

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD FEBRUARY 6, 2008

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: Woods, Warren, Domenighini, Thur, Melquist

ABSENT:

APPROVAL OF MINUTES:

It was **moved** by Commissioner Thur and **seconded** by Commissioner Woods to approve the minutes of the January 16, 2008 meeting, as presented. Ayes: All Motion Carried.

DISCUSSION:

1. **Planned Development Discussion**

City Planner, Karen Mantele presented the staff report explaining that the Planning Commission requested to have a discussion on Planned Development. Ms. Mantele continued to state that Planned Development zoning is applied to areas of the City that are uniquely suited for a planned coordination of land uses and to provide for greater flexibility in land use. Ms Mantele showed a Zoning Map to the Commission pointing out the areas in the City that already had a PD overlay on them. Ms Mantele introduced Nash Gonzalez of PMC.

Nash Gonzalez discussed what a Planned Development was and how it can be used in developing land. Mr. Gonzales asked the Commission what their plans were for Planned Development Overlay at this time and continued to state the pros/cons of the overlay district. He also stated that the Planned Development overlay creates flexibility in land use. Discussion ensued on this topic and Mr. Gonzalez answered the Commissions' questions pertaining to this topic.

Chairperson Domenighini stated he was concerned about the acreage by the Baymont hotel and doesn't want this property to be developed by a piece meal approach. This property currently has one owner, and he believes that since it has PD overlay, the Planning Commission could be flexible with the design when the property is developed. Chairperson Domenighini further stated that he would like to see Planned Development along Interstate 5.

Mr. Gonzalez responded to Chairperson Domenighini stating that Planned Development would utilize the land more efficiently, but it would need to have a very detailed development plan. Mr. Gonzalez continued to state that the Planning Commission can decline the Planned Development overlay; however the City Council may override Planning Commission decision.

Mr. Gonzalez also discussed with the Planning Commission the negative aspects of Planned Development. Mr. Gonzales continued to state that if you want to make a change to Planned Development then you have to bring it back for amendment, and this can become very time consuming.

Commissioner Thur stated that his thoughts are the Planning Commission doesn't have much say about it until it comes to an open meeting. Ms. Mantele stated that the Planning Commission has the ability to change things. Further discussion ensued on Planned Development, as the Commission discussed possible properties in the City that could use Planned Development Overlay.

City Manager, Steve Holsinger stated that he believes that staff has done a fantastic job in completing the priorities list. He believes that Planned Development would be a good topic for a joint PC/CC meeting.

City Manger, Steve Holsinger stated that the City needs a comprehensive General Plan update, and he estimates that it would cost up to \$500,000 to complete this update. Mr. Holsinger stated that the City needs to consider getting this updated within the next three to four years.

Commissioner Woods asked Mr. Holsinger if the City of Willows could adopt the County's General Plan since they are in the process of updating theirs. Mr. Holsinger stated that yes they could adopt some portions; however it would benefit the city to do their own General Plan update.

Commission Commentary

1. Karen Mantele stated that she is currently processing a Conditional Use Permit for a sign for Willows City Liquor and Food. Ms. Mantele stated to the commission that she suspects that this will be an agenda item for the February 20, 2008 meeting.
2. Karen Mantele stated that she is awaiting a sign permit to be brought in from C.T. Nails
3. Commissioner Melquist asked City Staff why there was no sign enforcement for the signs posted around town. Steve Holsinger responded to Commissioner Melquist's question stating that some enforcement has been done, and city staff is working on the problem, however the city cannot get them all.
4. Chairperson Domenighini stated to the Commission that Cal Trans will be putting in a traffic light at Pacific and Wood Street.
5. Discussion ensued on the storage container issue. Chairperson Domenighini asked staff if the High School is exempt from the City Zoning Ordinance in regards to this issue. Building Official, Clay Dawley responded that these are not traditional building, but they could use the building code to get a storage container. Mr. Dawley continued to state that they are not illegal if you get a building permit.
6. Steve Holsinger gave a brief update on the Mid-Year Budget Review that took place on February 6, 2008. Mr. Holsinger stated that there were no adjustments made to the budget that would affect the Planning Commission. Mr. Holsinger continued to state that the city's budget is very solid right now, and he believed that we had the right amount of staff at the moment. Mr. Holsinger also stated that part time consultants are an advantage to the city.

ADJOURNMENT: The meeting was adjourned at 8:15 p.m.

LARRY DOMENIGHINI, Chair

Mallorie Vasquez, Minute Clerk