

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, MAY 21, 2009**

VOTING MEMBERS PRESENT: Lopez; Murray; Sanders; Gonzalez

VOTING MEMBERS ABSENT: Wurzel; Barzo

STAFF MEMBERS PRESENT: Norris; Gatie; Baxter

The meeting was called to order at 7:06 PM.

1. CDD Monthly Report

- Cindy Norris, Principal Planner: She explained that this report discusses key projects and milestones as of May 5, 2009.
- Commissioner Murray: She said that she is grateful to have this report because she receives a number of questions about projects within the City.

2. Director's Report:

- Cindy Norris: She advised that the City Manager's staff report was released late today regarding the 09/10 Budget and ten-year fiscal budget. She said that this report is available on the website.

3. Approval of Minutes:

February 1, 2007, March 1, 2007, April 5, 2007 and June 7, 2007

- Commissioner Gonzalez: She said that she does not feel comfortable approving minutes from 2007 as she can not remember. Therefore, she will not be voting on them.
- Commissioner Lopez: He said that he was not here in 2007 and will be abstaining as well.
- Commissioner Sanders: He recommended that approval of the minutes from 2007 be held over to the next meeting when all the Commissioners are present, as both Commissioners Lopez and Gonzalez will be abstaining. He said that two Commissioners alone can not vote on the minutes.

It was unanimously agreed that the Planning Commission minutes from 2007 be reviewed for approval at the next scheduled Planning Commission meeting.

March 12, 2009

- Commissioner Murray: She had no comments.
- Commissioner Lopez: He took a moment to review the minutes then said they looked fine.

It was moved by Commissioner Murray, seconded by Commissioner Gonzalez and unanimously moved that the Planning Commission minutes of March 12, 2009 be approved as written.

4. Public Comment: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
 - None.
5. Communication – Commission Statements and Requests: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any item a Commission member would like to have discussed at a future Commission meeting.
 - Commissioner Murray: She said that she understands that these are tough times and is concerned that any cuts to the Senior Center will seriously hurt the seniors and disabled. She said that almost all services there have been cut already. She said that her neighbor is holding a meeting on May 26th at the Senior Center and all are welcome to attend.
 - Commissioner Lopez: He had no comments or announcements.
 - Commissioner Gonzalez: She discussed the affordable housing items on the May 19th City Council agenda. She questioned if the City's affordable housing is drawing in more people in need as fewer surrounding Cities are making affordable housing available.
 - Cindy Norris: She said that this is a good discussion topic but has no factual data available tonight to answer. She said that she can bring this issue back as a discussion item for the Commission.
 - Commissioner Sanders: He spoke about an affordable housing quota which is based on the number of permits pulled. He said that the Planning Commission has been aggressive to meet those goals, creating an opportunity for those people that need such housing.
 - Commissioner Murray: She said that the opportunity is give to anyone who qualifies for the affordable housing.
 - Commissioner Sanders: He suggested that the Planning Commission receive a presentation on the qualification process for a better understanding.
 - Commissioner Gonzalez: She said that there have been significant changes to affordable housing.
 - Commissioner Sanders: He said that there is a range. He said it would be helpful to start with how people qualify for affordable housing.

- Cindy Norris: She said that she will have the experts come speak with the Commission.
- Commissioner Sanders: He had no additional announcements or comments.

6. Subcommittee Reports:
- None

PUBLIC HEARING:

7. **Review of the City of Woodland Capital Improvement Program (CIP)**
 The applicant, The City of Woodland, is submitting for review the proposed Capital Improvement Program (CIP) for 2009/10 – 2018/19 for assessment by the Planning Commission of a Finding of Conformity with the General Plan, per Government Code 65401

Applicant/Owner: City of Woodland
 Staff Contact: Lynn Gatie, Senior Management Analyst
 Recommended Action: Approval (Recommendation to City Council)

DISCUSSION

- Commissioner Gonzalez: She says that the report indicates that the budget is balanced and asked what it is balanced to.
- Lynn Gatie, Sr. Management Analyst: She explained that they first look at where we are today. She said that the budget is balanced to the revenue that the City has and balanced overall to stay in the positive. She said that the ten-year plan is based on future projections and is somewhat speculative.
- Commissioner Gonzalez: She said that this year’s report is a lot easier to understand.
- Commissioner Sanders: He said that Lynn did a great job.
- Lynn Gatie: She said that staff went conservative so they are hopeful that there is no mid-year review needed.
- Commissioner Murray: She asked if the CIP is based on the old General Plan as there is no new General Plan yet.
- Lynn Gatie: She confirmed that they did use the old General Plan. She said that the preparation of a new General Plan is on the CIP list but falls below the line due to the cost associated.
- Commissioner Murray: She asked if there will be problems with the State and Federal government.
- Cindy Norris: She said that in lieu of a new General Plan, they can make amendments as needed.
- Commissioner Lopez: He asked how much a General Plan would cost.
- Cindy Norris: She said the estimated cost is \$1.1 million.
- Commissioner Lopez: He said that they then are holding off on a General Plan update due to the cost.

- Lynn Gatie: She confirmed that it is the cost, as well as need for consultant work and staff time to manage the project.

It was motioned by Commissioner Murray, seconded by Commissioner Gonzalez and unanimously moved that the Planning Commission recommends a finding that the proposed CIP for 2009/10 – 2018/19 and the associated Three-Year Capital Budget are in conformity with the General Plan.

- Lynn Gatie: She said that this item will be brought before the City Council on June 2, 2009 with an adoption date of June 16, 2009.

8. **Overview of the City's Water System**

A presentation provided by the Infrastructure Engineering Division to give an overview of the City's water system including a discussion of major issues, system deficiencies, proposed projects and options.

The Planning Commission received the presentation by Doug Baxter, Principal Civil Engineer, on the City of Woodland water system; including an update on the elevated water tank, status of water wells, surface water project, water quality and treatment.

- Doug Baxter: He said that he would be happy to do future presentations on such subjects as storm drains and flood mapping.
- Commissioner Murray: She said that she is appreciative that the community is looking and planning ahead.

There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Cindy Norris
Principal Planner