

Butte County Department of Development Services

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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

MARCH 23, 2006

TIME: 9:00 a.m.

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

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL** - Commissioners Leland, Wilson, Lambert, Marin, and Chairman Nelson
- III. ACCEPTANCE OF AGENDA** - Commission members and staff may request additions, deletions, or changes in the Agenda order.
- 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)
- 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. **DET 05-07** - staff recommends approval

Name: Robert Castleberry **Project: Legal Lot Determination**
Planner: Mark Michelena **APN: 071-160-030** **Zoning: FR-5**
Location: on a private access easement, approximately 700 feet north of Oro Garden Ranch road, Oroville;
Proposal: Legal Lot Determination/Conditional Certificate of Compliance and 3 requests for exceptions.

There is a 15-day appeal period on all decisions with the Clerk of the Board

B. **UP 05-06** - staff recommends approval

Name: Handi-Riders of Northern California **Project: Use Permit UP 05-06**
Planner: Mark Michelena **APN: 041-140-072** **Zoning: U**
Location: on Flag Creek Road, approximately 3,500 feet east of Coal Canyon Road, Oroville
Proposal: Use Permit to allow a Therapeutic Horseback Riding Center. Phase I of the project is proposing an enclosed arena. Phase II will include a classroom, office, tack room, and restrooms in the arena. The site is currently used as a horse facility

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

B. **TSM 04-02** – staff recommends approval

Name: William & Kathryn Chance **Project: Tentative Subdivision Map TSM 04-02**
Planner: Mark Michelena **APN: 040-310-086** **Zoning: M-1**
Location: on Sandhill Court, off of Midway, approximately 1,000 feet north of Speedway Avenue, south Chico
Proposal: Tentative Subdivision Map to divide an 8.76-acre parcel into four lots; three lots ranging in size from 1.04 to 1.18 acres and one lot of 5.1 acres

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

C. **TPM 04-15** - staff recommends approval

Name: Darin Williams **Project: Tentative Parcel Map TPM 04-15**
Planner: Carl Durling **APN: 071-160-030** **Zoning: FR-5**
Location: on the north and south sides of Canfield Drive, approximately 0.45 miles south of Lumpkin Road, west of the Feather Falls area
Proposal: Tentative Parcel Map to divide a 20.43-acre parcel into four 5.1-acre parcels

There is a 10-day appeal period on all 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. General Plan/Zoning Ordinance Update
- C. Legislative Case Law update
- D. Planning Commission Concerns

VII. MINUTES – March 9, 2006

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

IX. ADJOURNMENT

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