

**BUTTE COUNTY PLANNING COMMISSION MINUTES**  
**September 11, 2008**

**I. PLEDGE OF ALLEGIANCE**

**II. PRESENT:** Commissioners Leland, Lambert, and Chair Wilson

**ABSENT:** Commissioner Marin and Nelson

**ALSO PRESENT:**

<i>County Counsel</i>	Felix Wannemacher, Deputy County Counsel
<i>Development Services</i>	Tim Snellings, Director
	Charles Thistlethwaite, Division Manager
	Dan Breedon, Principal Planner Advance Planning
	Stacey Jolliffe, Principal Planner Current Planning
	Chris Tolley, Associate Planner
	Tina Bonham, Commission Clerk
<i>Environmental Health</i>	Doug Fogel, Program Manager
<i>Public Works</i>	Eric Schroth, Civil Engineer, Associate

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

It was moved by Commissioner Leland, and seconded by Commissioner Lambert and carried by the following vote

Ayes: Commissioner Lambert, Leland and Chair Wilson

Noes: None

Absent: Commissioners Nelson and Marin

Abstain: None

to accept the agenda as presented.

**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** The Chair will call for staff comments. The hearing will be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be closed to the public and discussion confined to the Commission. The Commission will then make a motion and vote on the item.

It is requested that public initiated presentations be 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.

The recommendation of County staff is indicated below. It is only a recommendation and has not yet been considered by the Planning Commission. Copies of the Staff Report are available at the Planning Division Office.

**A. TPM07-0005 – staff recommended approval**

**Name:** Michael Wimer

**Project:** Tentative Parcel Map

**Planner:** Chris Tolley

**APN:** 017-100-075 **Zoning:** FR-5

**Location:** The subject property is located at 12577 Centerville Road (northwest of the Conejo Lane and Centerville Road intersection, approximately 2.6-miles south of the Centerville Road and Honey Run Road intersection), northeast of the City of Chico and west of the Town of Paradise.

**Proposal:** A request for a tentative parcel map to divide a 10.5-acre parcel, zoned FR-5, into two parcels of 5.25-acres, served by individual sewage disposal systems and wells.

Mr. Chris Tolley gave a summary of the project with a power point presentation.

Chair Wilson opened the public hearing.

Mr. Tom Wrinkle, from Sierra West Engineering, said that the applicant had no problem with any of the conditions. He asked if the Commission had any questions that he could answer for them.

There were no questions from the Commission.

Chair Wilson closed the public hearing and confined comments to Commission and staff.

It was moved by Commissioner Leland, and seconded by Commissioner Lambert and carried by the following vote

Ayes: Commissioner Lambert, Leland and Chair Wilson

Noes: None

Absent: Commissioners Nelson and Marin

Abstain: None

to adopt Resolution 08-47, adopting the Mitigated Negative Declaration and approving TPM07-0005 for Michael Wimer.

There is a 10-day appeal period on decisions with the Clerk of the Board.

**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 has been directed to do research and bring back to the Commission. Items A, B, & C may not always be addressed at every hearing, but will always be listed as part of the agenda.

**A. Directors' Report-**

**B. Butte County General Plan 2030 Progress Report**

Mr. Dan Breedon gave an update of past Citizens Advisory Committee (CAC) meetings. He gave the Commissioners a handout to review and talked about theoretical approval of 53,000 new units and 50,000 new jobs over the next 20 years. The County is working with the cities on potential Revenue Sharing Agreements.

Mr. Tim Snellings invited the Commissioners to attend any of the upcoming CAC meetings.

Mr. Breedon said that the Commission would receive any materials that the CAC members receive. He talked about the Notice of Preparation that will be circulated for a 30-day review process. It will start on approximately September 16, 2008. He said this included a mailer sent out to over 150 recipients and the State Clearinghouse.

C. Update of Board of Supervisors' Actions

Mr. Charles Thistlethwaite said that the Kirshner Wildlife Foundation Use Permit was continued open until October. Staff is still working on Code fixes that are being brought to the Board of Supervisors for approval. There is also a Zoning Code Amendment regarding the Agricultural Buffer applicability that will be brought to the Commission very soon. There have been emergency regulations adopted that will require that any manufactured homes to be moved or sold be brought up to the 2006 fire standards. There is a one-year period that allows manufacturers to sell their inventory of manufactured homes that are 2006 and older.

Chair Wilson asked if any of the manufactured homes made it through the recent fires.

Mr. Thistlethwaite said there were very few.

Commissioner Leland asked if that meant that a manufactured home older than 2006 could not be moved anywhere in California.

Mr. Thistlethwaite said he believes it is in Butte County.

D. Legislative Case Law update

E. Planning Commission Concerns

A discussion regarding the taking of Planning Commission meeting minutes.

Mr. Thistlethwaite gave a summary of the information provided to the Commission with staff's recommendation regarding the use of summary minutes for standard projects. He said that the adopted Resolutions provide the findings and the vote on projects. The department is also moving forward to record meetings digitally which would allow the ability to listen to the meetings over the Internet. Appeals and recommendations to the Board would continue to have the same level of detailed minutes.

Mr. Snellings said that he plans to find out how the Board of Supervisors wants to see the minutes. Due to budget issues, it is difficult for staff to continue providing the same level of detailed minutes. There have been 11 vacant positions that cannot be filled and 5 layoffs. He said that staff is scrambling to keep up with the workload.

Commissioner Lambert said that it is important to find out what the Board of Supervisors wants. She knows that minutes are required, but not sure if the type of minutes is specified in the by-laws. She asked how long the audio would be kept.

Mr. Snellings said that they are kept forever.

Mr. Felix Wannemacher said that a more detailed report is required for recommendations to the Board of Supervisors.

Chair Wilson said that simpler minutes would be better.

Commissioner Leland agreed.

Commissioner Lambert asked if other jurisdictions did more detailed minutes.

Mr. Thistlethwaite said that out of the dozen or more he reviewed only a few did more narrative minutes.

Commissioner Lambert asked how a member of the public could view or listen to a meeting.

Mr. Thistlethwaite said that when an item was appealed, staff would begin the process of obtaining detailed minutes for the Board of Supervisors. This would be provided by staff or would be outsourced to a transcription agency.

Chair Wilson asked if the materials received by staff for the Planning Commission was provided to the Board of Supervisors.

Mr. Thistlethwaite said yes. He said that staff is hoping to have a demonstration of the audio file soon.

## **VII. MINUTES – 3/27/08 and 6/12/08**

It was moved by Commissioner Lambert, and seconded by Commissioner Leland and carried by the following vote

Ayes: Commissioner Lambert, Leland and Chair Wilson

Noes: None

Absent: Commissioners Nelson and Marin

Abstain: None

to approve the March 27, 2008 minutes as presented.

It was moved by Commissioner Lambert, and seconded by Commissioner Leland and carried by the following vote

Ayes: Commissioner Lambert, Leland and Chair Wilson

Noes: None

Absent: Commissioners Nelson and Marin

Abstain: None

to approve the June 12, 2008 minutes as presented.

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

## **IX. ADJOURNMENT**

Meeting adjourned at 9:56 a.m.

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Chair Wilson