

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD JUNE 3, 2009.

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

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

PRESENT: Woods, Warren, Domenighini, Thur

ABSENT: Alves

AGENDA REVIEW: There were no recommended changes by the commission or Staff and the agenda for June 3, 2009 was accepted as presented.

CONSENT AGENDA:

It was **moved** by Commissioner Warren and **seconded** by Commissioner Woods to approve the Consent Agenda. The motion was unanimously passed and the following items were approved / adopted:

- a) Minutes of Planning Commission Meeting held May 20, 2009.

NEW BUSINESS:

Public Hearings

Sign Ordinance Amendments

Brian Millar, Contract City Planner introduced the Staff Report for the Sign Ordinance Amendments "The Planning Commission will consider a recommendation to the City Council on the adoption of various updated provisions to the City's Sign Ordinance (Municipal Code, Section 10, Title 18 – Zoning Ordinance.) Staff has made a series of changes to the Draft Sign Ordinance as directed by the Planning Commission over the several previous meetings."

Mr. Millar called attention to the bottom of Page 6 in Section 10.09 "Planning Commission Review" Subsection (b) the Section mentioned there as 10.06(2) should be 10.08(2). Towards the top of Page 8 in Section 10.12 "Building Permit" Subsection (2), the language "in his/her determination" should be struck, the sentence should read "Once approved administratively or by the Planning Commission and when a separate billing or electrical permit is required... etc."

On Page 13, under Section (a) "Three Requirements," Subsection (3) should be struck because the sign cap is 80 feet, this language presents a loophole to come before the Planning Commission and ask for more sign height.

Commissioner Warren made a motion to approve resolution next in line with the changes presented, "A Resolution of the Willows Planning Commission recommending approval to the City Council of amendments to Section 10, Title 18 of the Zoning Ordinance of the City of Willows, providing amendments to the City Sign Code." Commissioner Woods seconded the motion, all ayes, motion carries.

Storage Container Ordinance

Mr. Millar presented the Staff Report for the Storage Container Ordinance to the Planning Commission; "The Planning Commission will consider providing a recommendation to the City Council on the adoption of provisions to the City's Zoning Ordinance regulating use of storage containers on private property (adding Municipal Code, Section 18.110.110, Storage Containers, Title 18 – Zoning Ordinance), and adding a definition of a Storage Container (Municipal Code, Section 18.25.190 Title 18 – Zoning Ordinance)."

Mr. Millar added that on Page 2 Section 2; Subsection (B) where it states "in the following Commercial and Industrial Zones..." CC should be added to the list in brackets.

Commissioner Thur had a question regarding the language on Page 4 Section 2; Subsection (4) "Alteration to Existing Development" it states "Any owner or user of such non-conforming storage container(s) wishing to maintain such a container(s) in it's existing condition may apply to the City Manager for a permit to allow continued maintenance and use of the container(s)." Commissioner Thur asked if this subsection was just for alterations. Brian stated that under Section (2) Amortization Subsection (c) speaks to the granting of an extension as far as time (3 years), but the language in Section 4 is confusing, he stated that it is something that could be reviewed through the City Manager as far as language. Commissioner Warren stated that the way she was reading this section is that it is for the building where the non conforming container is stored. Mr. Millar stated that he isn't sure that he would read it quite that way. Commissioner Warren asked if there is a way to reword it so it would

be a little clearer, if the Planning Commissioners and the Planner aren't all clear on the meaning of the paragraph then the public won't be either. The Commission is in agreement that the language in this section isn't clear enough and as such this ordinance should not be recommended to the City Council for adoption at this time but will be cleaned up and brought back at a future meeting.

COMMISSION COMMENTARY

1. On the agenda for the next meeting will be a storage container for the Glenn County Office of Education that they would like to move from an existing site to their Administrative Offices on Villa Street.
2. The Basin Street project is still active, there was a meeting with representatives from Basin Street earlier today; however there are still technical issues to be worked through. Their application should be ready for the Planning Commission as early as July.
3. The Housing element continues, the first draft is in the works and will be ready shortly.
4. The next Planning Commission Meeting for the City of Willows will be June 17, 2009 at 7:00pm.

ADJOURNMENT: The meeting was adjourned at 7:56 p.m.

LARRY DOMENIGHINI, Chair

Hollie Johnson, Minute Clerk