

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

March 2, 2009

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Trapnell, on March 2, 2009 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: R.G. Trapnell, Louise Draxler, Mark Cartwright, Riley Jones, Jim Gregory

COMMISSIONERS ABSENT: None

STAFF PRESENT: Bill Zumwalt, Johanna Hartley, Greg Gatzka, Marcum Caldwell, Terri Yarbrough

VISITORS PRESENT:

SUMMARY OF THE AGENDA: Mr. Zumwalt summarized the Agenda for the Commission and introduced Johanna Hartley, County Counsel.

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES: A motion was made and seconded (Draxler/Jones) to approve the minutes of the December 1, 2008 meeting. Motion carried unanimously

OLD BUSINESS

None

NEW BUSINESS

ADMINISTRATIVE APPROVAL NO. 2009. 05-25 (Pimentel)

Mr. Zumwalt provided a status report concerning the preparation and submission of the conditional use permit for a dairy expansion where the property owner illegally expanded both the herd and the facility without zoning permits. Mr. Zumwalt reported that the property owner hired a consultant to assist with the technical report and has also provided a work schedule. The property owner has indicated they will request a 60 day extension of time to submit the conditional use permit. Staff recommends that the extension be granted through June 1, 2009 and stated that this is not unreasonable.

Mr. Blankenship asked for a 60 day extension for the purpose of preparing the technical report. Commissioner Jones restated that he had expressed concern over the ambitious plan at the last meeting and also questioned why the tasks on the schedule had not been completed. Mr. Zumwalt stated that the updated version did not get put into the packet but it had been provided by the applicant.

A motion was made and seconded (Gregory/Draxler) to approve resolution 08-17 to grant the extension of time to submit the conditional use permit to June 1, 2009. Motion carried with four in favor and Jones opposing.

STUDY SESSION – Update of the 2035 General Pan and KCGPAC actions.

Mr. Gatzka reported that the General Plan Advisory Committee is nearing their completion of the General Plan Update review. Staff anticipates having a completed Draft General Plan update for the Planning Commission's consideration on May 4, 2009. Mr. Gatzka informed the Commission that the last community plan (Home Garden) and the Land Use Element have been reviewed by the advisory committee and will be presented as informational items.

Mr. Caldwell provided a PowerPoint presentation of the Draft Home Garden Community Plan. His presentation identified land use changes and community plan concepts. He also informed the Commission of the Home Garden Coalition that provided feedback on the plan and is meeting month with staff to seek grants for improvements in the community.

Mr. Gatzka provided an overview of the draft Land Use Element. He sated that the element is reorganized to integrate smart growth concepts by defining specific areas by intensity of land use. He noted one of the most significant land use changes is the conversion of agricultural land to natural resource conservation along the river and high slope mountain areas. A summary overview of the element and policies was provided.

Commissioner Gregory inquired about sphere of influences and how they are developed. Mr. Zumwalt explained that LAFCO has this authority and establishes these boundaries. Commissioner Draxler also expressed a concern regarding encroachment onto agricultural land. Mr. Gatzka explained how LAFCO coordinated the recent sphere of influence update with the Cities General Plans and was able to remove 10,000 acres from the spheres. Mr. Zumwalt clarified that the County's General Plan Update does not add residential land to the Cities. Mr. Gatzka stated that the complete Draft General Plan Update will be presented to the Planning Commission for their review and consideration, at which time the Commission can make a recommendation to the Board of Supervisors. A Public Hearing will be held in July for the General Plan EIR, and after that process is complete the Board of Supervisors can take action.

MISCELLANEOUS

1. FUTURE MEETINGS

The next regular meeting of the Planning Commission is scheduled for Monday, April 6, 2009.

2. CORRESPONDENCE:

None

3. STAFF COMMENTS:

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

Mr. Zumwalt reported that the LAC had a productive meeting and there are ten issues to be considered. Once the dialog has been completed between the LAC and Waste Management representatives the LAC will submit a report including the agreed upon items and any additional items they feel are appropriate. Supervisor Valle has asked the Board of Supervisors to hold a special meeting in Kettleman City for the purpose of receiving the report from the LAC. The Board of Supervisors will accept the LAC report and transmit the report, the EIR, and the CUP application to the Planning Commission for consideration. The Commission will evaluate the items on the list that are not agreed upon and determine whether the items are appropriate to require of the applicant. The Planning Commission action will stand unless the action is appealed to the Board of Supervisors.

4. COMMISSION COMMENTS:

Commissioner Trapnell asked if there was any progress with the Quay Valley Project. Mr. Zumwalt stated that he had not heard anything from them and at the end of this fiscal year a notice of non activity would be sent to Kings County Ventures and the application would be closed out.

ADJOURNMENT – The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION

A handwritten signature in cursive script, reading "William R. Zumwalt".

William R. Zumwalt, Commission Secretary

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