

**KINGSBURG PLANNING COMMISSION  
REGULAR MEETING  
MAY 10, 2018**

**Call to order** – At 6:05PM the Kingsburg Planning Commission meeting was called to order.

**NEXT RESOLUTION 2018-03**

**Present** – Commissioners Kinney, Rountree, Bullis, and Kruper

**Absent** – Commissioners Cozbey and Poynor

**Staff present** – City Manager Alexander Henderson, City Attorney Mike Noland, Planning Consultant Greg Collins and Planning Secretary Mary Colby.

**Others present** - Sandra Staats, Dave Crinklaw, Greg Thompson, Gary Nelson, Theresa Lipschitz, Jared Turner and Dale Homel,

**APPROVAL-** Commissioner Bullis made a motion, seconded by Commissioner Rountree to approve the minutes of the February 8, 2018 meeting as presented. The motion carried by unanimous vote of those Commissioners present.

**PUBLIC COMMENTS** – There were no citizens present who wished to comment at this time.

**PUBLIC HEARING – TPM-6141 FOR THE DEVELOPMENT OF A 44 LOT SINGLE FAMILY PLANNED UNIT DEVELOPMENT SUBDIVISION LOCATED ON THE SOUTH SIDE OF KAMM AVENUE WEST OF 10<sup>TH</sup> AVENUE, APPLICANT KINGSBURG HOUSING LLC.**

Open Public Hearing scheduled for 6:10 P.M.

Consulting Planning Director Greg Collins presented a short power point presentation showing the location and background of this subdivision.

Commission Discussion –

- One of the outlots will be used for a pocket park.
- The Community Services Commission will look at the park for recommendations on design.
- Restrict parking in front of lots 34, 35 and 36.

Open for Public Comment at 6:39pm

Brett Giannetta the project engineer asked about reimbursable park fees.

City Attorney Mike Noland explained how park and impact fees are set and utilized.

Dale Homan who lives in Tract 5609 asked out the width of the alley and is concerned with dust control during construction.

Jared Turned who lives at 1990 Bergren is concerned about the number of homes being built and whether there is adequate infrastructure to support the subdivision.

Close Public Comment at 6:57PM

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Continued Commission Discussion

- Concern about the narrow width of the street, this could be a discussion for a future Planning Commission meeting.
- Is there adequate water to serve these homes? Ask the City Engineer to make a presentation on water adequacy.
- 36-foot curb to curb streets, have we done any other subdivisions with these narrower streets.

Close Public Hearing at 7:12PM

Commissioner Bullis made a motion, seconded by Commissioner Rountree to adopt Resolution 2018-03 approving Planned Unit Development (PUD) 2018-01 and approve the necessary findings consistent with Chapter 17.76 of the Zoning Ordinance and subject to the conditions contained in the resolution. The motion carried by unanimous vote of those Commissioners present.

Commissioner Bullis made a motion, seconded by Commissioner Rountree to adopt Resolution 2018-04 approving Vesting Tentative Subdivision Tract Map 6141 with the exception of Condition 7 under Tentative Map for the 80-acre master plan requirement. The motion carried by unanimous vote of those Commissioners present.

**PUBLIC HEARING – FOR THE APPROVAL OF PUD 2016-01 AND A TENTATIVE SUBDIVISION MAP 6122 FOR 60 SINGLE-FAMILY LOTS AND A POCKET PARK LOCATED ON THE SOUTHEAST CORNER OF KAMM AND MENDOCINO AVENUES IN KINGSBURG**

Open Public Hearing scheduled for 7:16 P.M.

Consulting Planning Director Greg Collins presented a short power point presentation showing location and background on the subdivision.

Commission Discussion

- Alley loaded garages
- Width of street
- Involve the Community Services Commission in designing the park
- 7-foot pedestrian walkways

Open for Public Comment 7:34PM

Adriana Jenna who lives at 2090 Howard and is opposed to the construction asked about the design of the subdivision and whether it meets the requirements of the growth management ordinance the subdivision map act and City standards.

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Eddie Salinas who lives on 18<sup>th</sup> avenue would like to see a through street on Kamm and is concerned about cars running the stop sign and driving through his house.

Jack Shantz is happy about the park, however the citizens who live on Howard could be affected. Add a few parking spaces around the park and this could help alleviate the problem. He also feels that the quality of the homes is questionable since they are semi-custom, more like tract homes

Melvin Enns 1911 Bergren Ct. would like to see Kingsburg expand and move forward. Feels that there should be an additional exit onto Kamm Ave and asked if a letter to challenge the design would do any good.

Beth Hamilton 2188 Howard is there adequate water to supply the new subdivisions.

Larry Mitchell 2621 19<sup>th</sup> is concerned with the type of homes being built. He would like to know the minimum square footage of home being build. Also need an additional outlet on Kamm Avenue.

Theresa Lipschitz 2150 Howard is also concerned with water supply and would like to see another well installed before construction begins. Feels that police and fire personnel need to be increased.

Vito Jenna 2090 Howard noted that the new developer has just brought back the original map design.

Susan Wiliford 19th avenue would like to see an extra street to Kamm and a 4 way stop at Klepper and 19<sup>th</sup>.

Close Public Comment at 7:57PM

Continued Commission Discussion

- Residents brought up a lot of questions.
- The Planning Commission does not design or change maps.
- The Planning Commission takes in facts and makes decision based on those facts. Must follow the laws in the Subdivision Map Act and our Municipal Code.
- If the project does not follow these laws these issues could be addressed.
- Try to provide more parking around the park.

Dave Crinklaw 13837 S Zediker who is the developer of this project stated that home sizes will range from 1700 to 3300 square feet. They will include single and two-story homes.

Close Public Hearing at 8:49PM

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Commissioner Rountree made a motion, seconded by Commissioner Kinney, to adopt resolution 2018-05 approving PUD 2016-01 (Crinklaw) and approving the necessary findings consistent with Chapter 17.76 of the Zoning Ordinance and subject to the conditions contained in the resolution. The motion carried by unanimous vote of those commissioner's present.

Commissioner Kinney made a motion, seconded by Commissioner Rountree, to adopt Resolution 2018-06 approving vesting tentative subdivision tract map 6122 (Crinklaw) subject to the conditions contained in the resolution. The motion carried by unanimous vote of those commissioner's present.

**FUTURE ITEMS** – Ask City Engineer to make a presentation regarding water availability and Street Width

**ADJOURN** – The Kingsburg Planning Commission meeting was adjourned at 8:52PM

Submitted by

Planning Secretary  
Mary Colby