT

Mayor Hearn's adjourned the meeting at 8:40 p.m. and announced the next regular meeting of the City Council would be held on Tuesday, November 14, 2006.