

SISKIYOU COUNTY PLANNING COMMISSION
REGULAR MEETING
JULY 19, 2017

The Siskiyou County Planning Commission meeting was called to order by Chair Melo at 9:00 a.m. in the Board of Supervisors' Chambers, Siskiyou County Courthouse, 311 Fourth Street, Yreka, California.

PRESENT: Commissioners Blair Hart, Danielle Lindler, Jeff Fowle, Dusty Veale, and Tony Melo

ABSENT: None

ALSO PRESENT: Allan Calder, Director; Britt Dveris, Senior Planner; Vurl Trytten, Executive Secretary; Dana Barton, Deputy County Counsel; and Jerry Lemos, Senior Environmental Health Specialist

MINUTES:

MOTION: It was moved by Commissioner Fowle, seconded by Commissioner Veale, to approve the minutes of June 21, 2017, as presented.

VOTED upon and the Chair declared the motion carried unanimously with Commissioner Lindler abstaining.

PRESENTATIONS FROM THE PUBLIC:

Kathleen Casey of Mt. Shasta presented a cover page summary and a letter from Noah Enelow, PH.D to the Clerk with copies for the Planning Commission regarding the Crystal Geyser Water Bottling Plant project. She then presented the summary she had prepared regarding her concerns with the project documents.

CONFLICT OF INTEREST DECLARATIONS: None

PUBLIC HEARING PROTOCOL: Chair Melo reviewed the protocol for conducting the Planning Commission meetings.

RIGHTS OF APPEAL STATEMENT: Chair Melo advised that projects heard at this Planning Commission meeting may be subject to appeal within ten calendar days. He directed interested individuals to contact the County Clerk's Office for information. He advised that 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 the Planning Department at, or prior to the public hearing. Chair Melo apprized the Commissioners and audience that appeals must be submitted to the County Clerk's Office together with the appeal fee of \$1250.

ENHANCED/REVISED REGULATIONS AND ALLOWED USES IN AG1 (PRIME AGRICULTURAL) AND AG-2 (NON-PRIME AGRICULTURAL) ZONING. (Discussion/update)**STAFF REPORT:**

The previously circulated Staff Memo was reviewed by the Commission and a presentation of the project was provided by Planning Staff on June 21, 2017 and continued for further discussion and action.

The staff update was presented by Mr. Calder who explained that Mr. Chafin was no longer with the Planning Division due to a contractual matter. He added that they were building a pool of qualified consultants to do the environmental documents for projects received.

Mr. Calder explained that due to the specific nature of the Enhanced/Revised regulation and allowed agricultural uses and agri-tourism, staff was intending to set up two Technical Advisory Committees (TAC) rather than Ad Hoc Committees. He said that the two areas were specific enough and technical enough to require two TACs to draft a technical approach to these two issues. He said that he would work with Terry Barber and the Board of Supervisors to establish the TACs.

Discussion by Commission:

Commissioner Fowle objected and said that he did not want the TACs to be established by staff. He said that he had great concern about staff developing the language. He added that he has great trust in people sitting on the TAC rather than the staff in developing the language needed for the County Code. He asked staff if he could make a motion to get the ball moving and in order to take the weight off staff and bring it immediately to a TAC.

Commissioner Hart said that he has seen in the past that when private people developed language first it has worked better than staff developing the language. He said especially with feeding operations as it is a sensitive subject to some operators who are out there and may not be in compliance with the water board. He said that he did not want the county dragged into something that was the water board's jurisdiction.

Commissioner Fowle gave the example of the way the Scott Valley Area Plan was developed by the people in the Scott Valley.

Commissioner Veale said that the TAC would need some staff to be there to organize the meetings. Chair Melo asked if the Commission could give direction to staff without a motion to move forward to put a TAC in place.

MOTION: On the matter of the enhanced/revised regulation and allowed uses in the AG1 (Prime Agricultural) and AG2 (Non-prime Agricultural) zoning it was moved by Commissioner Fowle, seconded by Commissioner Hart to direct staff to present to the Board of Supervisors at their August 8, 2017 meeting that the Planning Commission recommend that the Technical Advisory Committee be formed post haste to be appointed by the Board of Supervisors.

Discussion on the Motion:

Commissioner Hart read what was on the Agenda title regarding this item. He pointed out that it does not specifically state CAFO, so he wanted clarification that the committee was going to deal only with the specific matter of CAFO agriculture and not all of the uses in these zoning designations.

Commissioner Fowle responded that his understanding is this TAC is to address the General Plan, and other applicable plans so that we can have a path for individuals who want to do nontraditional raising of pork, dairy, and poultry in high numbers that are not using the CAFO method, but are pasture-raising the animals. He said that the goal of the TAC would be to find the avenues so that these individuals are legal under the current zoning without a use permit. He added that this is because there are those that believe that under the current zoning this is not allowed, and this would cover the bases so that these individuals would be protected. He clarified that this is not going beyond this specific task or beyond the AG1 and AG2 zoning districts.

Commissioner Hart brought up what would be done with animals such as goats that are rented out for weed and vegetation abatement purposes. He said that he felt that they should be included. He asked for something from the TAC that would encompass an operation like this, so that a complaint does not come back to Planning, and staff have to spend time and financial resources to look into it.

Commissioner Fowle confirmed with Ms. Barton that the Planning Commission would have the opportunity to review, change or revise the language developed by the TAC before it goes to the Board of Supervisors for approval. He said that the proposed language developed by the TAC needed to come back to the Planning Commission so they could review and/or change the language and forward it on to the Board of Supervisors for their final approval.

Chair Melo and Commissioner Hart agreed that the matter needed to come back to the Commission for their review.

VOTED upon and the Chair declared the motion carried unanimously.

Mr. Calder confirmed with the Commissioners that the Planning Commission's idea was to change the zoning code to allow these specific agricultural operations the ability to have increased amount of agricultural production with the ability to pasture-raise a limited amount of poultry, dairy, and hogs by right without a use permit. He further clarified that a traditional CAFO would still need a use permit, but for a pasture-raised CAFO operation the TAC could explore higher limits of poultry, dairy or hogs.

AVAILABILITY OF COMMISSIONERS FOR REGULAR PLANNING COMMISSION MEETING ON OCTOBER 18, 2017. (Discussion)

Commissioner Melo informed staff that he was not available for the October 18, 2017 Planning Commission regular meeting. He said that he would be available for October 11, 2017 and October 25, 2017. Commissioner Hart said that he had conflicts at the end of October. Commissioner Fowle confirmed that he would be available for either October 25 or the November 15, 2017 regular Planning Commission Meeting.

Allan asked if it was possible to set a special meeting in October. Commissioner Fowle said to schedule the hearing for the August meeting. Chair Melo asked for the hearing materials at least three weeks or better 4 week before the meeting.

Discussion was held regarding an economic analysis in an EIR. Commissioner Fowle asked if an economic analysis would be in an EIR. Ms. Barton responded that an economic analysis was used when alternate energy is being used in the project.

MISCELLANEOUS:

1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Wednesday, August 16, 2017.
2. **CORRESPONDENCE:** None
3. **STAFF AND COMMISSION COMMENTS**

Commissioner Veale asked about staffing. Mr. Calder responded that Planning has Britt Dveris, Senior Planner and Pam Piemme, Associate Planner on Planning staff. He said that he was working with an agency to solicit applications for Deputy Director of Planning. He added that in the meantime Planning is developing consultants that they can use to outsource environmental documents and that should bring the Department up to speed.

Mr. Dveris gave a brief update of the McCloud rezone project.

Chair Melo asked that when the McCloud rezone project returns to the Commission all concerns of the Planning Commission have been addressed and whenever it comes back to the Commission that it be complete. Commissioner Hart asked that all irregularities regarding boundary line adjustment and tentative parcel maps be addressed.

Commissioner Fowle asked regarding the status of JH Ranch. Mr. Calder said that the PDPA is moving forward.

The meeting was adjourned at 9:42 a.m.

Respectfully submitted,



Allan Calder
Secretary