

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES**

**JUNE 2, 2009**

Chair Goodpaster called the regular meeting of the Yucca Valley Planning Commission to order at 7:00 p.m.

Commissioners present: Chair Shannon Goodpaster, Commissioners Dennis McKoy, Dawn Rowe and Margo Sturges

Commissioner Robert Lombardo requested an excusal as he was out of town on business.

Chairman Goodpaster led the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

Mr. McKoy moved that the Agenda be approved, which motion was seconded by Ms. Sturges and passed unanimously by voice vote of the Commissioners present.

**PUBLIC COMMENTS: None**

**PUBLIC HEARINGS: None**

**DISCUSSION ITEMS:**

**1. OLD TOWN SPECIFIC PLAN AND DEVELOPMENT CODE  
INTERPRETATION REGARDING PERSONAL SERVICES  
OLD TOWN BUSINESS DEVELOPMENT PROGRAM  
RESOLUTION PC-09-01**

A request from staff that the Planning Commission find that Personal Services are allowed uses in the Old Town Highway Commercial land use district and adopt the Resolution.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Planning Technician Diane Olsen presented the project discussion to the meeting. The Town of Yucca Valley Development Code Section 812.01005 defines Personal Service as "a commercial land use providing recurrently needed services of a personal nature." Section 84.0230(b)(1) of the of the Land Use Classification Section of the Development Code further describes Personal Services as "convenience goods outlets that sell items characterized by relatively short-term utility or consumption". Some typical uses listed in this section include beauty salons, barbers, self-service laundry and frozen dessert shops.

The Old Town Specific Plan ("OTSP") defines the Old Town Highway Commercial District (OTHC) as providing for a wide range of retail sales, businesses and personal services oriented to the automobile customer. Although Section 3.1.2 and Section 4.2.1(2) of the OTSP allow for personal services in the Highway Commercial Zone, Table 4-1 which lists the specific uses for each zone does not identify personal services

as a permitted use. Similar uses such as a tanning salon or a fitness center are permitted uses.

Staff believes businesses considered as personal services should be permitted in the Highway Commercial Zone. Staff recommends that the Planning Commission adopts Resolution PC-09-01 to allow personal services as permitted uses in the Highway Commercial land use district of the OTSP.

Mr. Goodpaster opened the discussion to public comments. There being none, Mr. Goodpaster closed the discussion to public comments.

Mr. McKoy stated he has a vision of the OTSP area being Yucca Valley's version of "The River" with a mix of services from mid-level to up-scale in the context of Yucca Valley. That would require personal services being provided within that context.

Ms. Rowe moved that the Planning Commission adopt the Resolution based on the information provided in the staff report. The motion was seconded by Ms. Sturges and passed unanimously by voice vote of the Commissioners present.

## **2. OLD TOWN SPECIFIC PLAN DISCUSSION OF SPECIAL EVENTS, TEMPORARY EVENTS, AND OPEN AIR MARKETS**

A request from staff that the Commission discuss and provide direction regarding special events, temporary events, and open air markets, and provide clarification for other types of events such as art fairs, concerts, street fairs, etc. within the Town.

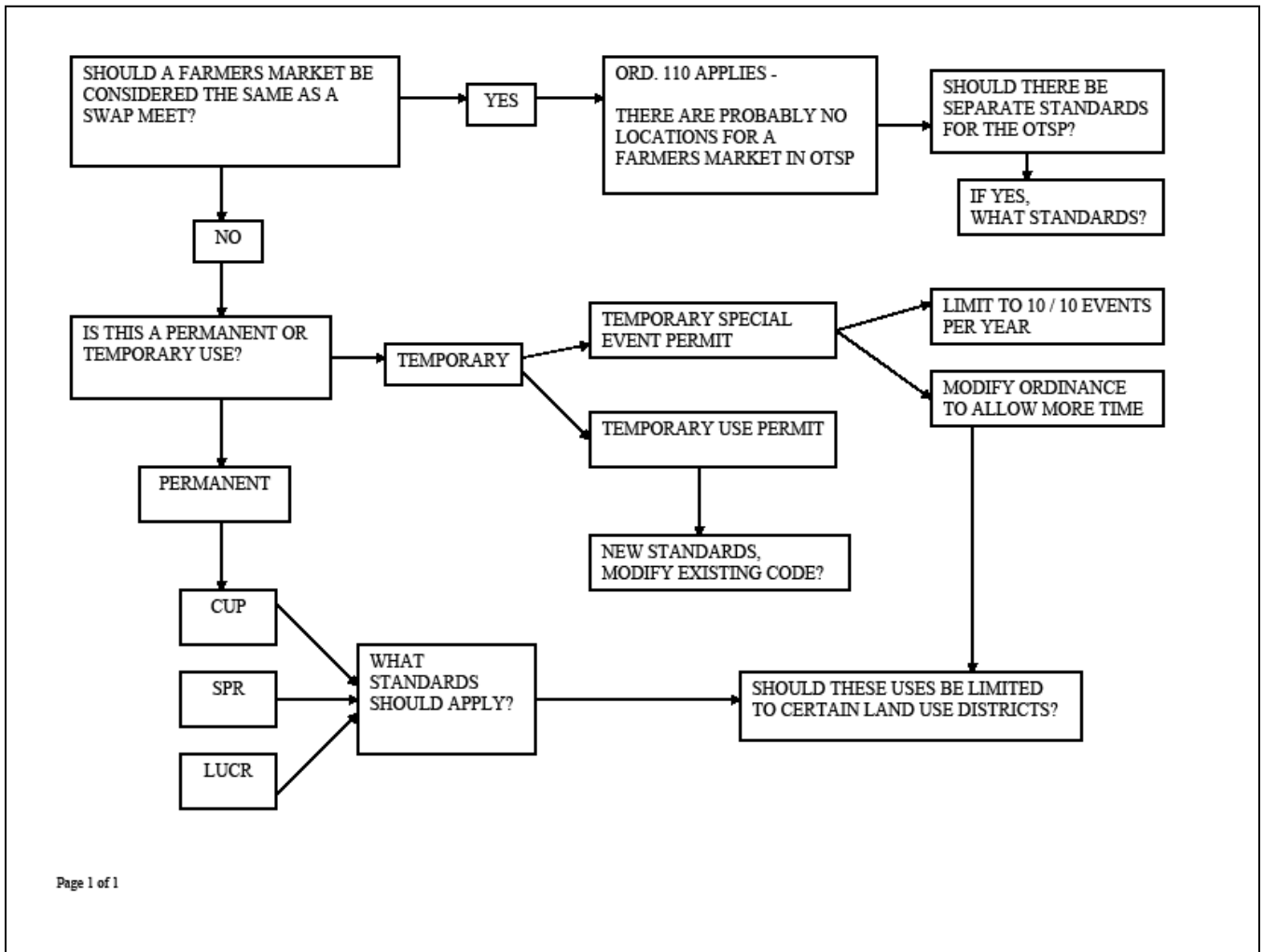
With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. As the Planning Commission is aware, the Development Code and Old Town Specific Plan should provide clear and thorough standards that can be easily understood by a broad base of user groups. The Old Town Specific Plan provides specific standards for the future development of properties in the Old Town Specific Plan (OTSP) area. Both the Town and the Yucca Valley Redevelopment Agency desire to see business development throughout the Town's commercial areas. Actions taken to encourage and support appropriate business development in Old Town are both highly desired and encouraged.

One area within the Old Town Specific Plan that is not adequately addressed is how the Town applies these standards to Special or Temporary Events such as farmers markets, art festivals, etc. Ordinance 110, Section 84.0410(b) of the Development Code defines the swap meets as "any outdoor place, location or activity that is generally held on week-ends on an ongoing basis, where new or used goods, or second hand personal property, are offered for sale or exchange to the general public by 3 or more individuals or licensed vendors..." The term swap meet is interchangeable with and applicable to flea markets, auctions, open air markets, farmers markets or other similarly named or labeled activities.

A Conditional Use Permit ("CUP") is required for any of those activities and there are very stringent requirements limiting location to more than 400 feet of either of the State Highways and to only certain land use districts which would prohibit those types of

events in the OTSP area. ORD 110 was adopted in 1999, prior to the commencement of the OTSP. Reference is made to public events in the OTSP and one section discusses the Town of Yucca Valley or the Redevelopment Agency acquiring property in the Old Town area for the creation of an Old Town Center to provide a location for public events such as street fairs, farmers markets, art shows, concerts or similar events. However, no regulations or review process was established in the OTSP. The issue then reverts back to the Development Code which prohibits these types of events.

A non-specific request has been received to establish a farmers market in the Old Town area. Since there are no specific regulations, staff is requesting input from the Commission. Staff presented the flow chart below to the Commissioners, copies of which are preserved in the meeting and project files, to provide a framework for the discussion.



Mr. Goodpaster stated that Ms. Sturges wishes to recuse herself from this item because she owns property in the area; she does, however, wish to speak on the issue as a private citizen. He requested input from staff regarding the procedure for this request.

Deputy Town Manager Shane Stueckle commented he cannot give a legal opinion as he is not an attorney. In his opinion it would not be appropriate for a sitting Commissioner to excuse oneself from the dais and then speak as a member of the public. If a Commissioner has either a real or perceived conflict of interest they should excuse themselves from the setting in its entirety.

Ms. Sturges stated she spoke with the Town Attorney and his advice was for her to excuse herself, if she chooses to, and then because of the new interpretations she would be allowed to speak as a private citizen.

Mr. Stueckle replied he wasn't providing legal counsel, he was providing his opinion as the Deputy Town Manager of appropriate actions for a Commissioner.

Ms. Sturges stated she would be happy to leave the room and then come back for public comment. Mr. Goodpaster replied yes, she should. Ms. Sturges left to room at 7:12 pm.

Mr. Goodpaster called for questions of staff.

Ms. Rowe commented one of the questions is whether a Land Use Compliance Review ("LUCR") or a Conditional Use Permit ("CUP") should be required. If a LUCR is required, would it be subject to ORD 110?

Mr. Kirschmann replied ORD 110 will require some revisions because the definition is very clear that farmers markets are included in the definition of swap meets. Staff could walk through the thought process to begin the dialogue. Question #1 is should a farmers market be considered a swap meet.

Ms. Rowe requested and received confirmation that if the answer is yes than all of ORD 110 applies. Mr. Goodpaster stated he does not think a farmers should be classified the same as a swap meet. He sees distinct differences between them. Mr. McKoy stated he agrees if we can define a farmers market. There may be differences of opinion on the definition.

Mr. Kirschmann stated staff would need some direction as far as what activities would be included as a farmers market. When a previously requested CUP for a farmers market came to the Commission there was concern that it would become an art festival or a swap meet. That project was conditioned so that if changes or additions were made to the farmers market an amendment to the CUP would have to be filed and return to the Commission.

Ms. Rowe agreed that there should be a separate classification for a swap meet and for a farmers market. Mr. McKoy stated a farmers market should live up to its name. Farmers display and sell their own farm grown goods, including eggs, etc. as opposed to someone selling shirts. That would not be included by definition of a farmers market.

Mr. Kirschmann questioned the sale of organic candles, coffee and perhaps roasted corn, requesting comments from the Commissioners.

Mr. Goodpaster stated farmers markets can be open to a lot of different interpretations. We're trying to narrow to what we are looking for in the Old Town area. He could see something like the Palm Springs Street Fair which includes certain of those types of

vendors. That would be completely appropriate in the Old Town area. We are not looking for a swap meet where used goods are being sold. It may not be a strict interpretation of a farmer's market, but candles could be appropriate.

Ms. Rowe asked if a decision had to be made tonight. She would like to hear public comments before creating the definition.

Mr. Stueckle commented the Commission is already touching base on the other types of special events. It is not a permanent on going land use activity 5 or 7 days a week. It would be an intermittent activity, designed to attract visitors or residents to that portion of the community to generate business activity, social interaction and identity. The Commission has agreed that a farmers market is not the same as a swap meet and that it is the kind of activity we are looking for in those areas. Those are 2 significant steps. After that we get into how to structure an ordinance.

Mr. Kirschmann commented, following the flow chart, the Commission has decided a farmers market is not the same as a swap meet. The next question asks if it is a permanent or temporary land use. If temporary is it subject to a Temporary Special Event Permit or a Temporary Use Permit? According to the current ordinance Temporary Special Events are limited to not more than 10 days and not more than 10 events per year. That would allow for more days than the current farmers market request. Perhaps language within the Temporary Special Event ordinance could be modified to change the number of days or events.

Mr. Goodpaster questioned the limitations of the Temporary Use Permit.

Mr. Kirschmann replied the Temporary Use Permit is only mentioned in the OTSP. The Temporary Use section of the Code is a County remnant and does not address Temporary Special Events. It strictly addresses temporary structures while a house is under construction, the use of cargo containers during construction, model homes, etc. It does not reference special events. This would be introducing a new type of use into that code section.

Mr. Goodpaster commented it would be an on-going or periodic temporary use permit. Mr. Kirschmann added many issues would have to be addressed including the number of days, number of events, etc. It would be creating a new ordinance. He asked how the Palm Springs Street Fair was permitted. Mr. Kirschmann replied the Street Fair is a city sponsored event which was exempted from permitting. The Palm Springs ordinance is quite complex but does reference farmers markets in several areas. Mr. McKoy commented it could be both. There could be on going events and one time only events.

Mr. Kirschmann stated this proposal is for an on going weekly event but no structures will be built. Which requirements should apply to this type of request?

Mr. McKoy stated there should be guidelines that they have to work within. Mr. Goodpaster stated there could be general guidelines for that area and he believes the Commission agrees that farmers markets and street fair type events are appropriate for Old Town. It is difficult to say it will require a CUP. Mr. Kirschmann summarized that it could depend on the scope of the project and could be project specific.

Ms. Rowe stated there is probably not a lot of financial margin in a farmers market. She asked if we would be pricing ourselves out of the farmers market business if we require a LUCR or CUP.

Mr. Kirschmann replied a CUP or SPR costs approximately \$4,000. A LUCR is approximately \$800. Palm Springs requires a Land Planning Permit for similar uses which is also around \$800. Ms. Rowe commented the CUP and SPR would be almost out of reach for a small farmers market and perhaps some temporary permit would be better. Mr. Kirschmann stated temporary permits range from \$50 to \$80. Ms. Rowe stated that is much more in line for a farmers market.

Mr. Goodpaster asked how the guidelines would be implemented if we received an application for a farmers market as a weekly temporary use for a one year period. Would that be a one year permit to be renewed annually?

Mr. Kirschmann replied staff could structure it for annual review, or a maximum of 52 events per year or other. He commented it appears the Commission is leaning toward deeming farmers markets to be temporary special events. If that is the case staff will have to revise the additional uses ordinances to remove the reference to farmers markets in the swap meet definition and then also revise the Temporary Special Events ordinance to perhaps include a table of events listing the number of events and days, etc. Also, would the Commission want the revised ordinances to pertain only to the Old Town area or be Town wide?

Mr. McKoy commented the Old Town area should be more structured. Mr. Goodpaster agreed stating the OTSP is the vision for the area. At Ms. Rowe's suggestion the discussion was opened to public comments.

Ms. Sturges re-entered the room at 7:28 pm. She stated that she is a Planning Commissioner and has chosen on her own accord to recuse herself from this item. It was not based on instructions from the Town Attorney. He advised her to state that she owns property in the OTSP area and to declare that she is speaking as a private citizen.

Old Town would benefit from having a venue like this farmers market. The vision of the OTSP, which she participated in as both a member of the Old Town Merchants Assn. and as a member of the public during the outreach, is to have a walking district, a meeting center and a community center. She believes this would be beneficial for Old Town. There is a short term and long term goal for Old Town. By providing a venue like this for the short term until such time as we have the rerouting and paving it would be a shot in the arm for the merchants. It would create a synergy for Old Town. The merchants would be helped by this.

Ms. Sturges left the room at 7:32 pm

Eric Mueller of Pioneertown stated he is in business in Yucca Valley and is a representative for the proposed market. He owns a wrap-around vacant lot in the Water Canyon area between New Age Concepts and Jesse's World. The proposal is to have a small farmers market, 10 to 12 booths, in that space on Wednesdays from 3:00 to 8:00 pm, 52 weeks per year. The situation is becoming more dire in the area. They are trying to be proactive and act quickly, without restraint or burden, to get this going. They were hoping to open in June. He requested expeditious action by the Commission.

He stated the OTSP, which he also helped to develop, already directs us to this use in Section 4.5.1 – Limitations and Exceptions to Allowed Used and Structures. In Item 2 it says in Limitation on Outdoor Uses; All uses shall be conducted entirely completely in an enclosed building that is attached to a permanent foundation except for outdoor eating, vehicle sales and rental, parking, growing plants, cut flowers, Christmas trees and pumpkin lots and similar uses.

The spirit of the OTSP incorporated this concept from the beginning and was never intended to be exclusive of this type of operation. He is curious why this part of the OTSP wasn't brought to you tonight. It is a simple process for the Water Canyon Coffee Co. to once a week have this kind of event.

Sarann Graham of Yucca Valley provided a copy of a letter in support of the project to the Commissioners, copies of which are preserved in the meeting and project files. She presented the letter to the Board of Directors of the Yucca Valley Chamber of Commerce. The Chamber voted to support this project. Old Town merchants are suffering, as are all businesses, but it began before the down-turn. This is because we are not doing enough to bring tourists and residents into the Old Town area. And the "we" includes the Town. She also worked on the OTSP, but that is 10 to 15 years away because of the cost to the Town. In the meantime, if the Town doesn't help the businesses in that area, they won't be here in 10 to 15 years and new businesses will have to be found. That distracts from the very specific and unique Old Town area. She often visits farmers markets when she travels and most of them are sponsored by the city. That keeps the vendors from having extreme costs like permits and insurance. That is why our Town needs to be more involved. She likes the discussion tonight and the concept of allowing it on a temporary basis.

Wanda Stadum of Yucca Valley stated she has applied for a lot of special event permits. She did 5 years of Founders Days & Heritage Festivals and 12 Light Parades. She knows the special event permit works really well. It takes care of trash, parking, traffic control and ADA restrooms. This farmers market is temporary because everything will be gone after each market. The flow chart gets to modify the ordinance to allow time. Fees should also be modified. We should not charge them \$55 every week for 52 weeks. She suggested a one time fee for a whole year to let the market operate.

Cary Harwin of Yucca Valley stated he enjoyed the farmers market in Yucca Valley and goes to the one in Joshua Tree which has been a great boon for the businesses there. The businesses there, like in Old Town, were significantly hurting. With the consistent gathering on Saturdays those businesses are staying open now and doing a good business then. With the big box development on the east side of Yucca Valley, it pulls everyone in that direction. There are so many wonderful little stores in Old Town that people don't visit now. A farmers market on a Wednesday afternoon would be awesome for Old Town. People would be drawn from the east end to the area. People do walk around the area when they go to farmers markets and would discover the businesses there. Stimulus is needed in that area. This is an opportunity that doesn't take any additional resources. He appreciates the approach staff and the Commission is taking. There have to be guidelines with common sense applied. He hopes the approval can be done quickly.

Liz Mediaville of Pioneertown stated she misses having a farmers market on the west side of Town. There are a lot of people in Town who cannot make the trip to Joshua Tree and can't access the kind of produce available there. One thing a community can do to address environmental, economic, health and quality of life issues is to make fresh fruits and vegetables available. There is a big difference between a swap meet and a farmers market. Most swap meets are made up of vendors that buy and sell products. Farmers Markets are a wholly different model. Successful farmers markets are highly selective of vendors. This would be a certified organic farmers market which separates it from a swap meet because of the licensing and quality control that is required of the farmers. Other vendors that might be added would also be highly scrutinized. The Palm Springs festival is a highly juried show for one of a kind items. It is not a buy and sell event.

Mr. Goodpaster closed the discussion to public comments.

Mr. Kirschmann commented the ordinances limit the number of days and land use areas where this type of event can take place. He requested that the Commission discuss number of days and land use districts if the decision is made to utilize the Temporary Special Event permit. Staff believes Section 4.5.12 – Limitations and Exceptions – where it mentions growing plants, cut flowers, Christmas trees and pumpkin lots, that those are in conjunction with a primary use. It also says consistent with the Municipal Code which directs us back to the requirement for a Temporary Special Event permit.

Mr. McKoy questioned why the farmers market on the west end of Town is no longer operational. Mr. Kirschmann replied there was a restroom issue with ADA access so the operator decided to move to Joshua Tree where they are using existing restrooms. Restroom facilities would have to be provided for this market.

Ms. Rowe asked if restroom facilities in surrounding businesses could be used. Mr. Kirschmann replied San Bernardino County Environmental Health has requirements for these types of events.

Mr. Goodpaster commented the former farmers market was located on Town property which is a slightly different set of circumstances from this one proposed to be on private property.

Ms. Rowe stated we are all probably in favor of commerce in Old Town and questioned the most effective way to get this up and running as soon as possible with the least financial burden on the vendors. It sounds like a Special Event.

Mr. Stueckle replied staff will have to be creative to facilitate the business plan of getting this open in the month of June. By adopted ordinance today a swap meet cannot exist on the proposed site. There are also limitations in the Special Event permit that create difficulties as well. Staff will have to work with the Town Attorney and return to the Commission. That is dependant on some sort of an application being filed that lays out the basic information about the proposal. The action brought forward will probably have a number of contingencies: amending ORD A, separating out farmers markets from swap meets, amending ORD B increasing the amount of time that Temporary Special Events can exist and that type of approach. Staff will hopefully be able to approach the issue of categories of events. Caution needs to be used in defining how far the changes go because sooner or later an activity will be proposed that may not be wanted.

Mr. Goodpaster commented this discussion is about the broad issue and is not project specific. The Commission has not been clear with staff and we need to define farmers markets and swap meets, separating those two so a farmers market can be approved in the OTSP area.

Mr. Kirschmann stated he is hearing from the Commission that we want to eliminate reference to the farmers market in an association with swap meets in the Code. Staff will draft a definition of a farmers market to be added to the Code. Staff will also look at amending the Temporary Special Events section to allow longer periods of time. He asked if these changes should be limited to the OTSP area or be effective Town wide.

Mr. McKoy commented it should not necessarily be limited to Old Town. Ms. Rowe and Mr. Goodpaster agreed.

Mr. McKoy commented he thought the issue for the previous farmers market had something to do with a Port-a-Pot. Did the market leave because of lack of support? Mr. Stueckle replied it was a business decision made by the operator.

Mr. Kirschmann stated County Environmental Health has very strict requirements for restroom facilities. Staff will research the issue.

Mr. Goodpaster requested and received confirmation that staff has received enough direction on the issue. Mr. Goodpaster recessed the meeting for a short break at 7:50 pm.

Mr. Goodpaster reconvened the meeting at 8:00 pm with Ms. Sturges in attendance.

### **3. CONDITIONAL USE PERMIT CUP 01- 06 HUTCHINS AMEND CONDITION OF APPROVAL #37**

A request from staff to amend Condition of Approval #37 to eliminate the installation of street lights on the rear of the project along Palisade Dr. adjacent to a residential area.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. On March 7, 2006 the Planning Commission approved Conditional Use Permit, CUP 01-06 allowing the construction of a 15,000 square foot motorcycle and similar vehicle sales and service building on 1.44 acres. The project received the final inspection by the Building and Safety Department on March 23, 2007. After inspecting construction of an adjacent property, staff realized standard language was contained in a Condition of Approval ("COA") requiring the installation of street lights along Palisade Ave. During previous discussions the Commission determined that street lighting was appropriate at the intersections but not on the streets when the project is adjacent to residential districts.

This project has been completed and finalized. Staff does not feel that street lights are not warranted because of the close proximity to residential uses and community concerns for lighting. Therefore, in an effort to clean up the Conditions of Approval, Staff is

recommending that the reference to “street lighting” be eliminated from the Conditions of Approval.

Ms. Sturges questioned the cost of a street light. Mr. Kirschmann replied he did not have that information.

There were no Commissioner or public comments.

Mr. McKoy moved that the Planning Commission approves the amendment to Condition of Approval #37 so that street lighting along Palisade Drive is not required due to the close proximity of the Residential Land Use District. The motion was seconded by Ms. Sturges and passed by unanimous voice vote of the Commissioners present.

#### **4. SITE PLAN REVIEW, SPR 06-04 THERIAC AMEND CONDITION OF APPROVAL #23**

A request from staff to amend Condition of Approval #23 to eliminate the installation of street lights on the rear of the project along Palisade Dr. adjacent to a residential area.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. Again, this is the same situation as discussed in the previous item. This project has been completed and finalized. Staff does not feel that street lights are warranted because of the close proximity to residential uses and community concerns for lighting. Therefore, in an effort to clean up the Conditions of Approval, Staff is recommending that the reference to “street lighting” be eliminated from the COA #23.

There were no Commissioner or public comments.

Ms. Sturges moved that the Planning Commission approves the amendment to Condition of Approval #23 so that street lighting along Palisade Drive is not required due to the close proximity of the Residential Land Use District. The motion was seconded by Mr. McKoy and passed by unanimous voice vote of the Commissioners present.

#### **5. SITE PLAN REVIEW SPR 03-07 MOJAVE AMEND CONDITIONS OF APPROVAL**

A request from staff that Conditions of Approval #26(d), 48 and 58(d) be deleted and replaced with a new Condition stating: “The project shall comply with all provisions provided for in Resolution 09-12.”

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. At the Town Council meeting of April 14, 2009 Resolution 09-12 was passed setting policy for Master Plan of Drainage Facility improvements for private land development projects. Planning Staff will be returning several projects to the Commission for amendments to their Conditions of Approval to reflect this policy change. On December 4, 2007 the Planning Commission approved a

request to allow the construction of 35,438 square feet of retail and office commercial space on a 3.78 acre site.

The recommended changes are:

Condition of Approval # 26 should eliminate section "d" requiring the hydrology study to address the sizing of the Y01-01 facility.

Conditions of Approval #'s 48 and 57(d), state almost the same thing and should both be eliminated.

A new Condition should be added stating: "The project shall comply with all provisions provided for in Resolution 09-12.

There were no Commissioner or public comments.

Ms. Sturges moved that the Conditions of Approval be amended as stated above. The motion was seconded by Ms. Rowe and passed unanimously by voice vote of the Commissioners present.

#### **6. CONDITIONAL USE PERMIT CUP 04-06 DEPIERRO AMEND CONDITIONS OF APPROVAL**

A request from staff that Condition of Approval #31 be deleted and replaced with a new Condition stating: "The project shall comply with all provisions provided for in Resolution 09-12."

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. Again, this is identical to the prior item except only one Condition is involved. Staff proposes to eliminate Condition of Approval # 31 and insert a new condition stating: "The project shall comply with all provisions provided for in Resolution 09-12."

There were no Commissioner or public comments.

Ms. Sturges moved that the Conditions of Approval be amended as stated above. The motion was seconded by Mr. McKoy and passed unanimously by voice vote of the Commissioners present.

#### **CONSENT AGENDA:**

#### **7. MINUTES -**

A request from staff that the minutes of the Town of Yucca Valley Planning Commission meeting held on May 19, 2009 be approved as submitted.

Ms. Sturges complimented the accuracy of the minutes and the inclusion of the charts for reference.

Ms. Rowe moved that the Planning Commission approve as submitted the minutes of the Regular Planning Commission Meeting held on May 19, 2009. The motion was seconded by Mr. McKoy and passed unanimously by voice vote of the Commissioners present.

#### **STAFF REPORTS AND COMMENTS:**

Mr. Stueckle commented the Resolution numbering from the first item on the agenda was transposed. The number of the Resolution should be 01-09. Also, the rough grading plan for the Rite-Aid, Fresh & Easy and retail center project has been submitted and it is nice to see that the project is continuing.

#### **FUTURE AGENDA ITEMS:**

Mr. Kirschmann commented the discussion of the farmers markets will be returned soon. The continued discussion of development standards are planned for the meeting on July 7, 2009 along with a Land Use Compliance Review. The project mentioned in the development code interpretation discussion has eliminated the request for cargo containers and will only be requesting a caretaker residence. That project will be coming forward also. Native Plants and Special Events will also be returning.

#### **COMMISSIONER REPORTS AND REQUESTS:**

Ms. Rowe stated she wants to be a part of the Native Plants discussion. She will be unavailable for the meeting on June 16<sup>th</sup> and requested that the discussion be held to a later date.

Ms. Sturges stated she should have an opinion from the Town Attorney soon regarding her participation in discussion regarding Old Town.

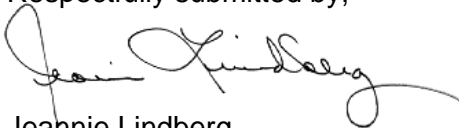
#### **ANNOUNCEMENTS:**

Mr. Goodpaster announced that the next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, June 16, 2009 at 7:00 pm.

#### **ADJOURNMENT**

The meeting adjourned at 8:12 pm.

Respectfully submitted by,



Jeannie Lindberg  
Administrative Assistant III