



Department of Development Services

Paula M. Daneluk, AICP, Director
Curtis Johnson, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.552.3700

www.buttecounty.net/dds

BUTTE COUNTY PLANNING COMMISSION MINUTES

January 23, 2025

TIME: 9:00 a.m.

PLACE: 25 County Center Drive, Suite 201, Oroville, CA

I. CALL TO ORDER

Chair Donati called the meeting to order at 9:00 a.m.

Pledge of Allegiance

II. ROLL CALL - Commissioners Flicker, Parrott, Schleiger, Roethler, and Chair Donati

Present: Chair Donati, Commissioner Schleiger, Commissioner Flicker, Commissioner Parrott, Commissioner Roethler

Others Present:

County Counsel: Roger Wilson, Chief Deputy County Counsel

Development Services:

Dan Breedon, AICP, Planning Division Manager

Tristan Weems, AICP, Senior Planner

Tristan White, Assistant Planner

Cortney Kingsley, Office Assistant

Sarah Ensley, Moderator

III. SELECTION OF OFFICERS – Selection of Planning Commission Chair, Vice Chair and Second-Vice Chair for 2025

Commissioner Parrot motioned for Commissioner Schleiger to assume the role of the Planning Commission Chair. Commissioner Flicker seconded the motion.

Vote:

Ayes: Chair Donati, Commissioner Roethler, Commissioner Parrott,

Commissioner Schleiger and Commissioner Flicker.

Nays:

Abstain:

Absent:

Approved 5:0

Commissioner Schleiger motioned for Commissioner Parrot to assume Vice Chair. Commissioner Flicker seconded the motion.

Vote:

Ayes: Commissioner Flicker, Commissioner Roethler, Commissioner Parrott, Commissioner Schleiger and Chair Donati.

Nays:

Abstain:

Absent:

Approved 5:0

Commissioner Schleiger motioned for Commissioner Flicker to assume Second Vice Chair. Commissioner Parrot seconded the motion.

Vote:

Ayes: Commissioner Flicker, Commissioner Roethler, Commissioner Parrott, Commissioner Schleiger and Chair Donati.

Nays:

Abstain:

Absent:

Approved 5:0

IV. DISCLOSURE OF EX PARTE COMMUNICATIONS

Chair Schleiger asked all commissioners if there were any ex parte communications to disclose. All Commissioners stated that they had no ex parte communications to report.

V. ACCEPTANCE OF AGENDA - Commission members and staff may request additions, deletions or changes in the Agenda order.

Continued Item B., Butte County Environmental Review Guidelines Update (MISC23-022), to the next Planning Commission meeting, February 27, 2025.

A motion was made by Commissioner Donati to accept the agenda. Commissioner Parrot seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Donati, Commissioner Flicker, Commissioner Parrott, Commissioner Roethler.

Nays:

Abstain:

Absent:

Accepted 5:0

- VI. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA** – This is an opportunity for any person to address the Planning Commission. Presentations will be limited to five minutes. The Commission is prohibited by State law from taking action on any item presented if it is not listed on the Agenda.

Public Comment: Sam Glass expressed concerns about inadequate egress and emergency evacuation routes in Paradise and Magalia, particularly in light of historical wildfires. He emphasized the need for collaboration among federal, state, and local agencies to improve infrastructure like Ponderosa Way and Centerville Road.

- VII. PUBLIC HEARINGS AND OTHER MATTERS FOR DISCUSSION** - The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. Persons wishing to address the Planning Commission may sign up prior to the meeting by emailing PCclerk@buttecounty.net or by providing written comments via email or mail. It is requested that individual public comments be addressed to the Chair and limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. The hearing will then be closed to the public and discussion confined to the members of the Commission and staff. The Commission will then make a motion and vote on the item.

A. USE PERMIT (UP24-0004/Taylor)

This is a conditional use permit on a 6.68-acre vacant lot zoned Medium High Density Residential (Assessor Parcel Number: 078-050-031). The project proposes to expand the existing Iron Oaks Mobile Home Park (located to the north) to add 24 mobile homes, five parking spaces for recreational vehicle storage, and five automobile parking spaces. The applicant proposes a new onsite wastewater system for sewage disposal, with domestic water supply provided by South Feather Water & Power agency. The site takes access from Lincoln Boulevard, a County-maintained Road, and is within the Oroville Sphere of Influence. (Tristan Weems, AICP, Senior Planner)

AGENDA REPORT

POWERPOINT

The project was presented by Senior Planner, Tristan Weems.

Chair Schleiger asked additional questions for clarification.

Senior Planner, Tristan Weems provided further information.

Public Speakers:

Nicole Ledford

Project representative, Nichole Ledford, made a public comment.

Commissioner Flicker asked additional questions for clarification.

Representative Nicole Ledford provided further information.

Chair Schleiger and Commissioner Donati asked additional questions for clarification.

Senior Planner, Tristan Weems provided further information.

A motion was made by Commissioner Parrot, to adopt the IS/MND and approve Use Permit UP24-0004, subject to the findings and conditions in Attachment A.

Commissioner Flicker seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Donati, Commissioner Roethler, Commissioner Parrott, Commissioner Flicker

Nays:

Abstain:

Absent:

Accepted 5:0

B. BUTTE COUNTY ENVIRONMENTAL REVIEW GUIDELINES UPDATE (MISC23-022)

County-initiated update of the Butte County Environmental Review Guidelines to align it with the latest version of the California Environmental Quality Act (CEQA) and to reflect the County's current environmental review procedures and practices. These Guidelines are applicable to the unincorporated area of Butte County. (Rowland Hickel, AICP, Senior Planner)

AGENDA REPORT

POWERPOINT

Continued to next Planning Commission meeting, February 27, 2025.

C. Accessory Dwelling Unit / Small Dwelling Unit Program Update

An update on this program will be provided by County staff. This includes an overview of the program, and details about the release of submittal-ready, no-cost building plans for use by the general public for the development of ADUs and primary dwellings. (Tristan White, Assistant Planner)

POWERPOINT

The information was presented by Tristan White, Assistant Planner.

Commissioner Donati expressed concerns regarding the potential to sell the ADU/JADU units individually from the main residence.

Planning Manager Dan Breedon provided further information, stating the County's ordinance would not currently allow the ADU/JADUs to be sold individually.

Chair Schleiger asked additional questions for clarification

Planning Manager Dan Breedon provided further information.

Public Speakers:

Sam Glass

Sam Glass asked a question related to the septic system requirements for ADU/JADU.

Planning Manager Dan Breedon provided further information regarding the septic system requirements.

Commissioner Donati read the ordinance regarding the allowance for ADUs/JADUs to be sold individually.

Planning Manager Dan Breedon provided further information.

VIII. GENERAL BUSINESS - This section of the agenda is to be utilized by the Planning Commission and Director of Development Services on items of interest, general discussion, or items for which staff have been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing but will always be listed as part of the agenda.

A. Planning Manager's Report

None

B. Planning Commission Concerns

Commissioner Donati mentioned a concern of a potential zoning violation.

Commissioner Roethler stated she will not be in attendance for the February Planning Commission meeting.

IX. MINUTES

A. December 12, 2024

A motion was made by Commissioner Flicker to accept the December 12, 2024 Minutes.

The motion was seconded by Commissioner Roethler.

Vote:

Ayes: Chair Schleiger, Commissioner Donati, Commissioner Roethler, Commissioner Flicker.

Nays:

Abstain: Commissioner Parrott

Absent:

Accepted 4:0:1

X. ADJOURNMENT

Chair Schleiger adjourned the meeting at 09:40 a.m.