

**MINUTES**

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**1. CALL TO ORDER**

Chairman McKnight called the meeting to order at 7:00 p.m. Members present: Dan Frasier, Graham Mathews, Keith Groves, and Chair Tom McKnight. Members absent: Diana Stewart. Staff present: Principal Planner Frank Lynch and Clerk Ruth Hanover.

**2. PUBLIC COMMENT**

*Members of the public may address the Planning Commission concerning matters within their jurisdiction, which are not listed on the agenda and to request that a matter be agendaized for a future meeting. No action may be taken on these matters at this meeting.*

No one came forward

**3. MINUTES**

Upon motion by Commissioner Groves, second by Commissioner Matthews and carried, the Commission approved the minutes of July, 10, 2014

**OLD BUSINESS** – None

**NEW BUSINESS**

**4. PROPOSED NEG. DEC., PARCEL MAP AND REZONE**

**P-14-01**

**Public Hearing:** Proposed negative declaration, parcel map to create three parcels ranging in size from 30 to 55 acres, and rezone from Unclassified to Agriculture. Located at 140 Buckwheat Lane, Ruth. APN: 020-490-04. Applicant: D & V Albee and T. D. Felt. *(Continued from June 12, 2014)*

Principal Planner Lynch advised the Applicant has requested a two month continuance of this item. Matter continued to October 9, 2014.

**5. PROPOSED GENERAL PLAN AMENDMENT AND REZONE**

**P-14-08**

**Public Hearing:** Proposed General Plan Amendment from Rural Residential to Commercial, and a Rezone from Unclassified to Highway Commercial, of a 1.5+- acre portion of a larger parcel. Purpose is to establish a small food facility, aka White Stump BBQ, on site. Located near Ruth Lake, lying on the SW side of Mad River Road, at the SW corner of the access road to Ruth Lake Campground, and lying N of Picket Creek. APN: 018-530-04 (portion). Applicant: Ben E. Reed.

Principal Planner Lynch presented the staff report.

Chair McKnight opened the hearing to public comment. With no one coming forward, the Chair closed the public hearing.

Commissioner Frasier advised that as a member of the Volunteer Fire Department he has been involved in discussion of the food service business, but has not had or been involved in any discussion regarding the rezone request.

Upon motion of Commissioner Frasier, seconded by Commissioner Groves, and unanimously carried, the

Commission recommended approval of the project as recommended by staff to the Board of Supervisors.

**6. PROPOSED POST APPROVAL MODIFICATION OF CONDITION**

**P-06-44**

**Public Hearing:** Proposed post approval Modification of Conditions to remove encumbrance of previously imposed Notice of Environmental Constraint and Parcel Map notation. Located on Riverview and Steiner Flat Roads, Douglas City. APN: 15-460-33. Applicant: Bureau of Land Management.

Principal Planner Lynch presented the staff report.

Chair McKnight opened the hearing to public comment. With no one coming forward, the Chair closed the public hearing.

Upon motion of Commissioner Matthews, seconded by Commissioner Frasier (1) finds the project Categorical Exempt from CEQA (based on Section 15074.1 and per Section 15307, 15308, 15313 and 15325; (2) finds that the action would be consistent with the Trinity County General Plan; (3) finds that, per Subdivision Map Act Section 664712.1 that a change in circumstance has occurred which make the conditions no longer necessary and would not impose any additional burden on the owners of the subject parcels; and authorizes the Chair's signature and the subsequent recordation of the resolution authorizing the Parcel Map amendment and the partial revocation of the Notice of Environmental constraints. Roll Call Vote: AYES: Commissioners Matthews, Frasier, Groves and McKnight; NOES: None. ABSENT: Commissioner Stewart. Motion carried.

**7. MATTERS FROM THE COMMISSION**

None

**8. MATTERS FROM STAFF**

Principal Planner Lynch advised Director Tippet would like an item on a future agenda for consideration of amending the Zoning Ordinance to allow establishment of a wrecking yard in a zoning district other than Industrial. The Chair directed the matter be placed on a future agenda.

**9. ADJOURN**

The meeting was adjourned by the Chair at 7:20 pm.