

Board of Supervisors

Kim Dolbow Vann, District I,
Chair
Thomas A. Indrieri, District II,
Vice-Chair
Mark D. Marshall, District III
Gary J. Evans, District IV
Denise J. Carter, District V



COUNTY OF COLUSA

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June 10, 2014

The Board of Supervisors of the County of Colusa, State of California meets in a workshop setting this 10th day of June 2014 at the hour of 2:00 p.m.. Present: Supervisors, Kim Dolbow Vann, Chair, Denise J. Carter, Gary J. Evans and Mark D. Marshall. Absent: Supervisor Thomas A. Indrieri.

Chair Vann calls to order the workshop of June 10, 2014 at 2:00 p.m., with all Supervisors, except Supervisor Indrieri present.

Present: Marcos Kropf, County Counsel.
Bob Muszar, Interim CAO.
Beth Thompson, De Novo Planning Group.
Steve Hackney, Tana Loudon, Kent Johanns, Planning & Building.
Marion C. Mathis, Steve Vanderpan, Gail A. Beduhn, John Loudon, Eddie Johnson, Planning Commission.
Yolanda Tirado, Ann Nordyke, Board Clerks.

Prayer by Chair Vann. Pledge of Allegiance.

Chair Vann calls for a period of public comment. Hearing none, Chair Vann closes the period of public comment.

Chair Vann makes time for a Special Joint Workshop of the Colusa County Board of Supervisors/Colusa County Planning Commission to review and provide input on the draft standards and guidelines for the Colusa County Zoning Code Update.

Ms. Thompson states the purpose of the Zoning Code update is to implement the County's recently adopted General Plan, improve organization and usability, reflect Colusa County's values and priorities, and to be consistent with state and federal requirements. She further speaks to the following:

- ✚ Steering Committee and Public Input on key issues:
 - Four (4) Community Workshops held,
 - Nine (9) Zoning Update Steering Committee Meetings held,
 - Public Review of Draft Zoning Code,
 - Planning Commission Hearing, and
 - Board of Supervisors Hearing,
- ✚ Contents of the Zoning Code:
 - Definitions:
 - Assists staff and decision-makers in interpreting and implementing the Zoning Code,

- Allowed uses, and
- Technical and specialized terms.
- 44-1: Administrative Provisions:
 - Purpose and authority,
 - Permit application, review, and processing procedures,
 - Non-conforming uses,
 - Appeals, and
 - Enforcement provisions.
- 44-2: Zoning Classifications, Allowed uses, and Development Standards:
 - Establishment of zoning classifications and the allowed uses within each classification,
 - Parcel size requirements and development standards; density, lot coverage, setbacks, and building height,
 - Type of permit required for allowed uses,
 - Performance standards, and
 - Overlay zones (energy productions and planned development)
- 44-3: Site Planning Provisions:
 - Landscaping,
 - Parking and loading,
 - Outdoor lighting,
 - Density bonus,
 - Signs,
 - Design criteria: General and downtown areas, and
 - Special planning areas: Century Ranch, Lambertville, and Lurline.
- 44-4: Special Use Provisions:
 - Second units,
 - Day care and group care,
 - Emergency shelters,
 - Mobile homes,
 - Temporary uses,
 - Home occupations,
 - Recreational Lodging,
 - Animal Keeping,
 - Agricultural working housing,
 - Cottage food operations, and
 - Adult business.
- 44-5: Resource Management Provisions:
 - Agricultural buffers,
 - Wetlands, waterways, riparian, and sensitive habitat,
 - Habitat mitigation banks and habitat management areas, and
 - Hillside and ridgeline development.



Relationship to the General Plan:

- Specific Plans,
- Subdivisions,
- Commercial Development, and
- Single Family Homes,



Key Issues:

- Increase effectiveness and ease of use:
 - Simplify and streamline the code,
 - Provide clear definitions of key terms and uses,
 - Illustrate key concepts,
 - Tables summarizing allowed uses and

- Tables summarizing development standards.
- Agriculture:
 - Expand uses allowed on agricultural lands,
 - Accessory uses allowed without CUP,
 - Address residential uses on agricultural lands,
 - Standards for habitat conservation uses,
 - Streamline permit processing, and
 - Land use compatibility.
- Economic Development:
 - Ensure County is competitive in attracting businesses,
 - Provide for a broader range of land uses,
 - Streamline permit processing, and
 - Telecommunications.
- Standards and requirements:
 - Broader range of use,
 - Hillside and ridgeline protection,
 - Animal keeping,
 - Forest residential,
 - Resource conservation and habitat management,
 - Duck and hunting clubs,
 - Light pollution/night sky, and
 - Irrigation maintenance of landscaping.
- Energy:
 - Address energy production,
 - Ensure energy production uses do not adversely affect agricultural production, and
 - Encourage increased conservation and production of energy resources.
- Zoning Map:
 - Consistent with the General Plan Map,
 - Consistent with General Plan land use designations, and
 - Parcel-specific.

Lengthy discussion is held regarding zoning changes, zoning change requests, proposed maps, and the next steps in the process of approving the Zoning Code, with no action taken.

Chair Vann adjourns the Workshop at 4:00 p.m. to convene in Regular Session on June 17, 2014 at the hour of 9:00 a.m.

Kim Dolbow Vann, Chair

Attest: Robert J. Muszar
Clerk to the Board of Supervisors

BY _____
Ann Nordyke, Clerk