

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING
HELD JUNE 20, 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, Titus

ABSENT: Lohman, Melquist

APPROVAL OF MINUTES:

It was **moved** by Commissioner Titus and **seconded** by Commissioner Woods to approve the minutes of the June 6, 2007 minutes, as presented.

NEW BUSINESS:

FREEMAN GRANITE-CONDITIONAL USE PERMIT (UP07-07)

1. Planner Karen Mantele presented the staff report to the Commission, stating that this item was originally brought before the Planning Commission in April 2007 for staff direction. Ms. Mantele stated that the applicants intend to have a showroom to display their products as well as an office building and are requesting to allow their Granite fabricating business to be located at this location as well. Chairperson Domenighini asked at this time if there was any public comment. Forrest Sprague expressed that he was in favor of this business and that Freeman Granite does an outstanding job for a very reasonable price. Mr. Sprague further stated, that he believes that the City should accommodate the request. Commissioner Titus stated that this was a very light manufacturing zone, but for the record, wanted to be clear of what the use was. Building Inspector Clay Dawley was present, and stated that the applicants were willing to comply with all of the rules and regulations. Commissioner Titus suggested at this time that a time limit be set to meet the building and fire department conditions. Fire Chief Wayne Peabody stated that since the building is 17,000 square feet, that the applicants would either have to install sprinklers or 2 firewalls. The Commission discussed the time frame that would need to be set in order for the applicant to complete the work, and discussed adding a timeline condition. Commissioner Titus made a **motion** to adopt the findings and to approve the Conditional Use Permit with the addition of condition #4. Commissioner Woods **seconded** the motion.

Ayes: All

Findings of Fact:

1. That the use is consistent with the purposes of the district in which the site is located.
2. That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
3. That the proposed use is in conformance with the General Plan.
4. That notice of the public hearing was published in the Willows Journal on June 8, 2007
5. That notice of the public hearing was mailed to property owners within 400 feet of the subject property.
6. That the proposed project qualifies as a Categorical Exemption, Class 1, Section 15301

Conditions of Approval:

1. The Fire Department has determined that two fire walls are needed to break up the building into no more than 8,000 square foot areas. A detailed floor plan of the entire building is required for Fire Department review. An engineered fire wall plan shall be submitted to the Fire Department for review and approval prior to obtaining a building department.
2. All Construction and improvement, new and existing, must comply with building, fire, electrical, plumbing, mechanical, and accessibility standards of the Willows Municipal Code.
3. Applicants to submit a fully dimensioned to scaled floor plan showing all equipments, features of entire building for Building Department review.

4. Applicants to have Engineering plans submitted and building permits pulled within 6 months of the approved date. An additional 3 months extension may be approved by the Contract City Planner, if needed. This project shall not exceed 9 months.

PRESENTATIONS/DISCUSSIONS:

Interim City Manager Gail Wingard and Contract City Planner Karen Mantele presented this item to the Commission. They stated that in the Commissioners packets there were drafts of possible changes to the CC zone parking section. Commissioner Titus explained that she liked the proposed draft and thinks that it will be a great change. Commissioner Woods indicated that she appreciated the promptness and energy that staff has put into this. Commission directed staff to bring the amendments forward to the next Planning Commission meeting.

ADJOURNMENT: The meeting adjourned at 7:55 p.m.

LARRY DOMENIGHINI, Chair

Mallorie Vasquez, Minute Clerk