OPENING CEREMONIES

Call to Order by Vice-Chair Kevin Nehring
Roll Call by Destiny Garcia, Assistant Secretary
Commission Present: Bishop, Espino, Felker, Nehring, Nunez, Wettlaufer
Commission Absent: Bandy (excused)
Pledge of Allegiance: Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS
C/Wettlaufer made a motion to approve, second C/Nunez, unanimously approved as presented.

1. PRESENTATIONS/CEREMONIAL MATTERS

A. Presentation of Proposed Sphere of Influence Expansion

Greg Collins of Schoettler and Collins Planning Consultants facilitated the informational workshop to update the public on the proposed Sphere of Influence (SOI) expansion that would be proposed as part of the General Plan Update (GPU 2040) being prepared by Mintier Harnish Planning Consultants. Mr. Collins explained that once the GPU is completed, (approximately in June 2019) and adopted, the SOI would be processed. The GPU is a planning tool used to help guide the growth and development in Kerman.

Mr. Collins briefly reviewed the SOI with a power point presentation. He explained that the SOI is required by State law. It establishes growth boundaries for cities (defines areas that can be annexed into city for urban development). Kerman’s current SOI was last updated in 2007.

The City of Kerman has been growing rapidly over past 20 years and is running out of room in both the city limits and current SOI for growth – especially for residential development. Development now is up against city limits and SOI boundaries on east and west sides. The proposed SOI expansion is approximately 449 acres; 244 acres on west side; 205 acres on east site of the city. Staff explained that the 2007 Kerman General Plan already designates these areas for urban development and that the new updated General Plan will be analysing current trends, population, housing and other needs and might determine a slightly different SOI boundary line is needed to accommodate growth. For that reason, despite the strong demand and request to expand the SOI now for annexations, staff determined that it will be best to wait until the GPU is completed to move forward with the SOI. Staff explained that this workshop is an early effort of the city to keep the community aware of future expansion plans.

Notices were sent to all affected property owners. Staff took questions from the public in attendance
Various questions were addressed included:

- Concerning annexation: Question whether properties had to be annexed into the city limits? If they could continue to farm? Utility hookups, etc.

Staff gave several examples and stated that annexation is on an individual bases. Just because a SOI is expanded does not mean properties will being annexed into the city limits.

Annexation only occurs when a property owner requests it. Then they must submit a project for approval like a subdivision.
Staff explained that in the event a property located behind another applied for an annexation, then the entire site would be included because LAFCo and Fresno County would not allow an island to be created. Once a property is annexed into the city limits they will have up to two (2) years to tie into the city services.

Staff reviewed the next steps
- City is currently updating its General Plan. Expected completion by Fall of 2019.
- Once complete, City will initiate an expansion of the Sphere of Influence
- Staff must prepare an environmental analysis and a Plan for Services (MSR)
- Property owners will be notified of all hearings
- Expansion must be approved by City Council
- Expansion must be submitted and approved by Fresno Local Agency Formation Commission (LAFCo) and Fresno County Board of Supervisors
- If expansion is approved, property owners could request annexation

**RECOMMENDATION:** Informational only.

**REQUEST TO ADDRESS COMMISSION** None offered

2. **CONSENT CALENDAR**

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. **SUBJECT:** MINUTES: C/Espino made motion to approve minutes as presented, second C/Bishop, unanimously approved minutes for March 12, 2018 as presented.

3. **PUBLIC HEARINGS** None offered

4. **PETITIONS/RESOLUTIONS** None offered

5. **ADMINISTRATIVE REPORTS** None offered

6. **COMMUNICATIONS** None offered

**ADJOURNMENT** Meeting adjourned at 7:30pm

Olivia G. Pimentel
Secretary to the Planning Commission