



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

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## NOTICE OF PUBLIC MEETING Dunnigan Advisory Committee

**TIME:** 7:00 P.M. on Wednesday, March 19, 2008

**PLACE:** Dunnigan Fire House  
29145 Main Street, Dunnigan, CA

### AGENDA

1. Call to Order
2. Adoption of February 20, 2008 Minutes
3. Committee Business  
By Laws, Committee Size Discussion
4. Public Comments
5. Correspondence
6. Discussion Items:
  - Proposed Community Clean Up
  - Roads report
  - Newsletter report
7. Planning Commissioner's Update
8. Future Agenda Items
9. Adjourn

The meeting is open to all interested parties who live and/or own property in the Dunnigan Community and surrounding area. Individuals having questions pertaining to the meeting may contact Don Rust at (530) 666-8835.

**\*\*\* NOTICE \*\*\***

*If requested, this agenda can be made available in appropriate formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Yolo County Planning and Public Works Department. In addition, any persons with a disability who require a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact Don Rust as soon as possible and preferably at least 24 hours prior to the meeting. Don Rust may be reached at 530-666-8835 or Yolo County Planning and Public Works Department 292 West Beamer Street Woodland, CA 95695.*

Unapproved Minutes  
Dunnigan Advisory Committee  
Wednesday, February 20, 2008

Dunnigan Fire House  
29145 Main Street  
Dunnigan, Ca 95937

**Call to order:** 7:06 pm

### **ATTENDANCE**

- 17 members in attendance, quorum present
- 1 members not in attendance, Willard Ingraham
- 24 members, residents and guests were present at this meeting

### **MINUTES**

Chairman Williams called for the adoption of the January 16<sup>th</sup> minutes, one correction was noted. Under Planning Commissioner updates the new appointee to the Planning Commission was Jeb Burton not Amy Cameron. Being no further corrections or additions, Chairman Williams called for a motion to approve the minutes with the correction noted.

**Motion by:** Mel Smith, **Seconded by** Wilma Gullatt

**Vote: Yes 16, No 0, Abstain 1** Minutes of January 16<sup>th</sup> approved with one correction.

### **New Appointment:**

Chairman Williams welcomed Brian Stucker to the committee.

### **By Laws:**

Committee discussed the addition of a clause to the by laws which would address special circumstance absences. It was mentioned that this should have been addressed when the by laws were original formulated, it was an oversight which needs to be corrected.

M. Smith provided a history of the attendance concerns behind the committee absences and the need to amend our bylaws to address special circumstances. Further discussion revolved around this issue and it appeared committee members were of the same accord.

**Motion by:** Mel Smith **Seconded by:** Deanna Kirkland to amend Article III, Section 1, Attendance to insert the following: with exception of special circumstances (such as illness or bereavement). With no further discussion Chairman Williams called for the vote. **Vote: Yes 17, No 0, Abstain 0**, Motion passed.

### **Section 1, Attendance** will now read as follows:

A member who misses “three” consecutive regularly scheduled meetings; **with the exception of special circumstances (such as illness or bereavement)** will be recommended for removal from the Dunnigan Advisory Committee. A letter will be forwarded to the District Supervisor requesting the member be replaced.

## Public Comments

Chairman Williams opened Public Comments

Discuss a by laws amendment to decrease the size of the committee:

- Current member represent all areas of Dunnigan.
- Recommend lowering the number to 17 members.
- Current appointment raises the number to 18.
- Supervisor Chamberlain indicated a concern about the voting process with an even number of members.
- Question was asked of Supervisor Chamberlain regarding the size of other advisory committee's within his district.
- Chairman Williams noted there is a general interest in this topic and requested it be placed on next month agenda for discussion.

Supervisor Chamberlain indicated he toured the Dunnigan area today with Tannos Kokkos, Public Works to give him an idea of the area.

- He questioned if the stop light on Road 8 was working properly.
- D. Kirkland indicated stop light still needs work; the light that directs the traffic going north on 99W does not operate properly, no 30 second delay before changing to green, turns immediately when traffic approaches the intersection, south bound traffic has to wait the 30 seconds.
- It appears one of the sensors is still working and over powers the manual system, this creates a problem for the Road 8 traffic desiring to turn left onto 99W.
- Supervisor Chamberlain asked his office be notified if we see a sign down or any other road problems.
- Hugh pot hole at corner of Road 8 and 99W needs repair.
- Ditch on east side of 99W non existent anymore, due to lack of proper maintenance.
- Suggest putting cement abutments along 99W south along road 99W from Road 8 down to Ritchie Bros to limit truck parking.
- Parking along this area cause major problems when it rains.
- Drain on Road 8 clogs during heavy rains.

Chairman Williams asked the Supervisor to relay our concerns to Mr. Kokkas. He called for any additional public comments.

- B. Weber mentioned Road 89, between Road 6 and the post office is in need of repair.
- E. Linse referenced the future development of this area. Could be 5 to 10 years down the road before it starts, he would like us to continue working towards our community needs and desires. He referenced jobs, types of schools, etc. Wants us to bring in ideas to build the type of community we desire.
- Resident referenced the crossing arm by the fire station that tends to stick occasionally. Will relay information to the railroad representative.
- C. Long referenced ditch on Wheeler St. at Road 1, has standing water, and appears to have a drainage problem.

Chairman Williams called for any additional Public Comments as none were noted, Public Comments were closed.

## **Correspondence**

Chairman Williams read the letter from Supervisor Chamberlain referencing a county clean up for Earth Day on April 19<sup>th</sup>. It invited the advisory committee and the community to participate in this event. He asked we notify Maya Walker of the areas we would like to see cleaned up. Chairman Williams asked the secretary to pull the letter we wrote on this subject and indicated this would be put on next month agenda for discussion. Questions were posed:

- How big of an area will be cleaned up.
- It will be a community effort with volunteers.
- No charge for dumping as long as its roadside pickup.
- Clean Up on road side, No dumpsters.
- Will be looking for trucks to volunteer and will have some recycling containers
- G. Bickford referenced the railroad ties left at road side, unsightly

Chairman Williams asked if Maya would have further information at the next meeting. As there was no further correspondence, correspondence was closed.

## **Discussion Items**

### **Roads report:**

Chairman Williams called on W. Gullatt for the Roads report.

W. Gullatt report suggested the following steps be considered:

- Support a suggestion to supervisors to start budgeting for road replacement.
- Currently roads are only patched, ask Supervisors to budget for road resurfacing on a scheduled basis over a period of time.
- Current process cannot continue, road continue to deteriorate.
- Road 2 construction causing traffic to be diverted down Road 84
- Road 84 is being destroyed by the additional traffic flow, pot holes are larger and road is crumbling.
- Road 2 between Road 84 and the dead end, large potholes, pictures were passed out to committee to view.
- County did repair Road 2 pot holes; however because of the rain the repair had no effect. Secretary Kirkland confirmed this problem.
- W. Gullatt stated these roads were never built to handle the large trucks.
- Would like a time table as to the completion of the culvert on Road 2.
- B. Weber currently there is no all weather access for emergency vehicles in this area.
- Supervisor Chamberlain asked the committee to submit a list of roads in desperate need of repair, priority list is important.
- Roads that have metal culvert present a problem.
- Could we develop a plan that identifies the roads that need repair and each year have one resurfaced and pot holes filled on another designated road.
- Referenced made to County Line Road as it needs repair as well; question was ask if this road is entirely in Yolo County or is some of it in Colusa County.

Chairman Williams asked if this evenings report was oral or in writing, Wilma indicated this was an oral report. Secretary Kirkland indicated she had a list of the roads that were in need of repair. Chairman Williams asked the secretary to read the list so far.

- W. Gullatt asked about bike lanes.
- Supervisor Chamberlain indicated he could obtain funds for bike lanes.
- No bikes can go down Road 84 it so bad.
- Leroy Bertolero indicated bike lane grants are only available if you can show the road is highly used for that purpose.
- W. Gullatt clarified she was not suggesting that we apply for bike funds, her concerns was it doesn't seem rational to be worried about bike lanes when we have other parts of the county where traffic can not travel down the roads because they are so bad.
- G. Bickford referenced the problem with the ditches; before we repair the roads we need to fix the drainage problem, we need to work on these problems in priority order, some roads lack culverts. Improper drainage creates problems with roads due to the constant flooding.
- B. Weber stated Road 89 passed Buckeye Creek is too low, tends to flood deteriorating the road surface.

Chairman Williams asked the roads committee to look at the list and prioritized it; bring the findings back to the next meeting. He asked for volunteers from the committee who are interested in the roads problem to meet with Deanna after the meeting and come up with a priority list for the next meeting.

#### **Newsletter:**

Chairman Williams addressed the newsletter. The newsletter committee has not had the opportunity to meet. Chairman Williams asked for anyone who was interested in the newsletter to meet with the Chairman and Wilma after the meeting.

#### **Accessory Structure Ordinance**

E. Parfrey handed out the revised draft.

- Revision does not differ much from previous draft, changes were noted.
- Revision is in response to changes in state law that relates to second units in residential neighborhoods (i.e. granny units).
- Also changes to the California building code that went to effect in January referencing set back requirements for accessory structures, changed from 3ft to 5ft off of property line.
- E. Parfrey indicated he made changes in the draft ordinance in direct response to the comments made by committee members.
- Referenced changes on the top of Page 7 which described animal enclosures and the language change to the chart of page 17 to create a clearer understanding.
- A Suggestion was made that a short description of the different review processes was needed to eliminate confusion, (i.e. over the counter site plan review) also would lend towards making the document user friendly.
- E. Linse referenced the unnecessary requirement for building an arbor, over control becomes an irritant and a nuisance.

- E. Parfrey indicated a significant degree of regulation was not added to this ordinance only an attempt to clarify a very old part of this zoning ordinance.
- Farm labor camps referenced, more clarification needed, no maximum limit of employees stated, define the specifics for the buildings.
- Farm labor camps regulated by the state, not sure of the maximum number or what the state regulations say, E. Parfrey will look for the state definition.
- M. Smith stated the need for clarification of the difference between household pets and hobby animals, this is still unclear.
- E. Parfrey will take a second look at the description at the top of Page 7 referencing animal enclosures. Animal Ordinance has more information.
- E. Linse questioned the limitation behind the guesthouse description; E. Parfary indicated this is not a lot of request for guest house permits.
- Chairman Williams questioned the 4H program, would it be covered in this ordinance, E. Parfrey indicated 4H is exempted from a lot of the new ordinance requirements.
- M. Smith referenced page 5, article 6, the removal of private stable, roadside stands and farm office incidental and necessary to the conduct of a principal use, from accessory use in the A1 zone, those three items, he feels are part of the A1 zoning and they should not be disallowed. E. Parfrey stated these were removed and placed in the new Article 34.
- E. Parfrey asked the committee's opinion of portable auto covers, are they an issue in our area, becoming an issue in other areas, not an issue in the rural areas.
- E. Parfrey indicated he would keep discussing this ordinance with the advisory committee's; it is scheduled for presentation to Planning Commission in April. Asked the committee to continue looking at the ordinance, will have one more meeting here before presentation to the Planning Commission.

Chairman Williams thanked Eric Parfrey and the committee for looking into this ordinance. As there were no further items for discussion, Discussion Items were closed.

### **Planning Commission Update**

Leroy Bertolero indicated he is the new chairman of the Planning Commission. The next Planning Commission meeting will be held on March 13. He referenced the Design Review guidelines that are being worked on; the commercial and industrial guidelines are now complete and they are now starting the residential guidelines, these guidelines will deal with new development only. Commissioner Bertolero commended the committee for the work on the Accessory Structure Ordinance. He referenced our road pot hole problem by indicated Supervisor Chamberlain's district has half the pot holes in the county. He asked for any questions:

- B. Weber, what is a special Ag Districts, Commissioner Bertolero indicated there was a lot of misunderstanding about the Ag district description, very few were in favor of this, gone back to the drawing board, they are currently working on it.
- E. Parfrey indicated they are considering a pilot project on this type of district in the Clarksburg area, county still working on defining an Ag District.
- Supervisor Chamberlain stated that a proposed development project on Road 19 prompted the Ag district discussion.

- Commissioner Bertolero indicated there is a lot of work to be done on these districts, we already have Ag preserve, the right to farm and a lot of ordinances in place, what additional benefits would there be with an Ag district that aren't already here, there still is a lot of work to be done on this.

Chairman Williams asked if there were any further questions and thanked Commissioner Bertolero.

Chairman Williams provided information on the proposed Colusa development north of County Line Road, letters have been written against this project, residents are at present organizing a petition against this development. Hard to conceive having homes here in Dunnigan and just north of County Line Road. Colusa County is currently going through a General Plan rewrite; they appear to be further behind.

Chairman Williams reviewed the future agenda items. Being no further business, Chairman Williams asked for a motion to adjourn. **Motion** to adjourn by Adella Backhaus, Seconded by Wilma Gullatt, **all in favor**, meeting adjourned at 8:44pm.

Respectfully Submitted  
Deanna Kirkland, Secretary  
Dunnigan Advisory Committee