

**MINUTES**

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**1. CALL TO ORDER**

Chair Matthews called the meeting to order at 7:00 p.m. Members present: Commissioners Frasier, Stewart, Hoard and Matthews. Members absent: Commissioner McHugh. Staff present: Interim Planning Director Leslie Hubbard Interim Planner John Jelich.

**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 agendized for a future meeting. No action may be taken on these matters at this meeting.*

No comments were received.

**3. MINUTES – None.**

**OLD BUSINESS - None**

**NEW BUSINESS**

**4. MITIGATED NEG. DEC. AND CONDITIONAL USE PERMIT**

**P-17-08**

Mitigated Negative Declaration and Conditional Use Permit for 19 Commercial Storage Units. Located at 1131 State Highway 299, Salyer. APN 008-060-01. Applicant: Mock.

Chair Matthews said the title is actually incorrect, so categorical exemption and use permit for Mock. Planner Jelich presented the staff report. The applicant said the existing signs that are there have been there for years. Jelich said staff is recommending approval.

Chair Matthews asked if this is a public hearing. Jelich responded in the affirmative. Jelich said both these items are.

Chair Matthews opens the matter to public comment. No comments being received, Chair closes public hearing.

Commissioner Hoard said he doesn't have any questions, but does have a small comment. He introduced himself to Mr. Mock. He said he wanted to make a comment concerning the project and this by no means is to be taken as a condition of approval to your request, nor is it binding in any way. He said Highway 299 as we know is a heavily traveled road by commerce and tourism, and the location of the property puts you front center in your community. For this reason, I encourage you to be cautious as to how you present your business aesthetically, not only the upkeep of your property, but also how it relates to other businesses, the surrounding nature, and your community. How your project is presented can have a positive or negative impact in your town, so just please be aware of it. Mr. Mock said he is aware, he deals with the public every day, he's been in business for 45 years here.

Chair Matthews asked Mr. Mock what's the water distribution system he's part of. Mr. Mock responded he has his own system. Chair Matthews asked currently you don't have storage tanks? Mr. Mock

responded no. Chair Matthews asked so it's just a well? Mr. Mock said it's just a well. Chair Matthews asked so there's no fire hydrants or anything on the property? Mr. Mock responded no. Chair Matthews said there's a fire station right around the corner. Mr. Mock said it's right next to me. Chair Matthews said so you don't have any issue with having to provide water tanks of unknown size? Mr. Mock said they are always coming to me to get water from the river because I own both sides I allow them to put a road down to it so they can get water. Chair Matthews said this is a condition of approval that you will provide tanks for fire suppression. It doesn't state the size so he's assuming that you are going to negotiate that with the fire chief. Mr. Mock said yes.

Commissioner Hoard moved to adopt Resolution No. 2017-03 approving the Use Permit to develop up to 19 mini-storage units at 1131 State Highway 299, Salyer (APN 008-060-01), based on the findings of fact and subject to conditions of approval as set forth in the staff report. Seconded by Commissioner Stewart. Roll Call Vote: Commissioners Hoard, Frasier, Stewart and Matthews – yes. (4-0).

**5. MITIGATED NEG. DEC. AND TENTATIVE PARCEL MAP P-16-25**  
Mitigated Negative Declaration and Tentative Parcel Map to create 2 parcels. Located at 531 School House Road, Burnt Ranch. APN008-820-01. Applicant: Thompson.

Interim Planner Jelcich presented the staff report. Staff recommends approval.

Commissioner Stewart said she didn't receive a copy of the resolution. The other commissioners didn't receive it either. Planner Jelcich asked the applicant if he had received a copy of the conditions. Tyler Thompson said he thought he read them on line. Jelcich said he wanted to make sure Mr. Thompson read it.

Chair Matthews said we are going to take a five-minute recess to read the resolution. Each Commissioner and the applicant read the resolution containing the conditions of approval. Meeting reconvened at 7:15 p.m.

Commissioner Frasier said he had a question about the water. It says there is an existing well on Parcel 2 but then in the neg. dec. it says it will be served by the municipal water company. Planner Jelcich stated these are requirements of the Health Department. If he's got something showing he's a member of the mutual water company, if that doesn't work the well may, but you have to get approval of Environmental Health. Chair Matthews asked so both parcels could be served by the mutual water company, or one or both of those can be served by the well or storage tank. Jelcich asked the applicant if it's his desire to have both parcels served by the mutual water company. Mr. Thompson responded he didn't want to upset the water company. He said no, for conflict of interest reasons with other people trying to develop our allotted usage from our 600-diversion permit. He said he can't grant himself water and then not grant somebody. The well is going to be utilized for Parcel 2. He said he did submit the well report to Kristy Anderson. Planner Jelcich said it's an either or, he can meet the requirements. Commissioner Frasier said but if it turns out the well isn't up to par, then he loses his subdivision. Jelcich said he either doesn't have a subdivision or he needs to find another way to get water. Mr. Thompson said ideally the well may, if I talk to the Board of the water company if the well won't meet the criteria, but from what he was told it should.

Chair Matthews opened the public hearing.

Comments received from applicant, Tyler Thompson, said he barely got a chance to read the letter that was submitted from his neighbor. He said he just wanted to clarify that we are not trying to double our cannabis production by creating two parcels. We do actually have an active issued permit from the Building or Planning Department for a parcel. He said he was on the water board with Sandra and he sympathizes that she negatively reflected on that specifically as opposed to me building up there. The lot

was cleared without a building when she bought it. He said he has a building permit for a house up on the top part of the property with or without the subdivision. He said you can have two residences on a parcel, but his intent is to build up there and live up there. We do have an active diversion permit, all the work she mentioned in the letter is State permitted or County permitted. He just wanted to clarify what he is doing, and she can come over, she shouldn't feel threatened, he knows she had issues with other neighbors while she was on the water board and the headwaters of our creek which we all on the board have issues with, but our neighborhood is pretty nice and mellow and you can leave your keys in your car and the doors unlocked. He said he was pretty surprised at how she reflected the neighborhood and some of the other stuff she claims is going on.

No further comments being received, Chair Matthews closes public comment on the matter.

Commissioner Hoard moved to adopt a mitigated Negative Declaration, finding that on the basis of the whole record before the Commission, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a mitigate negative declaration reflects the Commission's independent judgment and analysis; and adopt Resolution No. 2017-02 approving the tentative map to create two parcels (P-16-25, T. Thompson & H. Hayes; APN 008-820-01), based on findings and subject to conditions of approval as stated in the resolution. Seconded by Commissioner Stewart. Roll Call Vote: Commissioners Hoard, Frasier, Stewart and Matthews – yes. (4-0).

**5. MATTERS FROM THE COMMISSION**

Chair Matthews said he just wanted to bring up again that he will not be here for the second meeting in July, so Commissioner Hoard will be presiding.

Discussion regarding Chair and Vice Chair rotation.

**6. MATTERS FROM STAFF**

Planner Jelicich said he was going to try to get Carter Gulch on and if I do it will probably be the only item on the first meeting in July. He thinks it's all worked out. He doesn't know of any public opposition. Fish and Game issues have been resolved and the project has changed enormously since it was first submitted. So, he thinks it's ready. He has to work with Dave Hunt on it a little bit more to be sure. Chair Matthews said it hasn't been noticed yet, he doesn't like to have one item on the agenda. Jelicich said he doesn't want to leave it for someone else, it was hard for him.

**7. ADJOURN**

The Chair adjourned the meeting at 7:26 p.m.