



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT
Building ♦ Environmental Health ♦ Planning
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WILLIAM NAVARRE,
INTERIM DIRECTOR

AGENDA

SISKIYOU COUNTY PLANNING COMMISSION REGULAR MEETING

NOVEMBER 16, 2016
9:00 A.M.

BOARD OF SUPERVISORS' CHAMBERS
SISKIYOU COUNTY COURTHOUSE
311 FOURTH STREET, YREKA, CALIFORNIA

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Clerk of the Planning Commission 48 hours prior to the meeting at (530)841-2100.

I. CALL TO ORDER - Siskiyou County Planning Commission Meeting

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

**3. APPROVAL OF MINUTES - Meeting of September 14, 2016.
Meeting of October 19, 2016.**

4. UNSCHEDULED APPEARANCES

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

5. CONFLICT OF INTEREST DECLARATION

6. PRESENTATION OF DOCUMENTS

All items presented to the Planning Commission during a public hearing become a permanent part of the record. Twelve copies of any information presented to the Commission should be given to the Clerk of the Commission for distribution to the Commissioners. In order to obtain an accurate record of the testimony, please address the Commission at the speaking table and

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clearly introduce yourself with your full name and address. Your address will not be included in the minutes of the meeting. A maximum of five minutes per speaker will be given so that all interested parties will have an opportunity to address the Commission.

7. PUBLIC HEARING PROTOCOL

The public is encouraged to participate in the hearing process. The Chair of the Planning Commission will conduct the public hearing through the following actions:

- A. The Chair introduces the agenda item.
- B. The staff report is presented.
- C. Submitted correspondence is acknowledged and made part of the public record.
- D. Additional reports, arguments, or evidence will be submitted by other County departments or public agencies.
- E. The Chair will ask if any of the Commissioners have questions of staff.
- F. The Chair will open the public hearing.
- G. Proponents are given an opportunity to present their arguments and evidence.
- H. Opponents are given an opportunity to present their argument and evidence.
- I. Other public comments are given.
- J. The project proponent is given an opportunity to present a rebuttal. After all testimony has been given, the Chair will close the public hearing and the Commission will discuss the matter. During this discussion, Commission members may individually ask questions of the project proponent, opponent, or staff, at the convenience of the Commission.
- K. The Chair will entertain a motion and a second.
- L. The Commission will discuss the question.
- M. The Commission will render its decision

8. RIGHT OF APPEAL STATEMENT

Projects heard at this Planning Commission meeting may be subject to appeal within ten calendar days. Please contact the County Clerk for information. Appeals must be submitted to the County Clerk's office together with the appeal fee of \$1,250.

If you challenge the environmental review or the project proposal in court, you may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to Siskiyou County Planning at, or prior to, the public hearing.

9. CHANGES TO AGENDA ITEMS AND CONSIDERATION OF AGENDA ITEMS TO BE CONTINUED.

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II. OLD BUSINESS:

1. Z-1602 ARTICLE 15 USE CLARIFICATIONS

****CONTINUED FROM THE OCTOBER 19, 2016 PLANNING COMMISSION MEETING****

The project is a proposed zoning text amendment to Article 15, General Provisions, Conditions, and Exceptions, and Article 36, Definitions, of Title 10, Planning and Zoning, Chapter 6, Zoning, of the Siskiyou County Code (SCC). More specifically, the project would amend SCC Section 10-6.1502 to more clearly define certain conditionally permitted uses of property, as well as revise, add, or eliminate definitions in Article 36 consistent with revisions to Section 10-6.1502, other County regulations, and/or established practices.

- A. Staff Report
- B. Public Hearing
- C. Decision: Roll Call Vote

2. DAWS TENTATIVE PARCEL MAP (TPM-16-01)

****CONTINUED FROM THE OCTOBER 19, 2016 PLANNING COMMISSION MEETING** (Note: This is a continuation of a closed hearing.)**

The project is a proposed tentative parcel map to subdivide a 72.22-acre parcel into four parcels, ranging in size from 10.01 to 11.11 acres, plus a 30.80-acre designated remainder parcel. The 72.22-acre project site is located on the southerly side of State Hwy 3 approximately 2.5 miles east of the Town of Fort Jones, Siskiyou County, California on APNs 014-290-070, -320, -330, and -340; Portion of Section 33, T44N, R8W, Mount Diablo Base & Meridian (Latitude 41°37'18.50"N, Longitude 122°46'32.75"W). (Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Voice Vote

3. PURCELL USE PERMIT (UP-16-04)

****CONTINUED FROM THE OCTOBER 19, 2016 PLANNING COMMISSION MEETING****

The project is a conditional use permit to utilize a single-family dwelling as a vacation rental. The parcel is zoned Single-Family Residential (Res-1). The project site is located at 2101 Eddy Circle, northwest of the City of Mt. Shasta on APN 021-630-280; Township 41N, Range 5W, Section 26 MDB&M (Latitude 41°21'50.0"N, Longitude 122°24'2.5"W). (Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Voice Vote

III. NEW BUSINESS: NONE

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IV. ITEMS FOR DISCUSSION/DIRECTION: NONE

V. MISCELLANEOUS

1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Wednesday, December 21, 2016. The tentative agenda for the next meeting may or may not include the projects listed below and is not limited to this list of projects.
2. **CORRESPONDENCE**
3. **STAFF COMMENTS**
4. **COMMISSION COMMENTS**

VI. ADJOURNMENT

VII. RECONVENE SITTING AS THE SISKIYOU COUNTY ADMINISTRATIVE ORDER HEARING BOARD.

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