



# Town of Yountville

6550 Yount Street  
Yountville, CA 94599

## Meeting Minutes - Final

### Envision Yountville Town Advisory Group

*Eric Knight, Chair*  
*Boyd Dennington, Vice Chair*  
*Joel Breitigam, Member*  
*Verlin Chalmers, Member*  
*Whitney Diver McEvoy, Member*  
*Liz Hauer, Member*  
*Carl Johnson, Member*  
*Davio Santos, Member*  
*Susan Wiechers, Member*  
*PJ Hudson, Alternate Member*  
*Linnea Pina, Alternate Member*

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Thursday, January 11, 2018

6:00 PM

Town Hall Council Chambers

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

Alternate Member Hudson is a voting member for this meeting.

**Present** 10 - Member Liz Hauer, Member Susan Wiechers, Member Joel Breitigam, Vice Chair Boyd Dennington, Member Carl Johnson, Chairperson Eric Knight, Member Whitney Diver McEvoy, Member Davio Santos, Alternate Member PJ Hudson, and Alternate Member Linnea Pina

**Excused** 1 - Member Verlin Chalmers

#### 3. PLEDGE OF ALLEGIANCE

#### 4. ADOPTION OF AGENDA

**A motion was made by Member Wiechers, seconded by Member Hauer, that the agenda be modified to hold item 17-507 Discussion of Land Use Policies prior to item 17-1513 Discussion and Adoption of Draft General Plan Vision Statement. The motion carried by the following vote:**

**Aye:** 9 - Member Hauer, Member Wiechers, Member Breitigam, Dennington, Member Johnson, Chairperson Knight, Member Diver McEvoy, Member Santos, and Alternate Member Hudson

#### 5. PUBLIC COMMENT ON ITEMS NOT ON AGENDA

No Comment

#### 6. ADMINISTRATIVE / REGULAR ITEMS

Approval of November 9, 2017 Meeting Minutes

**A motion was made by Member Breitigam, seconded by Member Santos, that the minutes be approved. The motion carried by the following vote:**

**Aye:** 9 - Member Hauer, Member Wiechers, Member Breitigam, Dennington, Member Johnson, Chairperson Knight, Member Diver McEvoy, Member Santos, and Alternate Member Hudson

Approval of December 14, 2017 Meeting Minutes

**A motion was made by Member Wiechers, seconded by Member Johnson, that the minutes be approved. The motion carried by the following vote:**

**Aye:** 9 - Member Hauer, Member Wiechers, Member Breitigam, Dennington, Member Johnson, Chairperson Knight, Member Diver McEvoy, Member Santos, and Alternate Member Hudson

Discussion of Land Use Policies

Consultant O'Rourke presented the staff report, beginning with discussion of the North Washington Residential Zoning new program.

TAG Members heard the report and discussed the policy

The following members of the public provided comment regarding this new program:  
- Mary Macrae

**A motion was made by Member Johnson, seconded by Alternate Member Hudson, to approve the North Washington Residential Zoning Program as presented. The motion failed by the following vote:**

**Aye:** 2 - Member Johnson, and Alternate Member Hudson

**Nay:** 7 - Member Hauer, Member Wiechers, Member Breitigam, Dennington, Chairperson Knight, Member Diver McEvoy, and Member Santos

**A motion was made by Member Hauer, seconded by Member Johnson, to approve the North Washington Residential Zoning Program as follows: Rezone the remaining six residential parcels on the east side of North Washington from residential to commercial to allow office, service, or non-wine retail uses and second floor residential within the existing structures or in redeveloped space in keeping with the character of Old Town. The motion carried by the following vote:**

**Aye:** 9 - Member Hauer, Member Wiechers, Member Breitigam, Dennington, Member Johnson, Chairperson Knight, Member Diver McEvoy, Member Santos, and Alternate Member Hudson

Planning and Building Director Liston presented new program Humboldt Residential Zoning.

TAG Members discussed the program.

The following members of the public provided comment regarding this new program:

- Rich Woodson

**A motion was made by Member Johnson, seconded by Vice Chair Dennington, that the Humboldt Residential Zoning program be approved as follows: Consider rezoning two vacant residential parcels at the northeast intersection of Humboldt Street and Jefferson Street from residential to commercial to allow office, non-wine retail, or service uses and second floor residential uses. The motion failed by the following vote:**

**Aye:** 4 - Member Breitigam, Dennington, Member Johnson, and Chairperson Knight

**Nay:** 5 - Member Hauer, Member Wiechers, Member Diver McEvoy, Member Santos, and Alternate Member Hudson

Consultant O'Rourke presented the North Agricultural Parcel new program

TAG Members discussed the program.

The following members of the public provided comment regarding this new program:

- Mike Zagorsek

- Megan Mason

**A motion was made by Member Diver McEvoy, seconded by Member Breitigam, that the North Agricultural Parcel New Program be approved as follows: Consider rezoning the 33 acre north agricultural parcel to allow mixed residential development, open space, and parks and subject to policy 12.2. The motion failed by the following vote:**

**Aye:** 4 - Member Breitigam, Dennington, Chairperson Knight, and Member Diver McEvoy

**Nay:** 5 - Member Hauer, Member Wiechers, Member Johnson, Member Santos, and Alternate Member Hudson

Consultant O'Rourke presented Market Driven / Use Caps new policies.

TAG Members discussed the policies.

The following members discussed the policies:

- Mike Zagorsek

The TAG Members had consensus in supporting the Market Driven policy 9.9 as follows: Allow the market to prescribe the success or failure of a particular type of business, rather than setting development caps or other regulatory limits that express an official preference for one type of use over another. The TAG Members had consensus that the Use Caps policy 9.10 was not preferred and was rejected.

Consultant O'Rourke presented new policy 1.8 regarding vacation rentals.

TAG Members discussed the policy.

The TAG Members had consensus in supporting the Vacation Rental policy 1.8 as follows: Maintain policies that prohibit short-term vacation rentals in residential zoning districts and restrict transient uses to the commercial zoning districts. The TAG members had consensus that the Long-Term Rentals policy was rejected based on Staff recommendation.

Consultant O'Rourke presented the policies related to the Old Town Historic District.

TAG Members discussed the policies.

**A motion was made by Vice Chair Dennington, seconded by Member Johnson, that the Modified Policy related to the Old Town Historic District be approved as presented, which read as follows: Undergrounding of Utilities. Require the undergrounding of all utilities in new developments, and initiate a program for undergrounding for the rest of the town. The motion carried by the following vote:**

**Aye:** 9 - Member Hauer, Member Wiechers, Member Breitigam, Dennington, Member Johnson, Chairperson Knight, Member Diver McEvoy, Member Santos, and Alternate Member Hudson

**A motion was made by Member Diver McEvoy, seconded by Member Johnson, that the Modified Policy related to the Old Town Historic District be approved as presented, which reads as follows: Rural Street Design. Within the Old Town Historic district, maintain street designs that are rural in nature, provided such an approach will not result in local drainage, erosion or sedimentation problems. "Rural in nature" means narrow streets with aggregate shoulders, street trees, and street lights but no concrete gutter or sidewalk. Designs shall incorporate the simple aesthetic of the Old Town Historic district. The motion carried by the following vote:**

**Aye:** 7 - Member Hauer, Member Wiechers, Member Breitigam, Member Johnson, Chairperson Knight, Member Diver McEvoy, and Member Santos

**Nay:** 2 - Dennington, and Alternate Member Hudson

Consultant O'Rourke presented the New Policy related to Yountville Elementary School.

The TAG Members discussed the policy.

The TAG Members had consensus to reject the New Policy related to Yountville Elementary School.

Consultant O'Rourke presented the New Policy related to the Little League Concession Stand.

TAG Members discussed the policies.

The TAG Members had consensus that the New Policy be approved as follows: Little League Concession Stand. Encourage year-round commercial use of the concession stand.

The TAG Members were encouraged to contact staff if there are other Land Use Policies the members are interested in discussing during the TAG's February 8 regular meeting.

#### Discussion and Adoption of Draft General Plan Vision Statement

This item was continued to the February 8 Regular Meeting of the TAG.

### 7. COMMISSIONER COMMENTS / REPORTS

Staff was requested to date future policy matrices.

### 8. ADJOURNMENT

**A motion was made by Member Breitigam, seconded by Member Santos, that the meeting be adjourned. The motion carried by the following vote:**

**Aye:** 9 - Member Hauer, Member Wiechers, Member Breitigam, Dennington, Member Johnson, Chairperson Knight, Member Diver McEvoy, Member Santos, and Alternate Member Hudson