



Westport Municipal Advisory Council

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www.westportmac.org

Summary Minutes—May 18, 2009

The WMAC Board of Directors convened for a meeting on May 18, 2009 at 7:00 PM at the Westport Community Church in Westport with Chairperson Thad Van Bueren presiding.

1) ROLL CALL

Roll call was conducted with Directors Fostiak, Eyerly, Knapp, Vidaver and Van Bueren present.

2) APPROVAL OF MINUTES

Discussion: No discussion

Public Comment: None

Motion: Upon motion by Director Fostiak, seconded by Director Eyerly, and carried unanimously; it is ordered that the Minutes of the April 22, 2009 meeting are hereby approved.

Discussion of Motion: None

Action: Motion approved without amendment.

3) PUBLIC EXPRESSION—

Presenters: Gary Quentin asked about purpose of meeting and notification. Director Van Bueren explained that all meeting notices, minutes, bylaws, etc are posted on the WMAC website. There is also a notice posted at the Westport store. Director Van Bueren also explained the purpose of the WMAC.

Pic Sosa expressed concerns about people dumping on private and public property in the area. Was there anything that could be done to help prevent it. Director Van Bueren explained that there is a nuisance abatement law and an officer to work with. Mr. Sosa is working with him, but thought that there should be more done to prevent the dumping.

Jim Havlena asked to have a discussion regarding a building permit in Ocean Meadows Circle added to the agenda. Director Eyerly explained that a notice of a hearing before the planning commission was scheduled on May 28 (prior to our next meeting) and that the notice was not received until Saturday May 16. Director Van Bueren agreed to add the item to the agenda because of the late notice and because the WMAC had already reviewed the same request in July 2008.

4) Old Business – Discussion and Actions

a) Offshore development update

Discussion – Director Vidaver explained that PG&E discovered that Noyo Bay was too small and the plan to do testing in Ft. Bragg has been abandoned. She also noted that there is a meeting Thursday May 21st to discuss any plans for the future.

b) Sosa subdivision (CDMS 2-2002)

Discussion – Director Van Bueren noted that a staff report is not yet available. We did receive a map of the flood zone and a botanical map. Directors Knapp and Vidaver visited the site of the Sosa

subdivision. Both Director Knapp and Director Vidivar reported that they believed there were sites on both parcels that would be OK to build on. There is still a problem with trailers being parked on the site.

Public comments from Mr. Sosa – He said that the trailers have no current use permit. The permits have expired and he is working to remove the trailers.

Public comments from Mr. Tom Kisliuk – He noted that he is an adjacent landowner. He stated that there is no geotechnical report included. He believes a geologist should look at the existing road. The survey map is from 2002 and may not be correct. Part of the property should be wetland and that development is too close to Wages Creek and that should be considered.

Director Knapp noted that CDF has to sign off on the roads and they must be brought up to standard prior to building. He stated that the objective for the trip to visit the property was to determine if there were proper building sites on the two parcels. Both Director Vidivar and Director Knapp believe there are building sites on both parcels and roads could be constructed. Director Van Bueren will confirm that a geotechnical report and properly engineered roads are part of the conditions for obtaining a permit.

c) Jackson-Grube Development (CDU 6-2002)

Discussion – This is the site of a proposed new development on Highway 1 at the site of the Orca Inn. There is a scheduled coastal commission hearing in Marina Del Ray in June. Director Van Bueren made it clear that the WMAC did not have the authorization to comment to the Coastal Commission. This item was on the agenda only because the project was within the geographical boundary of the WMAC and there was local interest. This was to be seen as a chance to voice your thoughts about the project.

Mike Thomas representing the developer gave an update on the project. He noted that it was to have a hospitality venue. It was a plan to celebrate the history of the area. He also noted that the plans have been changed to reflect a smaller footprint than the original plans. Mr. Thomas said that there was an adequate supply of water, the septic was OK, an archeological study had been submitted, Cal-Fire had approved the project with certain conditions, and with the exception of the farmhouse all proposed building was within the 18 foot height limitation.

Jim Havlena (public) asked if Kendall Smith could be notified. Director Van Bueren noted that she receives a copy of the minutes.

Brent Anderson (public) Offered to answer questions. He will be the contractor if the project is approved.

Judy Whiting (public) Ms. Whiting is a neighbor. She had questions regarding the number of possible occupants and the number of units that would be available to rent. Ms. Whiting also had concerns over the water supply, and the fact that she had received very late notice for a meeting which would be held in Marina Del Ray. This left very little time to evaluate the water report or the fact that the proposed project had been changed to reflect a smaller footprint.

Mr. Goleman– (public) Mr. Goleman currently resides at the proposed building site. He believes there is adequate water supply.

Lari Shea – (public) Ms. Shea favors the development. She believes that the development is a good use of the land.

Gary Quinton – (public) Mr. Quinton is a neighbor and believes it is good that only three acres of the total 1600 acres owned by Mr. Jackson or his heirs will be developed, is favorable for the public.

Ms. Mathieson – (public) supports the project and the historical preservation of the land.

Director Van Bueren – Noted he would send personal letter to Coastal Commission expressing concerns over the historical preservation of the area. He believes this issue has not been adequately considered and should be evaluated prior to any building. Mr. Thomas noted that if artifacts turned up during construction they would be given to the county.

Director Vidivar – speaking for “Friends of Ten Mile” opposed the project. Thought it was to big and could have problems due to the current economic slowdown. She also opposed special events in the area because of probable parking and traffic issues.

Director Knapp – Would not oppose the project.

Director Eyerly – Opposed to the project as proposed. Would need more information on water reports and opposed to special events being held there because of probable traffic and parking issues.

Director Fostiak – Indicated that she has no objection to the project as it is now proposed.

5) NEW BUSINESS – Discussion and possible actions

a) WMAC charter review re: Coastal Commission appeals

Discussion- The discussion was to decide if we wanted to ask the Board of Supervisors to change our charter to enable the WMAC to send correspondence to agencies like the Coastal Commission. No motion was made and WMAC decided not to try and change their current charter.

b) Mendocino County Housing Element

Discussion – There was no public comment. Director Van Bueren noted that Westport was not mentioned in the Housing element.

Motion – Motion was made by Director Fostiak that if comments were required before next meeting the WMAC's preliminary comment is that Westport (the sphere of influence of the WMAC) should be analyzed more thoroughly. If no comments were required prior to next WMAC meeting, additional discussion will occur prior to sending our comments. Director Knapp seconded the motion.

Action – The motion was approved unanimously.

c) New Septic System Requirements

Discussion – Director Eyerly to research and lead discussion at next WMAC.

d) Blake Property Permit in Ocean Meadows--CPDM 113-2002(07)(08)

Discussion – This a building permit request for a house in Ocean Meadows development. The WMAC discussed this permit in July 2008. The recommendation of the WMAC at that time was that the current coastal height limitation of 18 feet be adhered to and lighting be in accordance with current regulations. The permit request had portions of the structure that exceeded that limitation. The planning department ruled that the permit should be resubmitted to comply with both conditions. The WMAC was not notified of the hearing scheduled with the Coastal Permit

Administrator in Ft. Bragg May 28. The permit appears to be the same as the one submitted in July 2008 and again includes some part of the construction exceeding the 18 foot height limitation.

Motion – Director Van Bueren made a motion that the WMAC recommend to the CPA that they not allow a variance from the 18 foot height regulation and that they review the impact of a development on the archeological site that is known to exist there. Director Fostiak seconded the motion.

Action – The motion was approved without amendment.

6) OTHER BUSINESS/OPERTIONS

a) Announcements – Director Knapp noted that we would have a budget discussion next WMAC meeting.

7) SET PRELIMINARY AGENDA FOR NEXT MEETING

The Chair announced that the next regular meeting of the WMAC is scheduled for June 15, 2009 at 7:00 P.M. in the Westport Community Church at 24900 Abalone street in Westport.

Preliminary Agenda:

- a) WMAC budget discussion
- b) Housing element
- c) Septic System requirements
- d) Sosa Subdivision
- e) Area Energy Authority
- f) Offshore Development update

6) ADJOURNMENT

Chair Van Bueren declared the meeting adjourned at approximately 9:45 PM.



Name, Chair

ATTEST:

Name, Secretary