

MINUTES

YOLO COUNTY PLANNING COMMISSION

April 2, 1996

1. CALL TO ORDER

Chairman Gray called the meeting to order at 10:10 a.m. and introduced Henry Rodegerdts as the newest member of the Yolo County Planning Commission. Tony Bernhard, the County Recorder, administered the Oath of Office and welcomed the new Commissioner to the County.

New Commissioner Rodegerdts introduced himself to the Commission and the public. He spoke about his concerns of the County continuing to maintain the viability of the agricultural economy and of the need to preserve agricultural land.

MEMBERS PRESENT: Lea, Heringer, Rodegerdts,
Walker, Lang, Gray and Webster

MEMBERS ABSENT: None

STAFF PRESENT: John Bencomo, Principal Planner
Mike Luken, Senior Planner

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Paul Kramer, County Counsel
Linda Caruso, Planning Commission
Secretary

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2. ADOPTION OF THE MINUTES OF THE PREVIOUS MEETINGS

Commission Action:

The Minutes of the March 6, 1996 Planning Commission Meeting were approved with no corrections.

MOTION: Walker SECOND: Webster

AYES: Lea, Heringer, Gray, Webster, Lang and
Walker

NOES: None

ABSENT: None

ABSTAIN: Rodegerdts

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3. PUBLIC REQUESTS

The opportunity for members of the public to address the Planning Commission on any subjects relating to the Planning Commission, but not relative to items on the present Agenda, was opened by the Chairman. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

No one came forward to address the Commission.

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4. CORRESPONDENCE

Chairman Gray acknowledged receipt of the correspondence in the packet as well as items distributed at the beginning of the meeting.

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5. CONSENT AGENDA

Items on the Consent Agenda are believed by staff to be non-controversial and consistent with the Commission's previous instructions to staff. All items on the Consent Agenda may be adopted by a single motion. If any commissioner or member of the public questions an item, it should be removed from the Consent Agenda and be placed in the Regular Agenda.

There are no items on the Consent Agenda.

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6. REGULAR AGENDA

6.1 A verbal update on the Knights Landing General Plan Review. (J. Bencomo)

John Bencomo, Principal Planner, updated the Commission on the status of the Knights Landings General Plan. He indicated that Mariane Nix has been compiling a list of General Plan Committee members. He said he hoped that some of the more crucial Planning Commission meetings concerning this issue would be held in the Community of Knights Landing.

He also spoke about the Mark Hope Project. He said that the 27 unit project Approvals have been rescinded. Mr. Hope has not yet submitted a new application or a revised development plan.

Commissioner Walker was pleased that the Community and the Planning Staff were making reasonable progress toward a better working relationship.

The Public Hearing was opened at this time.

Mariane Nix, Chairperson of the Knights Landing Advisory Committee, told the Commission how wonderful John Bencomo was to work with during this process.

Commissioner Lea said that Mariane Nix deserves all the accolades of the Community for all the hard work she has been doing in her Community.

Commissioner Gray agreed that he was also very happy that relations with the Community of Knights Landing and Staff were better.

Walter Edson, resident of Knights Landing, said that working relations have improved quite a lot.

The Public Hearing was closed at this time.

Commissioner Gray asked for clarification of whether the General Plan for Knights Landing would be newly created or would there just be amendments to the existing one.

John Bencomo answered that he would like to amend the existing one, and isolate and fix crucial issues. Legal Services' issues are also an area of concern.

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6.2 95-089- A request for a Conditional Use Permit to allow for the installation of a 180-ft. tall cellular communications facility on a 15 acre property in the Agricultural General (A-1) Zone. Subject property is located one mile south of I-80, 1/4 mile west of the west levee of the Yolo By-Pass. A Negative Declaration has been prepared for this item. Applicant: AT & T Wireless Services/Joanna Bullock (M. Hamblin)

The Board of Supervisors has requested a postponement of this item due to concerns regarding cellular phone calls to the "911" system and the "911" system's limitations in answering those calls. The Board wishes a cooperative effort between the cellular communication industry and the State and Local Governments in addressing this issue which is not limited to Yolo County.

A lengthy discussion by the Planning Commission and Staff regarding this issue ensued.

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6.3 95-077- A conceptual review of a Draft Equestrian Facilities Ordinance for the County.
Applicant: County of Yolo (M. Luken)

Mike Luken, Senior Planner, gave the Staff Report. He gave the history of how the Draft Equestrian Facilities Ordinance came to be. He indicated that the County had received numerous complaints from members of the equestrian industry regarding other stable owners who did not have permits and were not in compliance. He proceeded to go through all of the Tiered Permitting Regulations.

Commissioner Heringer asked for clarification of where these boarding stables would be allowed.

Mike Luken explained that the way the Code exists now, there are no commercial stables allowed in the A-P Zone. The way the new Draft Ordinance reads, only small commercial stables would be allowed.

A discussion of what constitutes being "grand fathered in" took place.

Commissioner Rodegerdts noted that Section 5, Paragraph c, Part v., should read, "No more than fifteen (15) boarded equine animals shall be allowed."

The Public Hearing was opened at this time.

Marlene Carlson, of Horse Quarters and Cactus Corner Station, agreed with the concept of tiered permitting, however definition language needs to be more concise. She also said the level of business should not be restricted.

Dennis Maher, a faculty member of the School of Veterinary Medicine, was concerned about the number of stables being reduced with the proposed regulations. Veterinary Schools are greatly benefitted by the horse stables. Stables also benefit other facilities such as feed, tack, etc.

Yvonne LeMatte, a rancher, said the regulations need to be streamlined. Golf courses are allowed in Agricultural Preserve Zone. Commercial stables would do less damage to the ground than golf courses. She also said "Hours of Operations" and the "Number of Visitors" allowed should not be restricted.

Ann Taylor, of the Woodland Stallion Station, said that since she conformed with all the regulations from the County, she has had to give a list of every owner who has a horse boarded in her stable to the County Assessor on March 1 of every year, but that requirement should be applied to all. She also suggested that fellow horse people should be able to help in drafting an ordinance that will protect the smaller stable owners and will still make a level playing field for those who have invested in the equine business.

Terry Pittman, representing People's Ranch, was very concerned about the regulations. It seems to be very unfair to the smaller stables owners. He also agreed that the "Hours of Operation" should not be restricted.

Fern Talbin, a professor at the Veterinary School of Medicine, said there are more horses used now for recreation than were used 100 years ago for agriculture. She said that some of the smaller, commercial stables have some of the best arenas available in the area. The restriction limiting the "Number of Visitors" penalizes the smaller stables.

Shelley Ferkovich, a horse trainer, agreed and reiterated all the concerns mentioned previously. She also answered questions of Commissioner Heringer regarding Liability Insurance. Tracy Brown, a trainer, said that competition of rates among the stables is beneficial and will help to keep boarding costs down. She was also in favor of working together with the County to resolve this matter.

Carol Smith, of Rocky Road Ranch, was concerned about the definition of "Smaller Equestrian Facilities" in the A-P Zone. She also indicated that in Section 3, under EXEMPT ACTIVITIES, letter "a", it should read, "Non-Profit activities for persons under the age of twenty one (21) years such as 4H...". She wanted assurance that these amendments to the zoning ordinance would be consistent with the General Plan.

Reid Bargwardt, a member of Yolo County Horseman, questioned what is the purpose of the Regulations really was. What are the problems and what really needs regulating.

Commissioner Gray stated the reason Staff and the Commission are here is to create a level playing field for all concerned.

Rainey Bewley wished the Commission and the Equestrian owners luck.

Debbie Donaldson commented on the "Hours of Operation".

Michele Hazeltine, of Pine Trails Ranch, also suggested setting up an Advisory Committee.

The Public Hearing was closed.

Commissioner Walker said there seems to be a true sense of cooperation from the horse owners.

Commissioner Lang agreed that the stable owners and Staff should work together.

Commissioner Webster commented on the positive nature of all the comments heard at the Hearing.

Commissioner Rodegerdts said he felt a plan could be put together that will satisfy everyone.

Commissioner Lea was concerned about the level of regulations on the smaller stables.

Commissioner Heringer said the stable owners should put their heads together and come up with a solution to the problem.

Recommended Action:

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Commissioner Gray suggested that the Equestrian Community put in writing the issues that effect them the most and to make concrete recommendations.

He directed Staff to:

- A. Initiate a workshop and an Advisory Committee to make appropriate changes to the Conceptual Draft Tiered Permit Regulations.
- B. Eliminate the Hours of Operation restriction.
- C. Eliminate the Agricultural Preserve (A-P) and Agricultural General (A-1) Zoning restrictions or limitations.
- D. Refine the limitation of events and number of visitors allowed.

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A five minute recess was called at this time.

Supervisor Frank Siefertman and Commissioner James Gray presented former Commissioner Pollock with awards for her service to Yolo County and the Yolo County Planning Commission.

7. DIRECTOR'S REPORT

A report by the Director on the recent Board of Supervisor's meetings on items relevant to the Planning Commission. An update of the Community Development Agency activity for the month. No discussion by other Commission members will occur except for clarifying questions. The Commission or an individual Commissioner can request that an item be placed on a future agenda for discussion.

Mike Luken brought the Commission up to date on the following item:

- 1) The Dunnigan General Plan Draft EIR.

John Bencomo brought the Commission up to date on the following item:

- 2) Legal issues concerning property owners in Flood zones.



8. COMMISSION REPORTS

Reports by Commission members on information they have received and meetings they have attended which would be of interest to the Commission or the public. No discussion by other Commission members will occur except for clarifying questions. The Commission or an individual Commissioner can request that an item be placed on a future agenda for discussion.

Chairman Gray reported meeting with the Central Valley Aggregates and Gravel Association. He also met with Dave Zezulack and Zeke Beeman regarding habitat conservation.

Commissioners Lang and Lea reported attending a workshop with the Army Corps of Engineers on March 23, 1996.



9. ADJOURNMENT

The meeting was adjourned at 1:30 p.m. The next regular meeting of the Yolo County Planning Commission is scheduled for April 17, 1996 at 8:30 a.m. at the Yolo County Planning Commission Chamber at 292 W. Beamer Street, Woodland, CA. Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of that Board within fifteen days a written notice of appeal specifying the grounds.

The Board of Supervisors may sustain, modify, reject or overrule this decision. There will be an appeal fee payable to the Community Development Agency and the Clerk of the Board of Supervisors.

Respectfully submitted by,

Stephen L. Jenkins, Director

Yolo County Community Development Agency

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