

CITY OF TWENTYNINE PALMS
PLANNING COMMISSION
Regular Planning Commission Meeting
Tuesday, July 5, 2005, 6:00 P.M.
Twentynine Palms City Hall
6136 Adobe Road
Twentynine Palms, California

MINUTES

1.0 CALL TO ORDER - Chairman Stone called the meeting to order at 6:00 p.m.
PLEDGE OF ALLEGIANCE - Commissioner Easter led the Pledge of Allegiance.
ROLL CALL - The following Commissioners were present: Caplinger, Easter, Mintz, Rinkes and Chairman Stone.

2.0 SPECIAL ANNOUNCEMENTS – Chairman Stone announced that this meeting will be televised on Cable TV channel 6 Wednesday July 6, 2005 at 7:00 p.m. and Sunday July 10, 2005 at 1:00 p.m.

3.0 APPROVAL OF MINUTES

3.1 On a motion of Vice Chairman Caplinger, seconded by Commissioner Rinkes and carried with a 5-0 voice vote, the minutes of the regular June 7, 2005 meeting were approved as submitted.

4.0 PUBLIC COMMENTS PUBLIC HEARINGS

4.1 Pat Massey, Twentynine Palms, spoke to the Planning Commissioners about three streets not having street signs. He said that the streets were Shoshone Valley Road, Desert Quail Road and Sherman Hoyt Road.

City Manager Swigart said that he would look into this.

5.1 **PC 05-28**
Continued Public Hearing, Amendments to Residential Land Use Criteria for Street Infrastructure

RECOMMENDATION: Conduct the Public Hearing, review and amend Development Code, recommend changes to City Council.

City Manager Swigart presented a staff report.

Chairman Stone opened the Public Hearing.

Rob Simmons, Senior Planner, representing Warner Engineering, spoke to the Commissioners about the rural characteristics the developers might want to maintain. He said that they would also be in favor of in-lieu fees where the funds are set aside until the development catches up with them.

Chairman Stone closed the Public Hearing.

Commissioner Easter asked how dust control could be required on streets that are unpaved.

City Manager Swigart said that there are chemicals that can be sprayed on top of the dirt, or mixed in with the dirt. He said that after five years it starts to deteriorate.

Commissioner Easter asked if the builder or developer would pay the in-lieu fee.

City Manager Swigart replied, yes. A separate fund would be set up for in-lieu fees and there would have to be a plan to expend the money within a five year period.

Vice Chairman Caplinger said that he would like to see sidewalks on single family residential three (SFR 3) homes per acre property.

Commissioner Rinkes said that the document was good and allows the City to grow without losing the rural appeal.

Vice Chairman Caplinger said that he hates to see neighborhoods built where there is no interaction between one house and another, and sidewalks make the neighborhoods interactive.

The consensus of the Planning Commissioners was to leave the SFR 3 as it is.

Chairman Stone said that he would like to see a comprehensive evaluation of the collector and arterial grid. He said that he would like to see the street circulation reviewed a little more closely.

Chairman Stone opened the Public Hearing.

Esther Herbert, Twentynine Palms, said that for Canyon Road to have curbs, gutters and sidewalks is not reasonable.

Chairman Stone said that this is an example of some of the things that need to be discussed when they review the circulation element.

On a motion of Vice Chairman Caplinger, seconded by Commissioner Mintz and carried with a 5-0 roll call vote, the Planning Commission approved the recommendation to the City Council adopting the changes as presented as an amendment to the Development Code.

6.0 OTHER HEARINGS - None

7.0 MISCELLANEOUS REPORTS

7.1 Informational items for discussion not requiring action.

7.1.1 City Manager/Community Development Director

City Manager Swigart said that interviews for the Community Development Director have been held. He said that a Director should be in place by the end of August or early September.

7.1.2. Planning Commission - None

7.1.3 Items for a future agenda

Chairman Stone requested a review of the circulation element and the General Plan. He asked for smaller maps that have the grid on them that they could look at it.

8.0 STUDY SESSION

8.1 Review of General Plan Circulation Element

City Manager Swigart recommended that this item be carried over to the next meeting so that they can do a very thorough review of the General Plan Circulation Element.

9.0 ADJOURNMENT - the Planning Commission meeting adjourned at 6:35 p.m.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk