

Unapproved Minutes  
Dunnigan Advisory Committee  
Wednesday, July 21, 2010

Dunnigan Fire Hall  
29145 Main St.  
Dunnigan, Ca 95937

## **CALL TO ORDER**

Chairman Weber called the meeting to order at 7:06 pm

## **ATTENDANCE**

- 10 Members in attendance, quorum present
- 5 Members absent, Willard Ingraham, Adella Backhaus, Bob Langfield, Brian Stucker, Shirley Gooch
- 4 County representative were present at this meeting
- 9 residents and guests
- Total in attendance, 23 members, guests and county representatives

## **PUBLIC COMMENTS**

Chairman Weber opened Public Comments.

- Resident Joyce Sumner attempted to revisit controversy on flooding issue; she expressed her discontent over Chairman Weber's letter, she reference a letter from the county dated a year or so ago. Chairman Weber stated he stands by his response and found the facts referred to in the article to be correct. He indicated the drainage issue is closed.

## **MINUTES**

Chairman Weber called for the approval of the minutes of May 19<sup>th</sup>.

- Questions on minutes referencing Chamber of Commerce, Brown Act exaggerated concern over density. Questions addressed by David Morrison and Chairman Weber.
- No corrections or additions from Board
- **Motion to adopt:** Mel Smith; **Second by:** Wilma Gullatt  
**Vote:** Yes, 8; No, 1; Abstain: 1, **Motion passed, minutes of May 19<sup>th</sup> approved, no board corrections.**

## **CORRESPONDENCE**

Chairman Weber opened correspondence.

- Received agenda for meeting on Tribal Matters. Chairman Weber did not distribute, workshop meeting was held this evening.
- Chairman Weber indicated a response letter was sent per request on the drainage editorial issue.
- Question by Vice Chair Busch on Tribal workshop. Answer: Proposal for new expansion to the Casino

No further correspondence was brought to the floor.

## **ACTION ITEM**

Chairman Weber opened discussion on the two ordinances. After considerable discussion the following action was taken by the committee:

- **Clustered Agricultural Housing Ordinance:** the consensus of the committee was this was a good ordinance. Concerns indicated: conservation easements, corner clustering versus neighbor concerns and objections, ag buffers reductions, 300ft to 100ft, utilities/sewer system for housing, roads, water, wells, need for incentives for ag preservation and property tax reassessments. **Motion to approve the ordinance by Mel Smith, Seconded by Chairman Bill Weber. Vote: Yes 7; No 1 Abstain 2, Motion Carried**  
**Amended Motion to address some concerns: Motion by Chairman Bill Weber as follows;** would like to see additional incentives added (i.e. density bonuses, 20%) to the Clustered Ag Housing Ordinance, and to assure reassessment would be adjusted down to reflect the property values on ag land without development rights, **Seconded by Mel Smith. Vote: Yes 7; No 0; Abstain 3, Motioned carried.**
- **Transfer of Development Rights:** Comments indicated this ordinance to be premature, concern it would not be utilized in rural communities and no receiver entities have been identified. Notation that there is a lot of desire to be a sending sight, but this ordinance leaves a lot of unanswered concerns. **Motion by Erich Linse; to not address this ordinance at this time; Seconded by Chairman Bill Weber. Vote: Yes 7; No 2; Abstain 1; Motion Carried.**

## **DISCUSSION ITEMS**

Chairman Weber opened discussion items and called for subcommittee reports.

### **Subcommittee Reports**

- **Roads** – W Gullatt indicated committee had met; decision is to gather information and come up with plan to address our road problems in the Dunnigan area. **Questions: 1.** how to address the county and get on the list. D. Morrison indicated Public Works Dept. makes the decisions. Funding through grants comes from State and Fed, focus is on roads with high traffic volume. **Question 2:** Plan to repair County Road 84 or to turn it back to gravel. Road is unsafe to travel. D. Morrison will check on what can be done.
- **Specific Plan** – Chairman Weber indicated the seven member committee has worked on a plan that we would like to present to county. Our vision has to be consistent with the General Plan; we would like sit down and discuss this in depth with the county. We have analyzed our vision to see if it is consistent. Hard to go forward with the plan with no formal proposal to move forward.

## **DUNNIGAN SPECIFIC PLAN**

D. Morrison indicated the county had been contacted by K. Fichtner who indicated this could begin again in September, possibly as soon as August, but this is all speculation.

## **PLANNING COMMISSIONER UPDATE**

### **Commissioner Bertolero and Commissioner Williams:**

- No meeting
- Tower issue at Knights Landing
- Approved helicopter pad four miles east of Winters for crop duster
- Clustered Ag Housing ordinance workshop

## **FUTURE AGENDA ITEMS**

- **None**

## **NEXT MEETING**

After some discussion it was decided to cancel the August meeting. Chairman Weber called for a motion.

**Motion by Mel Smith** to cancel the August meeting, **Second by Carolee Long.**

**Vote: All in favor.**

Next meeting to be held September 15.

## **MOTION TO ADJOURN**

Being no further business, Chairman Weber asked for a motion to adjourn.

**Motion by: Wilma Gullatt, Second by Vice Chairman Busch, All in Favor.**

**Meeting Adjourned: 8:45 pm.**

Meeting minutes recorded on tape.

Respectfully Submitted

Deanna Kirkland, Secretary

Dunnigan Advisory Committee