



BUTTE COUNTY PLANNING COMMISSION ACTION MINUTES

April 28, 2016

TIME: 9:00 a.m.

Chair Kennedy opened the meeting at 9:00 am.

PLACE: Board of Supervisors' Room
County Administration Center
25 County Center Drive
Oroville, CA 95965

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL – Commissioners Chase, Donati, Grundmann, John and Chair Kennedy.

Present: Commissioners Chase, Grundmann, John and Chair Kennedy

Absent: Commissioner Donati

Others present

<i>County Counsel:</i>	<i>Felix Wannemacher, Chief County Counsel</i>
<i>Environmental Health:</i>	<i>Kristin McKillop, Manager, Program Development</i>
<i>Land Development:</i>	<i>Tom Fossum, Deputy Director</i>
<i>Development Services:</i>	<i>Chuck Thistlethwaite, Manager, Planning</i>
	<i>Rowland Hickel, Planner, Senior</i>
	<i>Kim McMillan, Administrative Assistant, Senior</i>

III. ACCEPTANCE OF AGENDA – Commission members and staff may request additions, deletions or changes in the Agenda order.

A motion to accept the agenda was made by Commissioner Grundmann and seconded by Commissioner Chase.

Vote

Ayes: Commissioners Chase, Grundmann, John and Chair Kennedy

Noes: None

Absent: Commissioner Donati

Abstain: None

IV. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA
(Presentations will be limited to five minutes. The Planning Commission is prohibited by State Law from taking action on any item presented if it is not listed on the Agenda).

None

V. **PUBLIC HEARINGS AND OTHER MATTERS FOR DISCUSSION** – The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be then be closed to the public and discussion confined to the members of the Planning Commission and staff. The Commission will then make a motion and vote on the item. It is requested that individual public comments be addressed to the Chair and limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. Following your presentation, please print your name and address on the speakers sheet so that the record will be accurate.

A. Tentative Parcel Map TPM14-0005/Brian Airehart (Kromer) (Continued from Planning Commission Meeting of March 24, 2016)

Applicant: Brian Airehart

Property Owner: Robert and Leeanne Kromer

Project: Tentative Parcel Map TPM14-0005

Planner: Rowland Hickel **APN:** 042-770-032

General Plan: Very Low Density Residential

Zoning: VLDR-2.5 (Very Low Density Residential, 2.5-ac minimum)

Location: The project site is located at the intersection of Bell Road and Alamo Avenue, approximately ¼ mile west from the City of Chico city limits.

Project: A Tentative Parcel Map to divide a 12.69 acre parcel into four lots: 5.19 acres, 2.5 acres, 2.5 acres, and 2.5 acres.

Pursuant to the requirements of Butte County Code §24-56.1 (Residential Setback from Orchards and Vineyards), the Department of Development Services in conjunction with the Agricultural Commissioner's Office is recommending a residential dwelling setback from adjacent active orchards of 50 feet from the western property line.

Rowland Hickel presented this item to the Commission.

A motion to adopt the Initial Study Mitigated Negative Declaration and approve Tentative Parcel Map, TPM14-0005, with the corrections noted by staff and shown in the supplemental agenda report was made by Commissioner John and seconded by Commissioner Grundmann.

Vote

Ayes: Commissioners Chase, Grundmann, John and Chair Kennedy

Noes: None

Absent: Commissioner Donati

Abstain: None

B. Conditional Use Permits UP15-0005 and UP14-0002 / Old Durham Wood, Inc. – Status Report on Compliance with Conditions of Approval

Applicant: Old Durham Wood, Inc.

Project: Conditional Use Permit UP15-0005 – Approved February 25, 2016

Conditional Use Permit UP14-0002 – Approved May 22, 2014

Planner: Rowland Hickel **APN:** 040-120-033

General Plan: Agriculture

Zoning: AG-40 (Agriculture, 40-acre minimum parcel size)

Location: The project site is located at 1156 Oroville-Chico Highway. The project site is located approximately five miles southeast of Chico, westerly of Highway 99 and 1.8 miles north of the Durham-Pentz Road exit to Highway 99.

Request: At the February 25, 2016 meeting, the Planning Commission approved Conditional Use Permit UP15-0005 for Old Durham Wood, Inc. amending Conditional Use Permit UP14-0002 to establish a security employee unit; permit temporary use of a recreational vehicle during construction; construct permanent sanitation facilities; and relocate the hazardous materials depot. In approving UP15-0005, the Planning Commission reviewed the applicant's progress in complying with conditions of approval for Conditional Use Permit UP14-0002. Staff requests Planning Commission receive the written update regarding the applicant's progress towards compliance with the conditions of approval.

Rowland Hickel presented this item as an update to the Commission. The Commission agreed that it was acceptable to let the RV remain on the property as there is currently progress made on the property.

The Commission requested that staff bring the matter back in June for a status report and agendize the matter so that action may potentially be taken.

VI. GENERAL BUSINESS - This section of the agenda is to be utilized by the Planning Commission and Director of Development Services on items of interest, general discussion, or items for which staff have been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing, but will always be listed as part of the agenda.

A. Directors' Report

- Proposed Amendment to Zoning Ordinance for Short Term Vacation Rentals
Dan Breedon provided a brief overview of Short Term Vacation Rentals, Airbnb's and VRBO to the Commission.
- PowerButte Renewable Energy Overlay Update

Dan Breedon presented this item to the Commission.

B. General Plan Follow-up and Implementation Program

None

C. Update on Recent Board of Supervisors' Actions

None

D. Legislative and Case Law Update

None

E. Subdivision Map Act: Basic Overview

Felix Wannemacher presented training to the Commission regarding the Subdivision Map Act – Basic Overview

F. Planning Commission Concerns

None

VII. **COMMUNICATIONS** - Communications received and referred. (Copies of all communications are available in the Planning Division Office.)

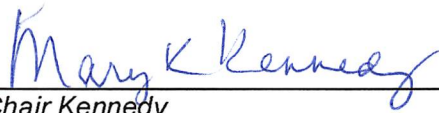
None

VIII. **MINUTES**

None

IX. **ADJOURNMENT**

Chair Kennedy adjourned the meeting.



Chair Kennedy