

**KINGS COUNTY PLANNING COMMISSION
MINUTES**

District 1 Commissioner - Riley Jones

District 2 Commissioner - Mark Cartwright

District 3 Commissioner - R.G. Trapnell

District 4 Commissioner - Jim Gregory

District 5 Commissioner - Louise Draxler

July 7, 2008

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Trapnell, on July 7, 2008 at 7:00 p.m. in the Board of Supervisors Chambers, Administration Building, Kings County Government Center, Hanford, California. The Pledge of Allegiance was recited.

COMMISSIONERS PRESENT: Riley Jones, R.G. Trapnell, Louise Draxler, Mark Cartwright

COMMISSIONERS ABSENT: Jim Gregory

STAFF PRESENT: Bill Zumwalt, Pete Moock, Chuck Kinney, Mark Sherman, Terri Yarbrough

VISITORS PRESENT: Anthony & Sherry Hamilton, Ricky & Olivia Hernandez, Trish Kendall, Walt Kendall, Judy Finney, Scott Altnow, Tracy Altnow, Bill Royer, Tim Mc Nabb

SUMMARY OF THE AGENDA:

Mr. Zumwalt summarized the Agenda for the Commission.

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES: A motion was made and seconded (Draxler/Jones) to approve the minutes of the June 2, 2008. Motion carried unanimously with Gregory absent.

OLD BUSINESS

None

NEW BUSINESS

1. SITE PLAN REVIEW NO. 03-05 (Altnow)

Mr. Sherman summarized the proposal to consider revocation of Site Plan Review No. 03-05 (a private, limited membership water ski lake as an open recreation facility) for failure to comply with Site Plan review standards and requirements. The property is located at 18566 Jackson Avenue, Lemoore, Assessor's Parcel Number 024-080-050. Mr. Sherman stated the approved zoning permit allowed for a maximum of 30 guests and specifically stated that any event over 30 guests would require the approval of a conditional use permit. On April 18, 2008, the Kings County Planning Agency notified the owner that the commercial event scheduled for May 9, 10, and 11th of 2008 would constitute a violation of the existing zoning permit. The property owner did contact the Planning Department, but stated he had made commitments with the event that he was locked into.

Commissioner Trapnell opened the Public Hearing and asked if there was any testimony from the applicant or property owner. Mr. Andrew Altnow apologized for continuing with the event and stated that he could not stop the event due to a large amount of money spent and contractual commitments made. Commissioner Draxler asked if any money was made on the event. Mr. Altnow stated that he did not make any money, but

the event did bring revenue to Kings County with people coming to town. Mr. Bill Royer, President of Valley Cycle Marine, stated that he helps to maintain the lake and holds wakeboard clinics with well under 30 people. He stated that during the early planning of the event, he was not aware of the zoning permit and the requirements. Mr. Royer also stated that Mr. Altnow was not involved in the early planning stages of the event. When Scott (Andrew), received the letter from the Kings County Planning Agency he notified Mr. Royer that this was a violation of the zoning permit and plans were too far along to cancel the event. Mr. Royer contacted the neighbors and notified them of the event. Mr. Royer noted that it would be a hardship on his business if Mr. Altnow's permit was revoked.

Mr. Tim McNabb, owner of the Golf Course, stated he felt a revocation was not in order and would like to see him bring everything up to code.

Mr. Brian Perkins, owner of the ski lake next door, stated that he would like to see Scott be allowed to continue operating under the current zoning permit and be given guidance as to what can be done in the future in order to accommodate a similar type event.

Chairman Trapnell asked if there was anyone else wanting to speak against the revocation. Seeing none, Chairman Trapnell asked if there was anyone wanting to speak in favor of the revocation.

Mr. Walter Kendall stated that he was not opposed to running ski boats or Mr. Royer testing boats, but he was opposed to any future large events.

Mr. Altnow stated that he had signed affidavits from most of his neighbors and apologized for missing Mr. Kendall. Mrs. Tracy Altnow apologized for any inconvenience caused to anyone and requested they not be shut down since this was a place where families could come together.

Chairman Trapnell asked if there was any further testimony. Seeing none he closed the hearing.

A motion was made and seconded (Jones/Cartwright) to revoke the zoning permit, suspend the revocation indefinitely, issue an Administrative Citation and fine, and correct all electrical code violations within 90 days, and install and maintain the required durable dustless surface on all driveways and parking areas within twelve months. If these code violations are not corrected within the specified time or if at any time the Zoning Administrator determines that an event is held without the required permit, the zoning permit would be automatically revoked. Motion carried unanimously with Gregory absent. The resolution will be brought back before the Planning Commission for approval at the Planning Commission meeting on August 4, 2008.

MISCELLANEOUS

1. FUTURE MEETINGS

The next regular meeting of the Planning Commission is scheduled for Monday, August 4, 2008.

2. CORRESPONDENCE: None

3. STAFF COMMENTS:

A. Update for CUP 05-10 (CWM B18-B20)

Mr. Zumwalt reported that the Environmental Impact Report consultant is reviewing the comments. The Local Assessment Committee will be meeting on Thursday.

B. Update for Specific Plan 06-01 (Quay Valley Ranch Project)

Nothing to report

C. General Plan

Mr. Zumwalt reported that the consultant bid for the environmental review came in higher than the previous estimate which may necessitate that work to be done in-house.

4. COMMISSION COMMENTS:

None

ADJOURNMENT – The meeting was adjourned at 8:06 p.m.

TAPE COUNT – 1-2150

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



William R. Zumwalt, Commission Secretary

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