



**CITY COUNCIL SPECIAL MEETING
ACTION SUMMARY MINUTES
July 24, 2014 6:00 PM
Council Chambers, Civic Auditorium
400 N. Douty Street
SPECIAL MEETING - 6:00 PM**

ROLL CALL BY THE CITY CLERK:

Mayor Gary Pannett called the meeting to order at 6:00 p.m.

Present: Jim Irwin, Joleen Jameson, Lou Martinez, Russ Curry, Gary Pannett

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FLAG SALUTE:

The flag salute was led by Mayor Pannett.

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PUBLIC COMMENT:

There were no comments.

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Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.

Written Correspondence:

1. PUBLIC HEARINGS:

- A.** Highway 43/198 Commercial Project – Accept the Planning Commission's recommendation of approval and consider the following actions:
Environmental Impact Report, State Clearinghouse Number 2012061013, prepared for the Highway 43/198 Commercial Center project. Resolution 14-37-R.
GENERAL PLAN AMENDMENT NO. 2011-01, is a request to change the land use designation from Highway Development, Open Space and Service Commercial on 58 acres to Planned Commercial and to amend Policy 9.2 and add Objective 10.1 and Policies 10.1.1, 10.1.2, 10.1.3, 10.1.4 and 10.5 pertaining to the location and criteria for Planned Commercial developments. Resolution 14-38-R
RE-ZONE No. 2011-01, is a request to change the existing zoning on a 58 acre site from Service Commercial (SC), Conservation and Open Space (CO) and Planned Highway Development (PHD) to Planned Commercial (PC). Introduce and waive the first reading of Ordinance 14-05
PLANNED UNIT DEVELOPMENT NO. 2013-02 is a request for a master plan to allow a commercial center with approximately 500,000 square feet with shared access, cross access, shared parking, a comprehensive sign program and architectural design. Resolution 14-39-R
TENTATIVE PARCEL MAP 2013-05 is a request to subdivide approximately 58 acres into 28 parcels to be developed in four phases for future commercial development. Resolution 14-40-R
DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HANFORD AND 198/43, LLC is a development agreement to implement the standards and conditions imposed as part of other actions and the construction and

financing of improvements required for the Highway 43/198 Commercial Center. Introduce and waive the first reading of Ordinance 14-06
The project is located at the southwest corner of East Lacey Boulevard and State Route 43. APN 016-060-021.

Community Development Director Darlene Mata presented the staff report and recommended approval of the project. Mayor Pannett opened the public hearing.

The following spoke in favor of the project:

Rick Telegan, Pinnacle Point, LLC, property owner: Thanked everyone within the City of Hanford who has worked on this project and encouraged approval of the project. (1) No problem with the cul-de-sac going in, but do not want it as a condition of approval. Suggested it be a separate agreement between the City of Hanford and Helena Chemical. (2) There may be a modification of the impact fee program as part of the General Plan Update. We are agreeable to the fees as proposed, but they may be revised following the General Plan Update.

The Director of Real Estate Development for Costco encouraged approval and invited questions.

Jan Kahn, representing Helena Chemical stated they fully support this project, unconditionally. Left-turn will be impossible without traffic control and Johnson Trucking also will be affected by this. They request the cul-de-sac be developed by City of Hanford, and that it be signalized from day one.

Andrew Mattos stated this project will help with less stop-and-go traffic, tax dollars, and much-needed employment. He encouraged approval.

Robin Mattos commented this would provide tax dollars and shopping without driving across town.

No one spoke in opposition to the project.

Rick Telegan clarified that they are not opposed to the cul-de-sac. They are opposed to it being a condition of approval, especially requiring Lacey realignment being completed by Phase One.

With no further public comments, Mayor Pannett closed the public hearing.

Discussion between Council, staff, and City Attorney Mizote regarding a possible separate agreement for the cul-de-sac.

Mayor Pannett is against the proposed roundabout, because it is dangerous.

Vice Mayor Curry asked for clarification on a few items from the Draft Environmental Impact Report (DEIR). Thanked Consultant Skinner for an excellent job.

Councilmember **IRWIN** asked for clarification regarding the impact fees. City Manager Pyle gave a brief explanation.

City Attorney Mizote requested clarification from applicant Telegan regarding impact-fee concerns. Mr. Telegan replied that the Impact Fee program may be altered in the General Plan Update. The 198/12th Avenue project is fully funded and City of Hanford has paid their full amount of the project. He feels that fee should be eliminated. There may be others that have been satisfied and the methodology of figuring those fees may be altered.

City Attorney Mizote recommended that the impact fee schedule attached to the Development Agreement be reviewed periodically. Any proposed revisions would come before City Council for approval.

The following actions were taken by the City Council:

1. Motion by Councilmember **IRWIN**, seconded by Councilmember **JAMESON**, to adopt Resolution No. 14-37-R certifying the Final Environmental Impact Report, State Clearinghouse 2012061013, prepared for Hwy 43/198 Commercial Center. Passed 5-0. Ayes: JJ, JJ, LM, RC, GP.
2. Motion by Councilmember **CURRY**, seconded by Councilmember **IRWIN**, to adopt Resolution No. 14-38-R approving General Plan Amendment No. 2011-01. Passed 5-0. Ayes: RC, JJ, JJ, LM, GP.
3. Motion by Councilmember **JAMESON**, seconded by Councilmember **MARTINEZ**, to introduce and waive the first reading of Ordinance No. 14-05 for Re-zone No. 2011-01. Passed 5-0. Ayes: JJ, LM, JJ, RC, GP.
4. Motion by Councilmember **CURRY**, seconded by Councilmember **JAMESON**, to delete Condition 6, direct staff to prepare an agreement regarding the cul-de-sac, and adopt Resolution No. 14-39-R approving Planned Unit Development 2013-02. Passed 5-0. Ayes: RC, JJ, JJ, LM, GP.
5. Motion by Councilmember **MARTINEZ**, seconded by Councilmember **JAMESON**, to adopt Resolution 14-40-R approving tentative Parcel Map 2013-05. Passed 5-0. Ayes LM, JJ, JJ, RC, GP.
6. Motion by Councilmember **JAMESON**, seconded by Councilmember **CURRY**, to introduce and waive the first reading of Ordinance 14-06 approving a Development Agreement between the City of Hanford and 198/43, LLC. Passed 5-0. Ayes: JJ, RC, JJ,

LM, GP.

Mr. Telegan, on behalf of the development team, thanked staff for their work on this project and Council for actions tonight.

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- B.** Public Works: Conduct a public hearing and, by separate motions, adopt resolutions establishing the impact fees for 14-43-R Fire Protection and 14-44-R Transportation facilities.

City Manager Darrel Pyle introduced the project. Deputy Public Works Director John Doyel presented the staff report and recommended approval of the project. Mayor Pannett opened the public hearing.

Bob Keenan, Building Industries Association of Kings County stated the cost to builders of residential is too high, and it is passed on to the buyers. Fees will be adjusted with General Plan Update. He does not see the rush to raise fees now.

Mayor Pannett closed the public hearing and requested Mr. Doyel to respond to Mr. Keenan's comments.

Deputy Public Works Director Doyel commented that the urgency is that mitigations were required of Costco and they had to pay impact fees, so it is necessary to include the impact fees so that they pay their appropriate share and the development pays its appropriate share. If the impact fees were not included until after the General Plan Update, all the work done until then would not pay for their mitigations.

Consensus of Council to re-open the public hearing to allow Mr. Keenan to comment. Mr. Keenan requested to adopt the fees and omit residential until the General Plan is updated. City Attorney Mizote indicated that it would not be reasonable to impose one-hundred percent of the impact fees on the applicant.

Mayor Pannett closed the public hearing again and called for action by the Council.

Motion by Vice Mayor **CURRY**, seconded by Councilmember **JAMESON**, to adopt Resolution 14-43-R. Passed 5-0. Ayes: RC, JJ, JI, LM, GP.

Motion by Vice Mayor **CURRY**, seconded by Councilmember **MARTINEZ**, to adopt Resolution 14-44-R. Passed 5-0. Ayes: RC, LM, JI, JJ, GP.

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2. NEW BUSINESS:

- A.** Adopt Resolution 14-41-R approving Sales Tax Sharing Agreement between the City of Hanford and Pinnacle Pointe LLC. Resolution 14-41-R

City Manager Darrel Pyle presented the project and recommended approval.

Motion to adopt Resolution 14-41-R by :Jim Irwin/Joleen Jameson. Passed. 4- 1. Ayes: Irwin , Jameson , Martinez , Pannett . Nays: Curry .

ADJOURNMENT:

Mayor Pannett received a request for a letter of support from Debbie Raven of The Valley Small Business, and he would like to prepare a letter of support.

Darlene Mata's appointment as Community Development Director was announced. She will begin Monday, July 28, 2014.

Mayor Pannett adjourned the meeting at 7:58 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

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