

Unapproved Minutes
Dunnigan Advisory Committee
Wednesday, April 16, 2008

Dunnigan Fire House
29145 Main Street
Dunnigan, Ca 95937

Call to order: 7:06 pm

ATTENDANCE

- 13 members in attendance, quorum present
- 5 members not in attendance, Karene Harris, Willard Ingraham, Neil Busch, Anita Tatum and Bill Weber
- 18 members, residents and guests were present at this meeting

MINUTES

Chairman Williams called for the adoption of the March 19th minutes. Vice Chairman Linse wished to clarify the information he presented on the magazine article he spoke about at our last meeting. Clarification: Those developments that are the furthest from the central cities will be the most problematic unless you have three factors, you have a rich community, you have rail transport to the central area where the jobs are, you have a very walk able community with enough interesting life along the main streets were people can go to a restaurant, have some kind of entertainment and be able to walk to there homes. Those were the three points of the article. This article was written by a professor of planning from Virginia Tech who is also a developer. He feels this is something we need to be aware of. As no further corrections were noted; Chairman Williams called for a motion to approve the minutes.

Motion by: Wilma Gullatt, **Seconded by** Shirley Gooch

Vote: Yes 12, No 0, Abstain 1 Minutes of March 19th approved with the noted correction.

Public Comments

Chairman Williams opened Public Comments.

- E. Linse asked if Keith Fichtner could attend a meeting to give us an update on the development progress. He was interested to see if we could still benefit from the information that was going to be presented at the meeting Mr. Fichtner was unable to attend. Future agenda item.
- Accessory Structure Ordinance not on agenda this evening, however some discussion is still needed; there still appears to be contrast in the distinction between the rural and urban settings and how controls are implemented within these settings.
- Eric indicated the farm labor camps could benefit from more definition, he referenced the gross floor area of a farm labor camp which is not limited by this code provided all other standards are met, other standards are not known, would not want to see a farm labor camp set up for 1000 people, need better defined guide lines

indicating the maximum number of people allowed in these camps, concern about the reference to the use of tents, tents would not be good shelter during the winter season.

- He then pointed out the guesthouse issue which he feels is over control, floor area should not exceed 600 sq feet and shall not include a kitchen or cooking facilities, he feels if an individual has the property and has the where with all to put up a larger fancier guesthouse with a kitchen, he can't see how that would be an affront to the county. He understands there could be a fear of someone attempting to take advantage however that can be a matter of record in another way.
- Eric mentioned the workshop that no one showed up for in the fall of 2007. He also noted the Planning Commission meeting that was treated as a workshop; I was very vocal there about attending this meeting, waiting for hours and only allowed three minutes to speak. There were a lot of things that should be considered that can't be expressed in three minutes. I don't consider that a workshop. I did circulate a letter with some of my opinions which included my phone number and I have received no contact from anyone.

Chairman Williams introduced Don Rust, Planner.

Secretary Kirkland asked Mr. Rust if he knew if the Accessory Structure Ordinance was approved by the Planning Commission at their last meeting. Eric Parfrey was to present the revisions at that meeting. She indicated she had spoke with Eric Parfrey and recommended some additional corrections, the labor camp issue was also noted.

- Don Rust indicated he was not sure where it was at this point. He believes it is still being massaged. Suggested Eric contact Mr. Parfrey.
- Secretary Kirkland referenced the changes she suggested to Eric Parfrey. Referencing page 16 of the Ordinance, the entitlement Permitting Procedures is misleading based on the information that followed, suggested a new title. Also the over the counter site plan review still is not clear. Deanna read the changes referencing the site plan review. The addition of the plot plan described in Section 8-2 2703 was also unclear. What is a simple plot plan? Still unclear.
- D. Rust indicated the Planning Dept deals with the over the counter site plan reviews, it just a term, basically it discretionary, you don't have to go to the Planning Commission.
- Secretary Kirkland that method leaves too much to interpretation of the person behind the counter and everyone's interpretation is not the same. According to Mr. Bencomo the idea is to be friendly, helpful and open minded and we are not going to argue with the resident on the other side of the counter, so in essence we cannot leave anything to interpretation, it needs to be spelled out distinctly and clearly.
- W. Gullatt complimented the county on the recent road repairs. Although there are still pot holes west of Road 84, do we know when this area will be repaired
- Secretary Kirkland indicated she had a conversation with Mr. Pannos and he stated that our list would be worked on during the remainder of the year. Ditch work will begin in August.
- W. Gullatt referenced her conversation with David Smith, Air Quality Control, about the night time burning in the Hardwoods. He called her to ask if this problem still existed, Wilma indicated she had not heard of any further problems.

Mr. Smith indicated he would be willing to attend a meeting and discuss the issue of Air Quality in our county.

- W. Gullatt referenced a house that can be seen from highway 5 traveling north, this home has a lot of old cars in the back yard, classic type cars on an acre lot, not restored, looks quite messy.
- D. Rust suggested a list providing addresses of property which is of concern is the best way to address the problems. Property zoning would determine if there is a violation.
- Wilma went on to say Road 2 west of Road 84 will not make the whole year. The large truck traffic during harvest time will destroy the patches that were recently made.
- A. Backhaus referenced Road 5 between 99W and the freeway has a lot of pot holes, suggest adding this road to the list.

Chairman Williams ask if the road committee would reconvene and look at these roads and take into consideration the number of houses and traffic flow.

- S. Gooch referenced the flea market on April 26th to be held at Bill & Kathy's parking lot. She could use some help to set up and take down.
- M. Smith stated the Accessory Structure Ordinance still needs some adjustments. The set back requirements are of particular interest to us here in Dunnigan because we have so many RS zoned 1/2 and 1 acre lots. Set back requirements are still not there, he referenced animal structures and enclosures that have set back requirement on side yards of 3-5ft from property lines. And then there is another requirement that requires you to be 25ft away from any dwelling. If your neighbor is allowed to build his house 5ft off the property line then your animal enclosure has to stay 25ft off of that house. The set back doesn't just pertain to your lot its going to involve the house next door. You will be required to keep your animals 20ft off of the property line. This set back requirement needs more investigation and better definition. It is not there yet.
- Animals cannot be raised within 300ft of a church, we have a lot of 100ft lots and that would wipe out three lots on each side of the church. These residents would not be able to keep animals. It appears the Animal Control Ordinance does not make sense coupled with the current Accessory Structure Ordinance.
- M. Smith clarified that the Accessory Structure Ordinance with relations to the residential suburban zone land (RS) is a mess, these lots were purchased so people could raise animals and the proposed ordinance changes are restricting a person's right to raise animals. Perhaps the county has not identified the problem within this particular area of the ordinance changes. Set backs as stated has taken 40ft off of a 100ft wide lot.
- M. Smith we cannot let this ordinance take affect as it stands, we made a mistake with the Animal Ordinance by not thoroughly investigating what it said before it was passed. Let's not make the same mistake.
- V. Lovell commented on a bill currently in congress that is attempting to control where our personal excess water is to be directed. We need to get involved to preserve our water rights. She referenced an article in the Daily Democrat on Sunday April 6 were our Senator Lois Wolk has been involved with this. It will go to congress on April 16th to be voted on. This is serious.

- B. Stucker on the Road 2 issue suggested the land owners in the area get together and sign a petition to get the county to fix the road.
- W. Gullatt stated the large trucks are tearing up the road. Road will not last long based on the traffic. If the county truly wants to keep Yolo County agricultural they need to keep our roads in good repair so farmers have access.
- Chairman Williams asked Brian if he had contact with the developers. Brian was asked to invite the developers to our next meeting.
- Brian indicated perhaps we can ask them to speak on the current water situation they are studying in Dunnigan with respect to service water delivery and ground water.
- Chairman Williams asked each committee member to introduce themselves and give some information on their background. He felt that when development starts we are going to want to know the background of the committee and the expertise we have at hand. He thanked the committee for their participation.
- Secretary Kirkland referred everyone to the hand out on the safety issues of Road 5 in the Hardwoods. Betty Elliott, David Hunt and Secretary Kirkland toured the area on March 20 with the intent of looking at some of the problems with respect to Road 5. Some of the safety issues were noted: no southern exit to the Hardwoods, no fire hydrants, no speed signs, some roads are too narrow and are in need of repair. Fire Chief Hunt indicated he had spoken with the Dunnigan Water District in reference to tapping into the existing water delivery system to establish some type of water delivery system to be used by the fire crew. The main issue here is resident safety in the event of a fire. A fire storm which started to the north would put these residents in harms way. B. Elliott referenced the alleys and the difficulty of getting in and out. Access roads are bad, fence built in the middle of the right of way. Chairman Williams indicated this will be taken to the fire commissioners. Comments from the committee were directed towards some possible solutions as well as the responsibility for the safety issues are the responsibility of the County. This problem has been a continuing concern of one of our members.

As there was no further Public Comment, Chairman Williams closed Public Comments

Correspondence

Chairman Williams called for any correspondence.

- Two pieces of correspondence had been received.
- Letter from Neil Busch referencing a newspaper article about bulk waste clean up in Woodland. He questioned if anyone had been in contact with waste management for our area.
- A letter from Yolo County, Division of Integrated Waste Management which informed us of meetings that had taken place to enhance solid waste collection services in the densely populated areas of the unincorporated county. They would like to present their findings to our committee before the end of May 2008.

Chairman Williams asked the secretary to place them on the agenda for our May meeting. Secretary will contact Marissa Juhler, Manager Waste Management and ask her to attend our meeting on May 21st. As there was no further Correspondence, Correspondence was closed.

Discussion Items

Community Clean Up

Chairman Williams asked Maya Walker to give us an update for the clean up scheduled for Saturday April 19th.

- Maya indicated volunteers will meet at the Dunnigan Fire Station at 8:00am, coffee and donuts will be provided
- They still need volunteers and trucks
- Maya will have a flyer to take to the dump for free dumping
- Chairman Williams contacted the high school, students are to have some time in community service, several need to have time to graduate
- All volunteers will be covered under the County's Insurance for the day
- V. Lovell indicated a flyer was needed to post in the community
- Maya will send flyer to W. Gullatt and she will distribute in the community
- V. Lovell, husband will provide 39ft semi truck, Maya to check if it can be used and receive free dump as well

Shell Station

D. Rust indicated this issue was brought to this committee on Jan. 16, 2008 and the committee recommendation was not to approve the request. Vote was 13 No, Abstain 2; not approved. This issue will go to the board on April 22nd. Applicants were not able to attend that meeting and have requested to speak to the committee this evening. Haley Immerie indicated their initial request was for a type 20 license and none are available. They entered a lottery for a type 21 and won. However the type 21 allows for beer, wine and spirits to be sold on the premises. Their desire is to be competitive with the other business in the area. The previous owner allowed the type 20 license to expire. Currently the only gas station that has a type 21 license is the Valero station however there are several type 20 licenses already in Dunnigan. After discussion, there were pros and cons noted however the committee still felt this was not acceptable and reaffirmed their initial response. A vote was taken:

Motion by: V. Lovell to allow for the type 21 license, seconded by W. Gullatt. After a brief discussion Chairman Williams called for the vote.

Vote: Yes, 4; Opposed, 9, Abstain, 0, Motion failed.

Roosters

Chairman Williams handed out a survey that was taken to indicate the number of roosters in various areas of Dunnigan. Not a complete list, gives an idea of the scope. The list recognized several properties that were of concern. It was noted that at the last meeting Planning Commissioner Don Pert indicated when the Animal Ordinance was passed it eliminated the roosters. Committee members offered several comments, but all felt we had a problem that needs to be addressed.

- Raising of these birds brings the crime element to our community
- Animal Control needs to amend the ordinance to address the issues with the raising of these birds.
- Property zoning is a factor, RS zones in question

- County needs to enforce the code, does not patrol this area enough
- Animal Control Ordinance has issues, point system noted
- Communities quality of life is effected by the introduction of this element into our community
- Roosters being raised as a business
- Question as to animal cruelty, more than just roosters
- M. Smith reference the Animal Control Ordinance, page 6 which makes reference to Fish & Game in the control of roosters

Motion by: E. Linse to address a letter to the Board of Supervisors indicating we have an issue which has been discussed over the last several months; we feel that the presence of these roosters, as documented on the enclosed list, indicates we have a problem and we would like the Board to take action on this to obtain a satisfactory result. **Seconded by** B. Stucker. Chairman Williams asked the secretary to compose the letter. Copy to Animal Control, Planning and Public Works

Vote: Yes, 13, No, 0, Abstain, 0, Unanimous approval.

- D. Rust suggested we obtain exact street addresses

Drainage

- Public Works will work on our request over the remainder of the year on the ditch we had identified as problems.
- Ditch work will begin in August per Pannos Kokkas, Public Works
- Comment to Mr. Bencomo and Mr. Kokkas is that Dunnigan has been very understanding and yes we recognize they do need to prioritize, however, Dunnigan has to be considered along with all the rest of the small communities in the county and we need to have our problems addressed as well. So we need to be included and not just overlooked.
- They have agreed and confirmed in writing, will take it from there.
- Railroad ties were mentioned, need clean up, Secretary to contact railroad. It was noted the railroad contracts out the cleanup.
- Ties could be a hazardous waste disposal problem

Newsletter:

Chairman Williams indicated he had no newsletter report at this time.

Planning Commission Update

No Planning Commissioners were in attendance.

Future Agenda Items

- Waste Management presentation
- Hardwood Subdivision safety issues
- Newsletter
- Roosters, letter to Supervisors

As there was no further business Chairman Williams asked for a motion to adjourn. Greg Bickford made a motion to adjourn, seconded by Wilma Gullatt, all in favor. Meeting adjourned 8:56 pm

Respectfully Submitted
Deanna Kirkland, Secretary
Dunnigan Advisory Committee