

**TWENTYNINE PALMS PLANNING COMMISSION
SPECIAL MEETING**

**City Council Chambers
6136 Adobe Road
Twentynine Palms, California
www.29palmsgeneralplan.com**

**Wednesday, January 13, 2010
4:00 P.M.**

MINUTES

- 1.0 CALL TO ORDER-** Chair Mintz called the meeting to order at 4:00 p.m.
PLEDGE OF ALLEGIANCE- Commissioner Easter led the Pledge of Allegiance.
ROLL CALL- The following Commissioners were present: Alderson, Caplinger, Easter, Rinkes and Mintz.
- 2.0 SPECIAL ANNOUNCEMENTS** – None
- 3.0 PUBLIC COMMENTS** – None
- 4.0 DISCUSSION ITEMS**

4.1 PC 09-53 (General Plan Update) – Land Use, Circulation and Infrastructure Alternatives.

RECOMMENDATION: Allow the Planning Commission to review, discuss and consider the proposed Land Use, Circulation and Infrastructure Alternatives. Further, the Planning Commission may recommend conceptual approval to the City Council of the Preferred Alternatives and the clarified draft Vision, Guiding Principles, Issues and Objectives.

Director LaClaire presented a brief staff report to the Planning Commission.

Nelson Miller, Hogle Ireland, presented a power point presentation to the Planning Commission regarding the Land Use, Circulation and Infrastructure Alternatives.

The Planning Commission discussed the proposed Sewage Disposal.

Commissioner Easter said the sewage system needs to be looked at down the road. He said he was interested in alternative 2 which was to consider coordination and standards for regional wastewater package treatment plants.

Commissioner Caplinger said the downtown area was a major concern regarding sewage and he was interested in alternative 1 which was to consider planning for the construction of a community-wide sewer plant.

Vice Chair Rinkes said she would like to have all three alternatives looked at which were to consider planning for the construction of a community-wide sewer plant, which would require 60-80 acres, consider coordination and standards for

regional wastewater package treatment plants, and consider limiting density for new residential projects not served by a package treatment plant or sewer system.

Commissioner Caplinger and Chair Mintz agreed upon having alternatives 1 and 2 of the sewer system/package treatment plants looked at.

Commissioner Alderson said he would like to see alternative 1 looked at.

Jay Corbin, Twentynine Palms, said he was not in favor of a policy that changes requirements for water quality. He said he is in favor of sewage treatment but wanted more information.

Consensus of the Planning Commission was to go forward with all three alternatives to be looked at regarding the sewage system.

The Planning Commission discussed Existing Community Industrial Areas and Potential Industrial Nodes.

Commissioner Easter suggested working with what the City currently has.

Commissioner Alderson said we may not need this now but we are looking at the future. He asked how much it cost to get an area rezoned.

Director LaClaire responded it cost between \$8,000.00 and \$10,000.00

Consensus of the Planning Commission was to go with this particular spot and add the North area of the highway. The Planning Commission also agreed that industrial areas do not need to be looked at and they can be left out.

Chair Mintz called a recess at 5:22 p.m.

Chair Mintz re-opened the meeting at 5:27 p.m.

Mr. Miller presented a brief presentation on Potential Commercial Nodes #1-3.

Chair Mintz said Node #1 would be a difficult area because the drainage ditch would need to be concreted and he did not see how it would benefit anyone to change it.

Consensus of the Planning Commission was to leave Potential Commercial Node #1 with its current designation.

Mr. Miller briefed the Planning Commission on Potential Commercial Node #2.

Commissioner Easter said he felt this was the most appropriate of the nodes he had seen this far. He said although the GPAC did not recommend a zone change, this would be the place to do it.

Consensus of the Planning Commission was to move forward with Potential Commercial Node #2.

Mr. Miller briefed the Planning Commission on Potential Commercial Node #3. He said they had looked at the potential of putting a light at Lear Avenue to have access to the Indian Cove camping grounds.

Commissioner Easter said he was not fond of this node at this point.

Vice Chair Rinkes said she would want to limit this node to tourist commercial. She said she would not want a big box in this area.

Commissioner Caplinger agreed with Vice Chair Rinkes. He would not want to spoil the entrance to the park.

Commissioner Alderson agreed with Commissioner Caplinger that node #3 should be tourist commercial. He asked if Utah Trail and Highway 62 had been looked at for a big box.

Mr. Miller said they had looked at that area and all four corners of Utah Trail and the Highway are tourist commercial.

Consensus of the Planning Commission was Potential Commercial Node #3 should be tourist commercial.

Mr. Miller presented a brief presentation on Potential Additional Residential Density area #1.

Consensus of the Planning Commission was that they were not interested in changing any of the densities and decided to leave this alone.

Mr. Miller presented a brief presentation on Potential Additional Residential Density area #2.

Commissioner Caplinger said he was not in favor of rezoning at this point.

Consensus of the Planning Commission was no on the Potential Additional Residential Density area #2.

Mr. Miller presented a brief report on the Existing Circulation Plan and proposed modifications. He said the presented by-pass is 6 lanes.

Vice Chair Rinkes asked why Two Mile Road would need to be made into 6 lanes.

Mr. Miller responded the City Engineer felt it needed to be 6 lanes.

Consensus of the Planning Commission was to move the by-pass alignment west and they agreed the deletions (x's) on the Existing Circulation Plan, with some modifications, were fine.

Mr. Miller presented a brief report on the Circulation Plan Alternative.

Commissioner Easter said he is not interested in the comments about reducing the standards for Vacation Home Rentals. He said he had concern about not being specific to a type of business and the Indian Casino is still listed.

Vice Chair Rinkes said she did not like that the Indian Casino was being singled out.

Commissioner Alderson said he wanted the words Casino and Indian removed from the plan modifications. He said he wanted the line "Mitigate the adverse affects of the Casino" removed.

Vice Chair Rinkes said if there are any statements that cannot apply to all commercial properties, applying only to the Casino, they need to be removed.

Consensus of the Planning Commission was to remove the words "Casino" and "Indian" from the plan modifications.

Commissioner Easter said he would like to remove that art work was "mandatory" in vacant buildings. He said he did not think it should be a requirement.

Commissioner Caplinger said he did not think it should be a requirement as well. He said he did not think it needed to be in the General Plan.

Mr. Miller said the word "mandatory" had been changed to "encouraged" in the modifications previously.

Vice Chair Rinkes said on page 15 of 23 the word "mandate" regarding the use of art in public places needed to be removed.

Commissioner Easter said traffic cameras were not able to track speed and this should be removed.

Mr. Miller said the traffic cameras were used to track motorists running red lights.

Consensus of the Planning Commission was to remove traffic cameras.

Mr. Miller said he would assemble the consensus and recommendations of the Planning Commission and they would be presented to the City Council for their recommendation and review at the City Council meeting on January 26, 2010 at 6:00 p.m.

Please see Hogle-Ireland's notes attached

5.0 ADJOURNMENT- Chair Mintz adjourned the meeting at 6:50 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk

January 13, 2010 PC Minutes – Item # 4.1 (PC 09-53)

Chairman Mintz re-opened the public hearing and requested the staff report. Director LaClaire introduced the General Plan Consultant, Nelson Miller of Hogle-Ireland, Inc., who presented the staff report.

Mr. Miller continued with the presentation of the General Plan Alternatives.

Sewage Disposal

- The Planning Commission continued discussing the sewage disposal alternatives. The Commission expressed concerns with the cost of constructing a centralized plant, funding, impacts on existing residents and new businesses, limits of sewage service area and sewage needs in the future.

Public Comment

- Jay Corbin
 - Opposed to sewer plant concept.
 - Does not believe a centralized sewage disposal system is needed in the City.
 - Concern with cost of sewer plant on residents and businesses.

Action

- The Planning Commission recommended conceptual approval of the proposed Sewage Disposal concepts; however, the Commission did not recommend a specific alternative, they recommended that all three (3) alternatives be studied. The Commission further asked that any first phase of a sewage disposal system include the Downtown area first and cost be levied accordingly to avoid impacts on existing residents.

Potential Industrial Node

- The Planning Commission discussed a new proposed Industrial Node. The Commission discussed the viability of the new node and whether the City needed any more industrial designated property.

Action

- The Planning Commission did not recommend approval of the proposed Industrial Node, as it believes that the City has enough industrial designated property.

Potential Commercial Nodes #1 – 3

- The Planning Commission discussed the proposed Commercial Nodes. The Commission expressed concern regarding Commercial Node #1, as it lacks access.
- The Commission discussed the feasibility of developing a commercial node at Twentynine Palms Highway and Utah Trail; however, it was deemed not feasible because of existing land uses and parcel sizes.

Action

- The Planning Commission recommended conceptual approval of the proposed Commercial Nodes #2 (to General Commercial) and #3 (to Tourist Commercial).
- The Commission did not recommend approval of the proposed Commercial Node #1, as it lacks access.

Potential Additional Residential Density #1 and 2

- The Planning Commission discussed the proposed Residential Nodes. The Commission expressed concerns over allowing higher residential densities at the proposed locations.

Action

- The Planning Commission did not recommend approval of the proposed residential Densities #1 and 2.

Circulation Plan Modifications

- The Planning Commission discussed the proposed modifications to the City's Circulation Plan. The Commission expressed concerns with a portion of the proposed realignment of Amboy Road, particularly the area east of Easy Street along Two Mile Road.

Action

- The Planning Commission recommended conceptual approval of the proposed modifications to the City's Circulation Plan; however, the Commission recommended that the alignment of Amboy Road be modified to protect residents that live east of Easy Street on Two Mile Road.

Trails

Mr. Miller highlighted the City's efforts in developing a comprehensive trails system. Mr. Miller noted that the General Plan would incorporate the City's recommendations as part of the General Plan Update.

The Planning Commission discussed Off-Highway Vehicle (OHV) trails and how they can be incorporated into the General Plan Update. Mr. Miller noted that the General Plan will include the City's recommendations as it pertains to OHV trails.

Vision, Guiding Principles, Issues and Objectives

- Mr. Miller asked if the Planning Commission had any comments, question or modifications to the revised Vision, Guiding Principles, Issues and Objectives Matrix. The Planning Commission discussed several changes that needed to be made.

Action

- The Planning Commission recommended conceptual approval of the revised Vision, Guiding Principles, Issues and Objectives Matrix; however, the Commission recommended that the Matrix be updated to reflect the modifications noted during the meeting.

Next Steps

- Mr. Miller highlighted the next steps in the General Plan Update Work Program, which included the approval of the proposed Alternatives by the City Council, preparation of a draft General Plan and draft Environmental Impact Report with follow up community workshops and meetings before the Planning Commission and City Council by Summer 2010.