

**TOWN OF YUCCA VALLEY
TOWN COUNCIL MEETING MINUTES
SEPTEMBER 6, 2011**

Mayor Huntington called the meeting to order at 6:02 p.m.

OPENING CEREMONIES

Council Members Present: Abel, Hagerman, Lombardo, Rowe and Mayor Huntington.

Staff Present: Town Manager Nuaimi, Deputy Town Manager Stueckle, Town Attorney Laymon, Community Services Director Schooler, Administrative Services Director Yakimow, Police Lt. Boswell, and Town Clerk Anderson

PLEDGE OF ALLEGIANCE

Led by Mayor Huntington

PRESENTATIONS, INTRODUCTIONS, RECOGNITIONS

1. Longevity Awards

Presented to Shelly Eich for 5 years.

APPROVAL OF AGENDA

Council Member Hagerman moved to approve the agenda. Council Member Lombardo seconded. Motion carried 5-0 on a voice vote.

CONSENT AGENDA

- 2. Approve**, Regular Town Council Meeting Minutes of August 16, 2011, as presented.
- 3. Waive**, further reading of all ordinances and read by title only.
- 4. Approve**, the Facility Use Agreement with the Boys and Girls Club of the Hi Desert.
- 5. Adopt**, Ordinance No. 229, Authorizing the Levy of a Special Tax within Community Facilities District No. 11-1

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA
VALLEY, CALIFORNIA, AUTHORIZING THE LEVY OF A SPECIAL TAX
WITHIN COMMUNITY FACILITIES DISTRICT NO. 11-1

- 6. **Adopt**, Ordinance No. 230, Traffic Speed Surveys, Juarez Drive, Between Palomar and Joshua Lane, Retain Existing Posted Speed of 35 Miles Per Hour.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING TITLE 12 OF THE TOWN OF YUCCA VALLEY MUNICIPAL CODE BY AMENDING SECTION 12.20.020 ENTITLED "CHANGES IN STATE LAW SPEED LIMITS" OF CHAPTER 12.20 OF THE TOWN OF YUCCA VALLEY MUNICIPAL CODE ESTABLISHING SPEED LIMIT

- 7. **Adopt**, Ordinance No. 231, Continuing the Town of Yucca Valley Redevelopment Agency.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, DETERMINING IT WILL COMPLY WITH THE VOLUNTARY ALTERNATIVE REDEVELOPMENT PROGRAM PURSUANT TO PART 1.9 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE IN ORDER TO PERMIT THE CONTINUED EXISTENCE AND OPERATION OF THE REDEVELOPMENT AGENCY OF THE TOWN OF YUCCA VALLEY

- 8. **Ratify**, the Warrant Register total of \$743,393.31 for checks dated August 11, 2011 through August 25, 2011. Ratify Payroll Registers total of \$324,270.25 for checks dated August 3, 2011 through August 19, 2011.

Council Member Lombardo moved to adopt Consent Agenda Items 2-8. Council Member Hagerman seconded. Motion carried 5-0 on a roll call vote.

AYES: Council Member Abel, Hagerman, Lombardo, Rowe and Mayor Huntington.
NOES: None
ABSTAIN: None
ABSENT: None

DEPARTMENT REPORTS

- 9. **Development Code Update-Phase 1, Draft Guiding Principles, Issues and Intent**

Deputy Town Manager Stueckle gave the staff and a PowerPoint presentation showing the revisions made to the Guiding Principles after the August 23rd joint meeting with the Planning Commission.

Mayor Huntington questioned if the bullet point regarding providing regulations for big-box commercial uses means that we would ultimately be looking at abandonment of

big-box structures and how they could be used in the future. He noted he would think they would be structured in a way that they can be divided into smaller units. Deputy Town Manager Stueckle advised that has not been discussed at this point, but it may be as simple as architectural standards to break up the mass of the building, etc. Council will be going through that policy discussion process and there will be input from the public at hearings.

Margo Sturges, Yucca Valley, commented regarding the need to maintain the dark sky and clean air, and recommended caution regarding deleting the sign ordinance.

Ramon Mendoza, Yucca Valley, commented regarding the need to invite the public in to have discussions about what all of this means to them.

Council was satisfied with Guiding Principle No. 1, clear, specific standards with minimum of interpretation require.

With reference to Guiding Principle No. 2, Council Member Rowe gave an example of new construction on an industrial property on a dirt road and expressed concern regarding having to pave a small section of that road when existing businesses do not. Discussion ensued regarding various options to deal with a situation. Deputy Town Manager Stueckle commented one issue communities have to look at as new development comes in where there are infrastructure gaps, is what the traffic volumes are, etc. In many areas the Fire Department will dictate whether or not there must be paved access. Mayor Huntington commented that industrial roads need to be improved, noting that eventually something is going to have to be done to accommodate the traffic, dust problems etc.

Council Member Hagerman commented regarding an existing project on a dirt road and the issues involved. Advised that standards would apply to new development, noting that existing development vs. new development is the key distinction. Suggest these apply to new tract maps 5 or more residential lots and nonresidential development. Deputy Town Manager Stueckle commented the project that was mentioned could not be in that area if it were to be proposed today.

Town Manager Nuaimi commented regarding the discussion due to the concern of mandating pavement in general industrial areas, noting that staff is suggesting this should be the base line requirement. He questioned if it is expected that industrial and retail development have paved access.

Council Member Abel questioned the figure of 75% for the exceptions for infill development. Mr. Nelson advised that is from consultant experience, noting the code can also specify that new construction should install improvements when it is within so many feet of existing improvements. Council Member Abel recommended looking at

maybe lowering that to 70% etc. to encourage people to build in already established areas.

Council was in agreement with Guiding Principle 3, enabling the economic hub

With reference to Guiding Principle 4, reinforcing the desert character, Council Member Rowe commented there was feedback from previous projects to liberalize more animals, larger accessory structures, etc., and questioned how that would allow lower lot coverage. Deputy Town Manager Stueckle clarified that where it says lower lot coverage, it is not saying to lower the lot coverage allowed, it is stating that the larger lot sizes have a lower lot coverage.

Council Member Rowe questioned the third bullet in section A) regarding the establishment of an Open Space fee program in lieu of property dedication in areas slated primarily for residential development, noting she would be in favor of the fee for tract development, but not for infill. Town Manager Nuaimi commented that staff has heard that the Town's infrastructure needs are prohibitive etc. and is trying to come up with strategies to allow developers and property owners the ability to develop their parcels. He questioned if there is Council support for that item if it refers to tract maps. Council agreed. Mayor Huntington commented he would think that would also apply to parcel maps with larger lots of 2 ½ acres or more.

Council Member Hagerman commented regarding the polling during the joint meeting and his answer of "strongly disagree" to question 28 "retail lighting should be controlled to automatically reduce to security lighting only when past the operating hours" noting he feels there should be the lowest amount of light possible that will still provide for security of employees.

Council Member Rowe moved to approve and adopt the Development Code Guiding Principles, Issues and Intent. Council Member Hagerman seconded. Motion carried 5-0 on a voice vote.

POLICY DISCUSSION

FUTURE AGENDA ITEMS

Council Member Hagerman requested an update from the CEO of the Hi Desert Medical Center district on quarterly basis. Council agreed.

PUBLIC COMMENT

Margo Sturges, Yucca Valley, requested that the Council consider taping the Planning Commission meetings during the upcoming discussions of the Development Code.

Bonnie Brady, Yucca Valley, Representing the Morongo Basin Cultural Arts Council, invited Council to attend the 10th Open Artists Studio in October and the Art Tour Collective Show opening reception at the Hi Desert Nature Museum on September 9th.

Ramon Mendoza, Yucca Valley, suggested caution when dealing with desert native plants as opposed to drought tolerant, noting that many of the drought tolerant plants won't work well up here.

STAFF REPORTS AND COMMENTS

None

MAYOR AND COUNCIL MEMBER REPORTS AND COMMENTS

10. Council Member Lombardo

None

11. Council Member Abel

Encouraged everyone to pray for the families of the victims of 9/11.

12. Council Member Hagerman

Commented regarding the responsibility on this Council for the future and present insuring we are looking forward to find balanced responsible development here.

Expressed disappointed with the water rates being raised.

13. Mayor Pro Tem Rowe

None

14. Mayor Huntington

Reported regarding attendance along with Council Member Rowe, Town Manager Nuaimi and Deputy Town Manager Stueckle at a meeting with Congressman Lewis asking for support of the Senior Housing Project. They also met with the Congressman and members of the Hi Desert Water District to discuss the predicament with the sewer.

Recommended attendance at the Open Studio Art Tour.

YUCCA VALLEY TOWN COUNCIL MINUTES

SEPTEMBER 6, 2011

Advised the Starry Nights Festival is Saturday, October 1, 2011

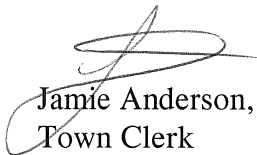
ANNOUNCEMENTS

Next Town Council Meeting, Tuesday, September 20, 2011

ADJOURNMENT

There being no further business the meeting was adjourned at 7:50 p.m.

Respectfully submitted,


Jamie Anderson, MMC
Town Clerk