

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES**

JUNE 16, 2009

Chair Goodpaster called the regular meeting of the Yucca Valley Planning Commission to order at 7:00 p.m.

Commissioners present: Chair Shannon Goodpaster, Commissioners Robert Lombardo, Dennis McKoy, and Margo Sturges

Commissioner Dawn Rowe requested and received an excusal at the previous meeting.

Chairman Goodpaster led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Mr. McKoy moved that the Agenda be approved, which motion was seconded by Mr. Lombardo and passed unanimously by voice vote of the Commissioners present.

PUBLIC COMMENTS: None

PUBLIC HEARINGS:

DISCUSSION ITEMS:

**1. RESOLUTION PC-09-02
TOWN WIDE DISCUSSION OF SPECIAL EVENTS,
TEMPORARY EVENTS, AND OPEN AIR MARKETS
SPL13-09 FARMERS MARKET**

A request from staff that the Planning Commission adopt Resolution PC-09-02 identifying the desired changes to Ordinance 100 Temporary Special Event Permit, Ordinance 110 Additional Uses and Ordinance 112 Definitions and approving Temporary Special Event, SPL-13-09 for a Farmers Market, and that the Planning Commission forward the recommendation to the Town Council for ratification

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. At the meeting of June 2, 2009 the Commission discussed temporary special events, temporary uses and open air markets and the following direction to staff was provided:

1. That Farmers Markets were to be considered as a separate type of event from Swap Meets. Therefore the regulations in Ordinance 110, Section 84.0410(b) would not apply to Farmers Markets. All references to farmers markets are to be removed from Ordinance 110.

2. That because farmers markets are not a permanent event and no permanent improvements will be made to the property, the appropriate permitting process would be thru a Temporary Special Event Permit. Ordinance 100 will be revised to include additional types of events such as farmers markets, car shows, concerts, art shows, etc, and to adjust the time frames for events;
3. To revise Ordinance 112 to include the definition from the State Department of Food and Agriculture for *Certified Farmers Market*, "as a location, approved by the county agricultural commissioner of that county, where agricultural products are sold by producers or certified produces directly to consumers".

Staff has included Resolution PC-09-02, which identifies the specific changes desired by the Planning Commission to Ordinance 100, Ordinance 110 and Ordinance 112. Further Staff is bringing forward SPL 13-09, for the Farmers Market

The proposed farmers market would be located on 29 Palms Hwy. approximately 125 feet west of Pioneertown Rd. on parcel numbers 586-322-10, 11 and 12.

The estimated average number of producer stalls will be eight. The market will be held every Wednesday from 3PM to 8PM with an hour set up and an hour take down. The applicant is anticipating between 75 and 125 visitors to the event each week.

The property is zoned Old Town Mixed Use and is currently vacant. The Economic Element of the General Plan encourages special events, uses, or activities which will attract tourists or residents within the Morongo Basin. Staff finds this activity consistent with this goal.

The applicant proposes to utilize the parking spaces at the rear of the Water Canyon Coffee Co. location. There are twelve parking stalls provided, one of which is handicap accessible. There will be temporary barricades placed to the west of the parking area to insure pedestrian safety. The applicant will provide trash receptacles, the farmers will be responsible for their own trash, and restrooms will be available at the coffee shop which is less than 200 feet from the Farmers Market in accordance with County Environmental Health requirements to adequately service the event.

Staff recommends that the Planning Commission adopt Resolution PC-09-02 identifying the desired changes to Ordinance 100 Temporary Special Event Permit, Ordinance 110 Additional Uses and Ordinance 112 Definitions and approves Temporary Special Event, SPL-13-09 for the Farmers Market, and that the Planning Commission forward the recommendation to the Town Council for ratification.

Mr. Lombardo stated he thinks this is a great idea and he supports removing road-blocks to the project.

Mr. Goodpaster opened the discussion to the public. There being no one wishing to speak in favor or opposition, he closed the discussion to the public.

Mr. Lombardo requested and received confirmation that the Resolution addresses the changes that were requested by the Commission. Mr. Kirschmann commented staff will either be implementing these changes to the ordinances or returning to the Commission with more specific changes regulating Farmers' Markets.

Ms. Sturges moved that the Planning Commission adopt Resolution PC-09-02 identifying the desired changes to Ordinance 100 Temporary Special Event Permit, Ordinance 110 Additional Uses and Ordinance 112 Definitions and approves Temporary Special Event, SPL-13-09 for the Farmers Market, and that the Planning Commission forward the recommendation to the Town Council for ratification. The motion was seconded by Mr. Lombardo and passed unanimously by voice vote of the Commissioners present.

CONSENT AGENDA:

2. MINUTES -

A request from staff that the minutes of the Town of Yucca Valley Planning Commission meeting held on June 2, 2009 be approved as submitted.

Mr. Lombardo moved that the Planning Commission approve as submitted the minutes of the Regular Planning Commission Meeting held on June 2, 2009. The motion was seconded by Mr. McKoy and passed unanimously by voice vote of the Commissioners present.

STAFF REPORTS AND COMMENTS:

Mr. Kirschmann commented no new development projects have been submitted to the Town. A Pre-Application has been submitted for the Brehm Youth Sports Park which staff will be processing.

Deputy Town Manager Shane Stueckle reported the AM/PM project is continuing to move forward. The Rite Aid and Fresh & Easy project is also continuing to move forward. The Copper Hills 3 project which was heard by both the Commission and Town Council in 2008 will be returning to the Council in August. For that project the Commission approved the General Plan and Rezone but denied the Planned Development and Tract Map. The Council continued the item requesting a redesign.

FUTURE AGENDA ITEMS:

Mr. Stueckle reported we do not anticipate having agenda items for a Commission meeting on July 7, 2009. The next regular meeting of the Commission would then be on July 21, 2009.

Also, Town Council will discuss a change in Council meeting date to the 1st. and 3rd. Tuesdays at the meeting on June 23, 2009. The change in dates is anticipated to take affect the first of August. The Commission meetings would be moved to the 2nd. and 4th. Tuesdays of the month.

COMMISSIONER REPORTS AND REQUESTS:

Mr. Lombardo questioned the status of the Super Walmart project. Mr. Stueckle replied we are waiting for the judge's ruling. Mr. Kirschmann commented Walmart has submitted plans to remodel the existing store.

Ms. Sturges questioned the status of the Burtec project. Mr. Stueckle replied they have not filed an application with the Town but it is staffs understanding that there have been corporate decisions to redesign the project.

ANNOUNCEMENTS:

Mr. Goodpaster announced that the next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, July 21, 2009 at 7:00 pm.

ADJOURNMENT

The meeting adjourned at 7:13 pm.

Respectfully submitted by,

Jeannie Lindberg
Administrative Assistant III