



COUNTY OF COLUSA

Community Development Department
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Commissioners

Jacob Uhlenkott – District 1
Barry Morrell, Vice Chair, District 2 Don Parson, District 3
Marion Mathis, District 4 Gail Beduhn – Chair, District 5

PLANNING COMMISSION MINUTES

Wednesday, August 1, 2018
9:01 a.m.
Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

The Colusa County Planning Commission meets in Regular Session this 1st day of August 2018 at the hour of 9:01 a.m. Present: Commissioners Barry Morrell, Marion Mathis, Don Parsons, and Gail Beduhn. Absent: Commissioner Jacob Uhlenkott.

Present: Marcos Kropf, County Counsel.
Greg Plucker, Kent Johanns, Community
Development Department.
Ann Nordyke, Patricia Rodriguez, Board Clerks.
Lew and Dena Lausten, Maxwell citizens.
Glenn Wellborn, Colusa citizen.

Pledge of Allegiance.

I. APPROVAL OF MINUTES

1. Minutes Approval
Planning Commission – Regular Meetings – July 11, 2018.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marion Mathis, Planning Commissioner
SECONDER:	Barry Morrell, Planning Commissioner
AYES:	Marion Mathis, Don Parsons, Barry Morrell, Gail Beduhn
ABSENT:	Jacob Uhlenkott

II. PUBLIC COMMENT

None.

III. PUBLIC HEARINGS

Chair Beduhn makes time for a Public Hearing to adopt a Resolution adopting a Mitigated Negative Declaration, Approving A Mitigation Monitoring And Reporting

Program For Environmental Document No.18-12, And Approving Tentative Parcel Map No. 18-4-1.

Mr. Johanns updates the Commissioners on items regarding a Mitigated Negative Declaration and a Mitigated Monitoring and Reporting Program and speaks to the following:

- Project Description
- Location
- Surrounding Uses
- Subdivision Description
- Analysis
- Recommendation

9:05 a.m. Chair Beduhn opens the Public Hearing and calls for Public Comment. Hearing none, Chair Beduhn closes the Public Hearing.

Commissioner Mathis inquires the reason for the declaration, and if the area was developed at some time, would the zoning have to be changed.

Mr. Johanns states the request was for farm management and the zoning would have to be changed if developed in the future.

PLANNING COMMISSION/FRITZ GRIMMER

1. Adopt Resolution No.**18-07**, a Resolution adopting a Mitigated Negative Declaration, Approving A Mitigation Monitoring And Reporting Program For Environmental Document No.18-12, And Approving Tentative Parcel Map No. 18-4-1 and authorize the Chair to Sign.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barry Morrell, Planning Commissioner
SECONDER:	Don Parsons, Planning Commissioner
AYES:	Marion Mathis, Don Parsons, Barry Morrell, Gail Beduhn
ABSENT:	Jacob Uhlenkott

PUBLIC HEARINGS

Chair Beduhn makes time for a Public Hearing to adopt a Resolution Of the Colusa County Planning Commission recommending the adoption of a Categorical Exemption (ED No.18-13) and approval of a General Plan Amendment and Zoning Amendment (GPA/ZA No.18-4-1) for Jack Baber.

Mr. Johanns updates the Commissioner on items regarding a Categorical Exemption and a General Plan and Zoning Amendment and speaks to the following:

- Project Description
- General Location
- North Aerial View and Surrounding Land Use
- East Aerial View and Surrounding Land Use
- South Aerial View and Surrounding Land Use

- West Aerial View and Surrounding Land Use
- General Plan
- Analysis
- CEQA
- Recommendation

9:11 a.m. Chair Beduhn opens the Public Hearing and calls for Public Comment.

Mr. Lausten states his property borders this particular property on two sides and he has some concerns. He states the major concern is the traffic from the agriculture work and casino, and the homeless.

Ms. Lausten states there are several problems with trash, traffic, crime, the homeless, and people pulling into her driveway to turnaround. She further states it is going to become much worse.

Brief discussion is held regarding the County addressing concerns for future projects, and timely notification to the surrounding neighbors to allow ample time for comment(s).

9:22 a.m. Chair Beduhn calls for any additional comments. Hearing none, Chair Beduhn closes the Public Hearing.

Commissioner Parson states there are a lot of commercial lots that remain undeveloped in this area.

PLANNING COMMISSION/JACK BABER

2. Adopt Resolution No. **18-08**, a Resolution Of the Colusa County Planning Commission adopting a Categorical Exemption (ED No.18-13) and approving a General Plan Amendment and Zoning Amendment (GPA/ZA No.18-4-1) for Jack Baber and authorize the Chair to sign.

RESULT:	ADOPTED [3 TO 0]
MOVER:	Don Parsons, Planning Commissioner
SECONDER:	Marion Mathis, Planning Commissioner
AYES:	Don Parsons, Barry Morrell, Gail Beduhn
ABSTAIN:	Marion Mathis
ABSENT:	Jacob Uhlenkott

IV. PLANNING DIRECTOR COMMENTS/REPORTS

Mr. Plucker states he would like to clarify how business is done when presenting projects and speaks briefly to same.

V. PLANNING COMMISSIONER'S COMMENTS/REPORTS

None.

Chair Beduhn adjourned the meeting at 9:26 a.m. to reconvene in Regular Session on September 5, 2018 at the hour of 9:00 a.m.

Respectfully submitted,
Greg Plucker, Secretary to the
Planning Commission

Gail Beduhn, Chair

By: _____
Patricia Rodriguez, Deputy Clerk