

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 16, 2023

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Dale Boucher, Erika Durrer, Carmen Morad, Lars Willerup, and Wayne Zipser

Absent: Neil Callis, Beck Campo, Thomas Maring, and Wayne Pacheco

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Senior Planner; Teresa McDonald, Associate Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Tom Boze, County Counsel.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **MINUTES**

- A. November 2, 2023
Zipser/Morad (5/0) **ACCEPTED**

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST** – None.

7. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Willerup informed the public that there were no consent items.

* **CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **STANISLAUS COUNTY WILLIAMSON ACT UNIFORM RULES UPDATE & ORDINANCE AMENDMENT APPLICATION NO. PLN2023-0121 – LOT LINE ADJUSTMENT AND AGRICULTURAL PRESERVE UPDATE** – This is a two-part request relating to local Williamson Act (WA) requirements for new contracts and lot line adjustments involving WA contracted lands. The first part is a request to update the Stanislaus County Williamson Act Uniform Rules to: 1) clarify when the rescinding and re-entry of a contract is required in order to facilitate a lot line adjustment, 2) modify the minimum parcel size requirement when re-entering a contract pursuant to a lot line adjustment, 3) reflect legislative amendments made

since the last update to the Uniform Rules, and 4) affirm that the Salida Community Plan (SCP) zoning district is included in the adopted Stanislaus County Agricultural Preserve. The second part is a request to amend Section 21.66.030(C) of Chapter 21.66 - Salida Community Plan District (SCP), of the Stanislaus County Zoning Ordinance, to allow for parcels within the SCP zoning district to be entered into new contracts subject to restrictions on the uses permitted on the contracted land. APN: County-wide.

Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Durrer/Boucher (5/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISOR AS OUTLINED IN THE STAFF MEMO.**

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)** – None.

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

Since the last Planning Commission meeting there were no Planning Commission items on the Board's agenda.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

December 7, 2023: One use permit in the Keyes area and two street name applications in the Denair area.

December 21, 2023: General Plan Consistency Review of the Stanislaus County Fiscal Year 2024-2028 Capital Improvement Plan.

10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR** – None.

11. **ADJOURNMENT**

The meeting was adjourned at 6:24 p.m.

Signature on file. _____

Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)