

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
March 12, 2019 – 7:00 P.M.**

**PAGE 1 OF 4**

The Planning Commission of the County of Amador met on Tuesday, March 12, 2019 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chair Byrne.

**THOSE PRESENT WERE:**

Planning Commissioners: Keith DesVoignes, District 1  
Dave Wardall, District 2  
Earl Curtis, District 3  
Andy Byrne, Vice Chair, District 4  
Ray Ryan, District 5

Staff: Greg Gillott, County Counsel  
Chuck Beatty, Planning Director  
Ruslan Bratan, Planner 1  
Krista Ruesel, Planner 1  
Mary Ann Manges, Recording Secretary

**THOSE ABSENT WERE:** None

**NOTE:** The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

- A. Pledge of Allegiance.**
- B. Approval of Agenda:**

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes and unanimously carried to approve the agenda as presented.

- C. Minutes:** February 12, 2019

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and carried to approve the minutes of February 12, 2019. Commissioner DesVoignes recused himself from Item #2.

- D. Correspondence:**

Agenda Item G.2 - Letter by Patrick Keene, attorney for Dale Schaefer

Agenda Item G.3 - Letters by John Munn, Dallas Vaughn, Gary Reinoehl, Caryl Callsen of the Foothill Conservancy, Darrel Cruz of the Washoe Tribe of Nevada and California, Irvin Jim of Hung-A-Lel-Ti Woodfords Washoe Community Council, and Serrell Smokey of the Washoe Tribe of Nevada and California

Additional Agenda Item - Letters by Terri Sweet and Susan Peters of the City of Jackson

- E. Public Matters not on the Agenda:** Chair Byrne advised that anyone may address the Commission on any matter in the Commission's jurisdiction, but no action may be taken.

Chair Byrne asked if anyone else wanted to speak. No one wanted to speak.

- F. **Recent Board Actions:** Chuck Beatty, Planning Director, stated that there were none to share pertaining to previous Commission agenda items.

**Public Hearing**

- Item 1 (Continued from February 12, 2019) Environmental document determination and possible project decision for Tentative Parcel Map No. 2854 proposing the division of 9.96+/- acres into 8 parcels ranging from .06+/- acres to 2.0+/- acres.**

**Applicant:** Gerry Ninnis and Sean Edward Lyons, Trustee of the Kenneth H. Deaver and Mary Jane Deaver Trust I (Ken Deaver, representative)

**Supervisorial District:** 5

**Location:** 17705 Highway 49, Plymouth, at the SW corner of the intersection with Randolph Drive (APN 008-100-019). The site is adjacent to the City of Plymouth corporate limits and located within the City's Sphere of Influence.

Chair Byrne introduced the item.

Chuck Beatty, Planning Director, shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Byrne opened the public hearing and the following persons addressed the Commission with comments on the project:

Ken Deaver (applicant)  
Planning Director Chuck Beatty  
Community Development Director Mike Israel

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner Wardall, and unanimously carried to close the public hearing.

General discussion among Commission members and staff concerning the item followed, resulting in the following motions:

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to approve that the mitigated negative declaration is adequate for the project.

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to approve Tentative Parcel Map #2854 subject to the Conditions of Approval and Findings included in the Staff Report.

**NOTE:** *Mr. Beatty, Planning Director, advised those present that the Planning Commission had approved Tentative Parcel Map 2854. Anyone wishing to appeal that decision may do so by filing a written appeal along with the appropriate fee to the Clerk of the Board of Supervisors no later than 5:00 p.m. on March 22, 2019.*

- Item 2 (Continued from February 12, 2019) Appeal of the Planning Department's denial of a Use Permit for collector's car collection pursuant to County Code Section 10.32.030(E), which allows a collector to maintain one or more collector vehicles provided that minimum conditions are met.**

**Appellant:** Dale Schaefer

**Supervisorial District:** 3

**Location:** 15790 Schaefer Ranch Road, Pioneer, just west of the intersection of Schaefer

Ranch Road and Pioneer Creek Road (APN 031-030-002)

Chair Byrne introduced the item.

Commissioner DesVoignes addressed County Counsel asking if he should again recuse himself.

Greg Gillott, County Counsel, responded that it would be appropriate if Commissioner DesVoignes finds himself in conflict.

Commissioner DesVoignes replied that he felt that he is, and left the Board Chambers.

Mr. Beatty shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Byrne reopened the public hearing, and the following persons addressed the Commission with comments on the project:

Carl Schaefer, representing Dale Schaefer (applicant)  
Planning Director Chuck Beatty

Mr. Schaefer requested an extension due to bad weather.

General discussion among Commission members and staff concerning the item followed, resulting in the following motion:

**MOTION:** It was moved by Vice Chair Ryan, seconded by Chair Byrne, and carried to approve an extension and continue the hearing until May 14, 2019.

AYES: Ryan, Byrne, Wardall, Curtis

NOES: None

RECUSED: DesVoignes

Commissioner DesVoignes returned to the Board Chambers.

**Item 3      Review and recommendation to the Board of Supervisors regarding a proposed amend Section 19.24.045(D), Conditional Uses in the R1A, Single-family Residential and Agricultural Zoning District, by adding Section 19.24.045(D)(13), "Lodging and Special Event Facilities" pertaining to parcels 10 acres or larger in the R1A Zoning District and in the O-R/Open-Recreation General Plan land use designation. The amendment proposes to establish discretionary permitting processes and operational standards for such facilities.**

**Applicant:** County of Amador

**Supervisory Districts:** 1, 2, 3, 4, & 5

**Location:** All applicable portions of the unincorporated area of Amador County as described herein.

Chair Byrne introduced the item.

Mr. Beatty shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Byrne reopened the public hearing, and the following persons addressed the Commission with comments on the project:

Caryl Callsen representing the Foothill Conservancy  
Lynne Van Tilburg, resident of Emily Way  
Katherine Evatt, resident of Volcano  
Tom Hoover, representing Hoover Enterprises  
Bruce Baracco, representing Hoover Enterprises  
Tom Infusino, representing the Foothill Conservancy

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner DesVoignes, and unanimously carried to close the public hearing.

General discussion among Commission members and staff concerning the item followed, resulting in the following motion:

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried, that staff have a conversation with Mr. Hoover to see if he is agreeable to a zone change. If not, then continue working with property owners that would be affected by the proposed ordinance, including adjacent property owners and others who would have an interest in the ordinance, and bring a revised draft back the Commission for discussion and possible recommendations to the Board of Supervisors.

The Planning Commission then took a ten minute recess.

**Item 4 Discussion of Short-Term Rental impacts and benefits and scheduling of a public hearing to solicit comments.**

Following a presentation from staff and general discussion with the Commission, the following persons addressed the Commission concerning the agenda item:

Lynne Van Tilburg, resident of Emily Way  
Maureen Funk, Amador Council of Tourism

General discussion among Commission members and staff concerning the item followed, resulting in the Commission directing staff to schedule a special Planning Commission meeting to receive public input on the matter. The meeting will be held Tuesday, April 23, at 7pm in the Board Chambers.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes, and carried to adjourn the meeting.

**Adjournment:** At 9:02 p.m. Vice Chair Byrne adjourned this meeting of the Planning Commission, to meet again on April 12, 2019.

---

Andy Byrne, Chair  
Amador County Planning Commission

---

Mary Ann Manges, Recording Secretary  
Amador County Planning Department

---

Chuck Beatty, Planning Director  
Amador County Planning Department