

**TOWN OF YUCCA VALLEY
JOINT SPECIAL MEETING MINUTES
TOWN COUNCIL AND PLANNING COMMISSION
NOVEMBER 19, 2013**

OPENING CEREMONIES

Mayor Abel called the meeting to order at 6:10 p.m.

Council Members Present: Huntington, Leone, Lombardo, Rowe and Mayor Abel

Planning Commissioners Present: Bridenstine, Drozd, Lavender, Whitten, and Chair Humphreville

Staff Present: Deputy Town Manager Stueckle, Administrative Services Director Yakimow, Police Captain Boswell, Town Attorney Laymon, and Town Clerk Copeland

APPROVAL OF AGENDA

Council Member Rowe moved to approve the Agenda for the Special Joint Meeting of the Yucca Valley Town Council and the Yucca Valley Planning Commission. Council Member Huntington seconded. Motion carried 5-0 (Town Council), 5-0 (Planning Commission) on a voice vote.

PUBLIC COMMENTS

Margo Sturges, Yucca Valley requested on the need for additional public workshops.

PUBLIC HEARING

1. Town of Yucca Valley General Plan Update and Draft Environmental Impact Report

Deputy Town Manager Stueckle presented an overview of the item, stating that the Town of Yucca Valley has been in the process of updating the General Plan including background information, goals, policies, actions plans, the land use diagram, circulation plan and various figures. The General Plan Update is a broad policy document that would apply town-wide. Topics addressed with the General Plan include, Land Use, Circulation, Open Space and Conservation, Safety, Noise and Housing. The General Plan Update will replace the existing General Plan which was adopted in 1995. The General Plan Update will serve as the blueprint for the Town of Yucca Valley and will establish goals and policies for the long-term physical development in the community. The General Plan update will include a land use designation map that replaces the land use designation map associated with the 1995 General Plan. Stueckle introduced Wendy Grant from the Planning Center to give an overview of approximately two-years of work by the General Plan Advisory Committee and the Planning Commission.

Wendy Grant from the Planning Center explained that the outreach process included 12 community workshops, a statistically valid telephone survey, an online public forum, developer roundtable discussions and many GPAC, Planning Commission and Town Council Meetings. The General Plan Vision and Values statements were presented and the process of arriving at such statements was explained. Grant also explained a useful planning feature included in the plan, listed as Goals, Policies and Implementation Actions, to assist the Town Council in using the document effectively in the future.

Mayor Abel opened public comment.

Margo Sturges, Yucca Valley commented that the circulation element does not list the support for local businesses.

With no other members of the public wishing to speak, Mayor Abel closed public comment.

Council Member Huntington inquired on the designated truck routes and questioned the population build out determination.

Wendy Grant explained that the build-out analysis looks at industry trends and mid-point values and is consistent with the EIR and the document elements.

Council Member Leone spoke of concern about the build-out figures stated and the affect it may have on the local water supply. Leone also questioned the need for medians at the west-end of town.

Planning Commissioner Lavender commented on the lack of street lighting in residential areas.

Planning Chair Humphreville questioned the flood control mapping on the document near SR 247 and asked staff to explain how a small business along SR 62 would work with Caltrans in meeting development requirements along the highway.

Mayor Pro Tem Lombardo spoke of night sky preservation and inquired if this is a conflict with the need for lighting residential areas as stated by Lavender.

Council Member Rowe suggested removing the notations in the draft document relating to specific entities such as local non-profit groups with the reasoning that these groups may change over the years. Rowe also questioned the 2035 Vision Statement as presented as it appears to have many references to environmental concerns, while not many references to items specific to private property owner rights. Rowe continued to explain her views on the environmental corridor designations.

Wendy Grant explained the requirement to include the environmental designations in the General Plan as State and Federal mandates. She noted that the designations are currently in place, the proposed document reports these designations to provide comprehensive information.

Mayor Abel stated he is generally pleased with the document and questioned if 13% zoning change is within a normal range.

Council Member Rowe commented favorably on the Special Policy Areas included in the plan and commended the Planning Center for their innovative approach to these unique challenges.

The proposed changes were reviewed by Mayor Abel to provide direction to the Planning Center for future review, including the removal of any reference to individual companies or organizations, review property development processes as they relate to federal and state environmental mandates, confirm the effect of a Scenic Highway designation on state highways to local property owners.

Mayor Abel reopened public comment.

Margo Sturges, Yucca Valley stated concern on the limitation of property rights and also commented on proposed zoning changes.

David Bradley, Yucca Valley spoke of established truck routes in Yucca Valley.

Fritz Koenig, Yucca Valley commented on exercising authority at a local level.

With no other members of the public wishing to speak, Mayor Abel closed public comment.

Council Member Leone moved that the Town Council and the Planning Commission receives the report, considers public comment and directs staff to review recommended document changes to be brought back before the Council and Commission. Mayor Pro Tem Lombardo seconded. Motion carried 5-0 (Town Council), 5-0 (Planning Commission) on a voice vote.

ANNOUNCEMENTS

The next Joint Special Meeting of the Yucca Valley Town Council and the Yucca Valley Planning Commission will be held on Tuesday, December 17, 2013 at 6:00 pm, in the Yucca Room of the Yucca Valley Community Center.

ADJOURNMENT

With no further business, Mayor Abel adjourned the Special Joint Meeting at 8:05 p.m.

Respectfully Submitted,

Lesley Copeland, CMC
Town Clerk