

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
OCTOBER 25, 2011**

Chair Humphreville called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m.

Commissioners Present: Alberg, Drozd, Hildebrand, and Chair Humphreville.
 Commissioner Bridenstine was ill

Pledge of Allegiance was led by Vice Chair Humphreville

APPROVAL OF AGENDA

Commissioner Alberg moved to approve the agenda. Commissioner Hildebrand seconded. Motion carried 4-0-1 on a voice vote.

PUBLIC COMMENTS

None

DEPARTMENT REPORTS:

1. **CONDITIONAL USE PERMIT, CUP 02-10 AND ENVIRONMENTAL ASSESSMENT, EA 02-10 BREHM YOUTH SPORTS PARK**

Request for the Planning Commission to review the proposed modifications to the project and phasing and find that the project is in substantial conformance to the original approval and adopted Mitigated Negative Declaration.

Associate Planner Kirschmann gave the staff report contained in the Agenda Packet and retained in the project file. Changes include an additional full size soccer field to replace the two smaller fields previously proposed, a .64 acre parcel on the property's east side will now be used for parking of additional vehicles, the Miracle League Field will be moved north of Little League Drive, and where the croquet and bocce ball courts were planned will now be a remote control vehicle race track.

Staff believes these changes are minor modifications to the overall site plan of the project and should not generate any impacts that were not addressed under the adopted Mitigated Negative Declaration.

Kim Close, Yucca Valley, representing Tri Valley Little League, advised they have been taken out of the loop with the park and advised of issues they have been having with unauthorized users on their field.

Commissioner Alberg commented the project is a Basin Wide Foundation project, so that is who Ms. Close should be approaching regarding communication.

Commissioner Drozd questioned if another addendum would be required if Tri Valley Little League communicates with the Foundation and another change is made. Deputy Town Manager Stueckle advised that staff would go back and look at what the original approval was and then have to make a determination at that point.

Commissioner Hildebrand questioned if the project is all private money. Deputy Town Manager Stueckle advised at this point it has been private, and noted the Town did file an application for state proposition 84 dollars. The state is reviewing those applications but a decision from the state for those projects to be selected for those funds is scheduled for early next year.

Chair Humphreville questioned if it is still planned to vacate Little League Drive. Deputy Town Manager Stueckle advised at this point in time there has been no formal Town action on the vacation of the road other than what was in the original Conditional Use Permit.

Commissioner Drozd moved to approve the Addendum to the Mitigated Negative Declaration adopted on August 24, 2010, and finds that the proposed phasing of the project is in substantial conformance to the Planning Commission's approval of August 24, 2010. Commissioner Alberg seconded. Motion carried 4-0-1 on a voice vote.

2. SITE PLAN REVIEW, SPR 02-07 ART MILLER JR. BUILDING

Request for the Planning Commission to approve an extension of time for a period of three (3) years.

Associate Planner Kirschmann gave the staff report contained in the agenda packet and retained in the project file. The application was approved in November 2007 and received a two year time extension in 2009 which is set to expire in 2011. At that time the ordinance in place allowed for a 2 year approval and a 2 year extension of time. That ordinance has been amended and now provides for 3 year approvals and 3 year extensions of time.

Art Miller Jr., Applicant, expressed appreciation for the opportunity to extend the conditions of approval on the project.

Commissioner Alberg questioned the number of extensions allowed. Associate Planner Kirschmann advised the Ordinance does not have any set number of extensions that can be granted. Deputy Town Manager Stueckle stated the primary issues staff looks at when a project comes in for an extension is it still consistent with the General Plan, is it still consistent with the Development Code, and then have there been any changes to local ordinances that would require a revision to the conditions of approval. As long as you stay consistent with all of those requirements, a project can go on for quite some time.

Commissioner Alberg moved to approve the Extension of Time for Site Plan Review, SPR 02-07 for an additional three (3) years, establishing an expiration date of November 6, 2014. Commissioner Hildebrand seconded. Motion carried 4-0-1 on a voice vote.

CONSENT AGENDA

3. MINUTES

A request that the Planning Commission approve as submitted the minutes of the Special meeting held on August 22, 2011

Commissioner Alberg moved to approve the minutes as presented.
Commissioner Hildebrand seconded. Motion carried 4-0-1 on a voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle advised the Super Wal-Mart grading plans were submitted this week and the street improvement/traffic signals are supposed to be in within the next several weeks. Dollar General has obtained the fees and application materials for grading and street improvement plans for their project. The Mesquite 55 Project continues with home construction as does Desert Vista Village. New model homes are in plan check, and as soon as those are finished permits are going to be pulled for new model homes as well as spec homes in Desert Vista Village behind Auto Zone and Best Western Hotel.

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS

Vice Chairman Alberg requested an update on the animal shelter. Deputy Town Manager Stueckle advised that project is anticipated to be before this body in December of next year.

ANNOUNCEMENTS

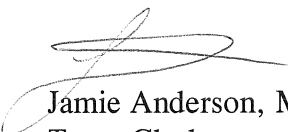
Deputy Town Manager Stueckle advised of the Town's Anniversary celebration on November 15th.

The next regular meeting of the Yucca Valley Planning Commission is Tuesday, November 7, 2011 at 6:00 p.m. in the Yucca Valley Community Center.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:23 p.m.

Respectfully submitted,


Jamie Anderson, MMC
Town Clerk