



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, June 14, 2016

CALL TO ORDER

Chairperson HAM called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Present	

INVOCATION

Pastor Bruce Kane, Epic Church

FLAG SALUTE

The flag salute was led by Commissioner JOHNSTON.

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

None.

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Approval the Minutes of the May 24, 2016 Meeting

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to approve the Consent Calendar. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, JOHNSTON, NAHAL, DRAXLER, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

PUBLIC HEARING

Tentative Tract 917, a request to subdivide approximately 23.01 acres into 54 single-family residential lots in the “R-1-8” Low-Density Residential Zone District. The project requires adoption of Mitigated Negative Declaration No. 2016-04 by the Planning Commission. The project is located at the southwest corner of Grangeville Boulevard and Centennial Drive (APN 009-050-093 and 009-050-007).

Chairperson HAM opened the Public Hearing at 7:03 p.m. and called for the Staff Report. Assistant Planner de Silva presented the Staff Report, noting a correction to "Mitigation Measure: Public Facilities 4", recommended approval, and invited questions of staff.

Following questions of staff, Chairperson HAM opened Public Comment.

FAVOR

Alex Dwiggins, of Zumwalt-Hansen (engineers for the project), encouraged approval and invited questions from the commissioners.

John Zumwalt, of Zumwalt-Hansen, relayed a message from applicant Matt Smith that he was unable to attend the meeting due to a prior commitment with Boy Scouts.

OPPOSED

None.

Chairperson HAM closed Public Comment and opened Commission Discussion. Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:12 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to adopt Mitigated Negative Declaration No. 2016-04, as amended, for the project. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, JOHNSTON, NAHAL, DRAXLER, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to adopt Resolution No. 2016-14, as amended, approving Tentative Tract Map 917. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, NAHAL, JOHNSTON, DRAXLER, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

GENERAL BUSINESS

Planning Commission - Proposed revision to start time

Community Development Director Mata proposed for Commission discussion, the possibility of a revised start time for the Planning Commission meetings, from 7:00 p.m. to possibly 5:30 p.m., consistent with the other commissions. Commissioner DRAXLER stated that he would have a schedule conflict. The June 28, 2016 meeting will be canceled, and Commissioner PADEN will be on vacation, unable to attend the July 12, 2016 meeting. Consensus to table the discussion/decision to the July 26, 2016 meeting.

DIRECTOR'S COMMENTS

Director Mata re-stated that there will not be a Planning Commission meeting on June 28, 2016. She also reminded the commissioners of the combined City Council/Planning Commission meeting regarding the Zoning Ordinance Update on June 15, 2016, at 5:30 p.m.

Appeal 2016-04, appealing the Planning Commission's denial of Appeal 2016-01, regarding Site Plan Review 2015-06 and Mitigated Negative Declaration 2015-03, goes before City Council June 21, 2016.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON noted the Planning Commission's focus and responsibilities and the importance of basing decisions on findings and facts, while staying within the Commission's purview. Director Mata reiterated the legal importance of basing decisions on findings.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Diana Black