

MINUTES

1. CALL TO ORDER

Acting Chair Mike McHugh called the meeting to order at 7:00 p.m. Members present: Mike McHugh, Diana Stewart and Dan Frasier. Members absent: Graham Matthews and Richard Hoard. Staff present: Interim Planning Director Leslie Hubbard, Associate Planner Colleen O’Sullivan, 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 agendized for a future meeting. No action may be taken on these matters at this meeting.

Comments received from Everette Harvey.

3. MINUTES - June 8, 2017

Acting Chair McHugh tables consideration of the Minutes of June 8, 2017 to the next Regular Meeting of the Planning Commission when more Commissioners are present.

OLD BUSINESS – None

NEW BUSINESS

4. PROPOSED NEGATIVE DECLARATION & REZONE P-17-28

Public Hearing: Proposed Negative Declaration and Rezone of 9 acres (APN 022-240-15) and 1 acre (APN 022-240-16) from Unclassified (U) to Agriculture (A). Located at 18393 Zenia-Lake Mountain Road, two miles north of the Mendocino County Line. Applicant: Dimopoulos.

Associate Planner Colleen O’Sullivan presents staff report. She stated she did a site visit in July with Jeff Dickey. She said staff is recommending approval.

There being no questions for staff, Acting Chair McHugh opens the hearing to public comment.

Comments received from Everette Harvey.

No further comments being received Chair closes public comment period.

Commissioner Stewart moved to (1) recommends the Board of Supervisors adopt the Negative Declaration, finding that on the basis of the whole record, including the initial study, that there is no substantial evidence that the project will have a significant effect on the environment and that a negative declaration reflects the County’s independent judgement and analysis; and (2) recommend to the Board of Supervisors approval of the zoning change from Unclassified (U) to Agriculture (A), finding that action to be consistent with the overall goals and policies of the Trinity County General Plan. Seconded by Commissioner Frasier.

Associate Planner O’Sullivan said the Commission should add a 40-acre minimum on the larger parcel. Commissioners Stewart and Frasier said they would amend their motion to include the 40-acre minimum

on APN 022-240-15-00. Motion carried unanimously.

Commissioner Frasier said Agriculture is what that area is, and it's all timber, cattle ranches, and forest, so he didn't have a problem with it.

5. **TENTATIVE MAP EXTENSION**

P-11-22

Consider and/or take action to grant a one-year time extension of tentative map approval to create three parcels of approximately 40 acres each. Located on Van Duzen Road, approximately 6.8 miles south of the intersection with State Highway 36, at Scott Glade, Mad River. APN: 018-210-16-00. Applicant: Adams.

Associate Planner O' Sullivan presented the staff report. She said staff is recommending approval.

Commissioner Frasier disclosed that currently he is working on the same logging job as the Registered Professional Forester on this project. They both work for the same employer, but have no financial dealings. Commissioner Stewart said since the applicant is due an extension, she sees no reason not to approve it.

Commissioner Stewart moved to grant a twelve (12) month time extension for the tentative map approval, APN 018-210-16 -00, setting a new expiration date of October 11, 2018. Seconded by Commissioner Frasier. Motion carried unanimously.

6. **MATTERS FROM THE COMMISSION-** None.

7. **MATTERS FROM STAFF**

Interim Planning Director advised we will have a special meeting on October 26th and in November we have one meeting on the calendar thus far, November 9th. She said the ad hoc committee gave hear a heads up that they are trying to get things going for the beginning of the year, so there are a number of ordinances coming our way, she's not sure how the timing will work on those. It kind of depends on how the State rolls out their regulations, but right now we have three more that will be coming, depending on how they can pull them together, we may ask for a second meeting some time in November, probably the week before Thanksgiving.

8. **ADJOURN**

The Chair adjourned the meeting at 7:18 p.m.