

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
June 14, 2022 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on June 14, 2022 in the Board Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:10 p.m. by Acting Chair Bennett.

COMMISSIONERS PRESENT WERE:

Planning Commissioners: Earl Curtis, District 3
Stacey Munnerlyn, District 4
Mark Bennett, District 5

COMMISSIONERS ABSENT WERE: John Gonsalves, Chair, District 1
Dave Wardall, District 2

Staff: Chuck Beatty, Planning Director
Glenn Spitzer, Deputy County Counsel
Krista Ruesel, Planner II
Mary Ann Manges, Recording Secretary

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.

Both the Chair and the Vice-Chair were absent. Per by-laws an Acting chair is appointed by the Planning Commission.

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Munnerlyn, and carried to appoint Mark Bennett as Acting Chair for the June 14, 2022 Planning Commission meeting.

AYES: Curtis, Munnerlyn, Bennett
NOES: None
ABSENT: Gonsalves, Wardall

A. Pledge of Allegiance

B. Approval of Agenda:

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Munnerlyn, and carried to approve the agenda.

AYES: Curtis, Munnerlyn, Bennett
NOES: None
ABSENT: Gonsalves, Wardall

C. Minutes: April 12, 2022

MOTION: It was moved by Commissioner Munnerlyn, seconded by Commissioner Curtis, and carried to approve the April 12, 2022 minutes.

AYES: Munnerlyn, Curtis, Bennett
NOES: None
ABSENT: Gonsalves, Wardall

- D. **Correspondence:** None
- E. **Public Matters not on the Agenda:** None
- F. **Recent Board Actions:** Mr. Beatty shared that the Board of Supervisors approved all forwarded items that were recommended for approval at the April 12th Planning Commission meeting.
- G. **Agenda Items:**

Public Hearings

Item 1 - Request for Use Permit Application UP-22;2-2 Wing It Food Truck, to be located within Martell Plaza parking lot alongside an existing commissary kitchen. The property is 3.37 acres, and is zoned MM, Medium Manufacturing and has a General Plan Designation of RSC, Regional Service Center. Operating hours will be 12 p.m. to 6 p.m. and the concession trailer will be run by up to 4 employees. (APN: 044-010-012)

Applicant: Manual Duarte
Supervisory District: 1
Location: 12275 Martell Rd. Jackson, CA 95642

Acting Chair Bennett introduced the item.

Ms. Ruesel shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full. She stated that the Draft Conditions of Approval shared at the meeting are an accumulation of comments received regarding the project and were part of the uploaded documents. She added that operating hours and number of employees have been added to the Draft Conditions of Approval.

Acting Chair Bennett asked if the proponent is present and if they want to comment.

Mr. Duarte shared that AWA previously had a concern about where wastewater will be dumped. He shared that he will be dumping at Sierra Septic and that Michelle Opalenick, Director of Environmental Health, is aware of this.

Ms. Ruesel said that it has been included as a condition in the Draft Conditions.

Commissioner Munnerlyn asked for clarification about where the 4 employees will be located and if the operating hours of 12-6 hours include the prep.

Mr. Duarte responded that 4 employees are broken up over several days and there will be only two employees working at the same time inside the trailer. He added that the hours of operation include the trailer, only.

Commissioner Curtis asked with airport flyover zone, is it exempted because there is no outside dining.

Ms. Ruesel commented that the Airport Land Use Commission (ALUC) recommended that there only be take out with no seating. She added that in the future the proposed Draft Airport Safety Plan could allow outside dining.

Commissioner Curtis questioned whether the applicant is aware of this.

Mr. Duarte responded that he is aware.

Acting Chair Bennett commented that fat and grease should be disposed of separately. He stated that Supervisor Brown shared with him that there are potential dangers for outdoor seating from lead from

airplane exhaust.

Acting Chair Bennett opened the public hearing.

There was no further public comment.

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Bennett, and carried to close the public hearing.

AYES: Curtis, Bennett, Munnerlyn

NOES: None

ABSENT: Gonsalves, Wardall

Acting Chair Bennett asked for discussion amongst the Commission. He voiced his approval of the project and for bootstrap free enterprise.

There was no further discussion.

MOTION: It was moved by Commissioner Munnerlyn, seconded by Commissioner Curtis, and carried to approve the two CEQA Exemptions set forth in the staff report.

AYES: Munnerlyn, Curtis, Bennett

NOES: None

ABSENT: Gonsalves, Wardall

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Munnerlyn, and carried to approve UP-22;2-2 with the conditions and findings included in the staff report.

AYES: Curtis, Munnerlyn, Bennett

NOES: None

ABSENT: Gonsalves, Wardall

Ms. Ruesel stated that the Planning Commission has approved UP-22;2-2 Wing It Food Truck and the Categorical Exemption with the conditions and findings included in the staff report. Anyone wishing to appeal this decision may do so by filing a written appeal with the Clerk of the Board no later than 5:00 p.m. on June 24, 2022.

Item 2 - Request for Zoning Ordinance Amendment (ZOA-22;5-1) to extend the initial terms of permits for temporary mobile homes and recreational vehicles occupied for disaster relief and during construction of a single family dwelling, and to decrease the minimum size of a single family dwelling from 800 square feet to 360 square feet.

Applicant: County of Amador

Supervisory District: All

Location: Amendments would be applicable all residentially-zoned and agriculturally zoned parcels in the unincorporated areas of Amador County.

Acting Chair Bennett introduced the item.

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

Acting Chair Bennett asked if the code changes affected duplexes.

Mr. Beatty responded that it can as long as building code is met.

Acting Chair Bennett opened the public hearing.

David Evitt, Sutter Creek, stated that he did not hear any recommendation from Planning or the Technical Advisory Committee (TAC).

Mr. Beatty responded that TAC has no objection to the Planning Commission recommending approval to the Board of Supervisors.

Acting Chair Bennett said that he is used to the extended family being the norm and is in favor of this.

Commissioner Curtis stated that all 3 items seem very reasonable.

Commissioner Munnerlyn stated that she also agrees, especially with the changing of the minimum size which is still above the average size of a tiny house in America.

Acting Chair Bennett asked for any further public comment or any further discussion. There was none.

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Munnerlyn, and carried to recommend approval to the Board of Supervisors of ZOA-22;5-1 subject to the findings and the CEQA Exemption included in the staff report and in compliance with their resolution.

AYES: Curtis, Munnerlyn, Bennett

NOES: None

ABSENT: Gonsalves, Wardall

Mr. Beatty stated that the Planning Commission has recommended approval of ZOA-22;5-1 as well as the Categorical of Exemption to the Board of Supervisors subject to the findings included in the staff report, and a hearing will be held at a later date.

Item 3 - Discussion and possible recommendation to the Board of Supervisors regarding the Kirkwood Specific Plan's consistency with the Amador County General Plan.

Applicant: County of Amador

Supervisory District: 3

Location: The Amador County portion of the Kirkwood Specific Plan, involving approximately 325 acres along Highway 88 adjacent to the eastern County border.

Acting Chair Bennett introduced the item.

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

Acting Chair Bennett asked for clarification that it is the prior Kirkwood Specific Plan.

Mr. Beatty responded that it is the 2003 Kirkwood Specific Plan.

Acting Chair Bennett opened public comment. There was no public comment.

Commissioner Munnerlyn said that it looks like Alpine County did the same thing to find that the Kirkwood Specific Plan is congruent with theirs.

Mr. Beatty responded that they did, but that El Dorado County has not and has yet to have a project on their portion of the area covered by the Kirkwood Specific Plan to adopt it.

Acting Chair Bennett asked if there is any further comment. There was none. He said that he would like to disclose that he has very good friends in the Vail, Colorado, area that are very familiar with Vail Resorts and their history as a company.

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Munnerlyn, and carried to recommend approval to the Board of Supervisors that the Kirkwood Specific Plan is consistent with the Amador County General Plan with all the findings set forth in the staff report.

AYES: Curtis, Munnerlyn, Bennett

NOES: None

ABSENT: Gonsalves, Wardall

Mr. Beatty stated that the Planning Commission has made a recommendation to the Board of Supervisors to adopt a consistency finding between the Kirkwood Specific Plan and the General Plan and a hearing will be held at a later date.

MOTION: It was moved by Commissioner Munnerlyn, seconded by Commissioner Curtis, and carried to adjourn the meeting.

AYES: Munnerlyn, Curtis, Bennett

NOES: None

ABSENT: Gonsalves, Wardall



Mary Ann Manges, Recording Secretary
Amador County Planning Department



Mark Bennett, Acting Chair
Amador County Planning Commission



Chuck Beatty, Planning Director
Amador County Planning Department

