

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD JULY 18, 2007

The meeting was called to order at 7:00 p.m. by Chair Person Domenighini.

PLEDGE OF ALLEGIANCE: Commissioner Melquist led the Pledge of Allegiance.

PRESENT: Domenighini, Woods, Lohman, Melquist

ABSENT: Titus

APPROVAL OF MINUTES:

It was **moved** by Commissioner Melquist and **seconded** by Commissioner Woods to approve the minutes of the June 20, 2007 meeting, as presented.

NEW BUSINESS:

PUBLIC HEARING

Amendment of City's Zoning Ordinance Section 9 and Section 15

City Planner Karen Mantele presented the staff report to the Commission stating that the packet before the Commission was draft proposed language changes to 2 code sections that the Commission requested. Ms. Mantele further indicated that she believed that the changes will help to encourage business in the downtown area.

Chairman Domenighini asked for Commissions comments.

Commissioner Melquist stated that he feels the proposed changes are not dealing with the internal portion of the parking situation, and asked staff if there was a better way to deal with the issue at hand, and whether the City Attorney had reviewed this. Ms. Mantele stated to Commissioner Melquist, that the proposed changes had not been viewed by the City Attorney. Commissioner Melquist doesn't agree with the proposed changes, and he questions the area of exemption. Ms. Mantele explained that the map exhibit parameters are the current Central Commercial District and can be changed. There was Commission discussion on where they felt the exemption zone boundaries should be change to, and did not want to include the Memorial Hall and the Court House. Discussion ensued regarding the proposed language, as Commissioners felt it was difficult to understand.

Chairman Domenighini asked for public input at this time.

Marlene Koon addressed the Commission, stating that she is not in favor of the redevelopment that is happening in the City at the moment. She loves historical things, and it seems that lately all the historical structures keep disappearing in the City of Willows. She stated that when there is an even happening at the courthouse, the parking situation is so bad, that her and her husband cannot park in front of their own house.

Forrest Sprague addressed the Commission stating that the CC zone imposes restrictions, and creates the inability to develop on street parking. Mr. Sprague stated to the commission that he still encourages the commission to move forward on this parking issue.

Ms. Mantele addressed the Commission asking for any suggestions for proposed language changes. Commissioner Melquist stated that staff should propose language and felt it should be brought back at the next meeting. The Commissioners discussed the large unused buildings in the CC zone, such as the Daughtery building which should be included in the parking exemption zone.

Commissioner Woods proposed to start the new boundaries at the east side of Shasta Street. Chairperson Domenighini stated that the thought that the exemption district be shrunk to the east side of Shasta Streets and the west side of Tehama Street, and Wood Street to Laurel Street. Revised language and new boundaries of the exemption zone were discussed. Commissioner Melquist asked if the City Attorney will have time to review this before it goes to the City Council. Interim City Manager Gail Wingard stated that there is a 30 day waiting period for the public and the City Attorney to review and make changes.

Interim City Manager, Gail Wingard addressed the Commission stating that he proposed changes before them are what the Commission suggested, and is now unclear at what they were asking

for, as Commission discussion included changing parts of the zoning code not being addressed this evening, and they need to focus on just the parking ordinances.

Ms. Mantele stated to the Commission that the City will receive \$60,000 from Wal-Mart as a condition of approval and that the money could be used to add signs on Wood Street indicating where the downtown area is. Commissioner Melquist commented on this and stated that it was much more than a signage issue. Ms. Mantele asked the chair for a 10 minute recess to draft some language for the Commission. Planner Karen Mantele went over the new language changes. The Commissioners discussed the changes and agreed to forward the changes to the City Council. Commissioner Woods stated that she wanted the staff report to state that the Planning Commission looked at several issues, but the consensus was the issue at hand. Ayes: All Motion Carried

Commissioner Melquist made a **motion** to recommend to the City Council to approve a Negative Declaration. Commissioner Lohman **seconded** this motion.

Commissioner Melquist made a **motion** to recommend approval to the City Council of an amendment to section 9 with the suggested revisions. Commissioner Lohman **seconded** this motion. Ayes: All Motion Carried

Commissioner Lohman made a **motion** to recommend approval to the City Council of an amendment to Section 15 and incorporate the changes. Commissioner Woods **seconded** this motion. Ayes: Lohman, Domenighini, Woods Noes: Melquist Motion Carried.

COMMISSION COMMENTARY

1. Commissioner Melquist addressed the Commission stating he had an issue with the new signs posted in the parks referring to the size, location, and the color. Commissioner Melquist stated that the parks are nice; however the signs do not tie in with the parks.
2. Interim City Manager Gail Wingard stated that there was a City budget cut of \$27,000 from the Planning Fund, and money will be made up with Pass Through Agreements.
3. Chairperson Domenighini informed the Commission on the status of the County General Plan. Chairman Domenighini stated that the closer that they get to completing the changes for the General Plan, they will bring it to the Planning Commission and the City Council meetings, and the changes will also put the draft language on the county website.
4. Planner Karen Mantele brought an item forward for the Commissions' comments. Ms. Mantele stated that Daryl Alberico of Poly Riser and Pipe came in with a proposed item, stating that he wanted to remove the storage containers on his property and put up a chain link fence, and gravel the entire area. Ms. Mantele further stated that the area would be used for the storage of pipes, stating that the property is in a zone where storage is permitted. The Commission agreed he will not need a Conditional Use Permit. The Commission felt the chain link fence proposed should be slatted.

ADJOURNMENT: The meeting adjourned at 10:04 p.m.

LARRY DOMENIGHINI, Chair

Mallorie Vasquez, Minute Clerk