

Unapproved Minutes
Dunnigan Advisory Committee
Wednesday, May 19, 2010

Dunnigan Fire Hall
29145 Main St.
Dunnigan, Ca 95937

CALL TO ORDER

Chairman Weber called the meeting to order at 7:10 pm

ATTENDANCE

- 12 Members in attendance, quorum present
- 3 Members absent, Greg Bickford, Willard Ingraham, Adella Backhaus
- 4 County representative were present at this meeting
- 7 residents and guests
- Total in attendance, 23 members, guests and county representatives

MINUTES

Chairman Weber called for the approval of the minutes of March 17th

- No corrections or additions from Board
- Public correction, add Joyce Sumner name to Public Comments not audible at this meeting.
- **Motion to adopt:** Mel Smith; **Second by:** Wilma Gullatt
Vote: Yes, 8; No, 0; Abstain: 4, **Motion passed, minutes of March 17th approved as note, no board corrections.**

CORRESPONDENCE

Chairman Weber opened correspondence.

- Water Quality & Supply Conference Invitations handout
- E. Linse, letter to board referencing various concerns on the proposed development in Dunnigan. Complete presentation on tape. Deep concerns about proposed issues in Hardwoods area; need to prioritize.
- Chamber of Commerce suggestion; Sub committee on commerce in place.

PUBLIC COMMENTS

Chairman Weber opened Public Comments.

- A. Tatum expressed appreciation for the support at the Community Yard Sale. Have raffle tickets available, prize, \$50.00 gift certificate Arbuckle Store.
- Resident Vaughnette Lovell, commented on old petition for Incorporation, Brown Act, prison issue, current petition on Incorporation
Chairman Weber Response: Incorporation not committee business
- Discussion on incorporation issue present and past, LAFCO presentation of last year. Incorporation, not committee business, original sub committee disbanded, issue removed from committee business..
- Resident Sumner, objection to article by D. Kirkland referencing county's responsibility on drainage with regards to flooding at CFE. Discussion followed. **Chairman Weber to respond.**
- Resident Vaughnette Lovell, referenced construction, FEMA, zone changes, cache creek? D. Rust responded, FEMA map referencing flooding, building requirements in flood zones, does not affect Dunnigan.

DISCUSSION ITEMS

- **Specific Plan** – Land Owners Group decisions, funding, payments, project on hold until September. Discussion and specific details followed. Original concepts for Dunnigan development. Work

already completed needs to be freshened up. Concise list of concerns needed. General Plan concepts must be followed. Concerns must be consistent with 2030 General Plan. Original Specific Plan revisited.

- **Brown Act** – Chairman Weber recapped document. No violation noted. D. Rust regarding violations of document. Land use activities cannot be involved in incorporation discussions. Committee members not to discuss items outside of committee that they are on task for. Additional discussion followed.
- **Sub Committee Reports** – Specific Plan Concepts, Chairman Weber gave brief presentation of activities regarding sub committee on Dunnigan Specific Plan. Drainage – no meeting; Roads – no meeting; Water – lots of water this year.
- **Specific Plan Update** – project on hold.

ACTION ITEM

- **Ag Cluster Housing Ordinance – Transfer of Development Rights Ordinance** – Provide incentive to preserve farmland in large areas. Ordinance is voluntary. Sale of development rights to developers for city use, concern. Antiquated subdivisions, parcel splits. TDR Ordinance to vague to endorse at this time. Discussion followed on both documents listing pros and cons. Considerable questions and concerns on both documents noted. **Chairman Weber** – questioned do we want to support action tonight? **Vote:** tonight 3, carried to next meeting, 6. **Decision:** no action this evening, carry to next meeting.

PLANNING COMMISSIONER UPDATE

Commissioner Bertolero:

- Three sights for radio tower, zone selection issues. Vote to place at county dump, reject first and then approved.
- No meeting in July
- Suggest adjustment to standing rules to accept Public Input on minutes.

Commissioner Williams:

- Thanked Dunnigan committee for the open minded variable discussion on the Ag cluster ordinance.
- Two issues before Planning Commissioners, Ag Cluster Housing, radio towers moved to county dump

Minutes: **Chairman Weber** clarified his thoughts on correction to the minutes. Voting on minutes is restricted to committee members only. Minute protocol not addressed in Standing Rules.

June Meeting:

- **Motion by:** Sid Mumma to cancel June meeting. **Seconded by:** (not audible)
- **Vote:** Yes, 12; No, 0; Abstain: 0; **Motion passed, next meeting to be held on July 21**

FUTURE AGENDA ITEMS

- Ag Cluster Housing Ordinance and TDR Ordinance
- Public input to board minutes, Standing Rules

MOTION TO ADJOURN

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

Motion by: Wilma Gullatt, **Second by** Secretary Kirkland, **All in favor.**

Meeting Adjourned: 9:21 pm.

Meeting minutes recorded on tape.

Respectfully Submitted
Deanna Kirkland, Secretary
Dunnigan Advisory Committee