

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
Thursday, April 28, 2022
Trinity County Library Conference Room
351 Main St. Weaverville, CA

Chairman William Sharp
Vice Chairman Duncan McIntosh
Commissioner Carol Fall
Commissioner Rory Barrett
Commissioner Todd Heaton

PLANNING COMMISSION MEETING MINUTES

***NOTE:** The public was invited to attend the public hearing via Zoom Link.

Commissioners present: Commissioner Sharp, Commissioner McIntosh, Commissioner Fall, Commissioner Barrett, Commissioner Heaton

Staff Present: Cannabis Division Director, Sean Connell; Asst. Planner Skylar Fisher; Admin. Coordinator Deborah Rogge

CALL TO ORDER: Chairman Sharp called the meeting to order at 6:00 p.m.

PUBLIC COMMENT: During the Public Comment period members of the public may address the Planning Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission.

Public comment was opened and speakers were: Gayle Goodyear, Weaverville; Tyler Thompson, Burnt Ranch; and being there were no other speakers public comment was closed.

REGULAR CALENDAR:

Item 1: ORDINANCE AMENDING TITLE 17 (ZONING) OF THE TRINITY COUNTY CODE ESTABLISHING LIMITED DENSITY RURAL DWELLINGS: The purpose of the public hearing is to seek a recommendation from the Planning Commission to the Board of Supervisors for the creation of an Ordinance to provide minimum requirements for the protection of life, limb, and welfare of the general public and the owners and occupants of limited density owner-built rural dwellings and appurtenant structures. The provisions of this ordinance shall apply to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of limited density, owner-built rural dwellings and appurtenant structures. A Notice of Exemption may be considered for this project.

Public Comment was received from: John Brower, Junction City; Adrian Keyes, Hayfork; Angenette Taft, Trinity County; Gayle Goodyear, Weaverville; Tyler Thompson, burnt ranch; from ZOOM: Abbie Goodyear, Weaverville; Kathryn McIlveen, Coffee Creek; Jeff Ghidella, Zenia; Tom Ballanco, Douglas City; Lisa Wright, Lewiston; Amanda Barragar, Junction City; Ryan Tarbell, Hayfork; Liz McIntosh, Junction City; and being there were no other speakers public comment was closed.

By motion made and seconded (McIntosh/Fall) and approved by roll call vote 5-0 We (the Planning Commission) forward to the Board of Supervisors the recommendations set forth by this Planning Commission with the changes as specified by Margaret Long:

- Under Section II-15.010-Definitions
 - C. Enforcement Agency:
 - Add- Enforcement Agency to provide a list of agencies that the individual would need to contact to receive the permit.
 - E. Owner Built:
 - Add- Can apply as an "Owner-Built" once every two years.
 - F. Rural:
 - *Clarity-- a minimum of 2.5 acres. ~~(2.5 or 5) acres or larger minimums.~~*

- *Add-* Unless rebuilding after a disaster or bringing an existing building into compliance that was in place prior to drafting this ordinance. It will include aggregate parcels to count towards 2.5 acres and it will exclude the minimum parcel size with a Director's exemption upon confirmation that the property complies with the spirit of rural housing.
- Under 15.020-Issuance of a Permit
 - F. Permit Validity:
 - ~~Permits shall be valid, without renewal, for a maximum period of three years.~~ Permits shall be valid as long as "Owner-Builder" continues to show active progress and work is being completed in good faith.
 - K. Inspection Requests and Notice:
 - *Add-*The enforcement agency will instruct "Owner-Builder" who they have to contact for inspection and when.
- Under 15.030 Allowable Zoning:
 - *Add-* Timberland Preserve Districts (TPZ)
- Under 15.040 Regulations:
 - B. Minimum parcel size:
 - *Clarity-* Structures shall on parcels that are at least 2.5 ~~(2.5/5)~~ acres in size.
 - J. Roofing:
 - *Add-* or an engineering structural analysis be prepared to determine if alternate materials are allowable...
 - T. Sanitation Facilities:
 - *Add-* added definition of 'graywater' using the Humboldt county definition.
- Under 15.070 Recording:
 - *Add-* A notice that building is Class K housing will have record on the deed and available and reviewed through a title search.

Add section of 'Liability' that makes it clear that the county and its officers are not reliable in jury that results from these buildings

PLANNING COMMISSIONERS REPORT: Commissioners Fall & Sharp commented to complaint filed and the process in responding to the Fair Political Practices Commission. Commissioner Sharp also commented with regard to a previous ruling for P-20-40. Commissioner McIntosh asked for a project/application status list, and about the Sub-Division Review committee. Commissioner Sharp responded that it was discussed to have a less formal review process to bring agencies together to discuss projects. Director Connell responded that there are still constraints to bring this to fruition. Commissioners Heaton and Sharp asked about hiring outlook and consultant participation, to which there was a lengthy discussion about staffing, outside consulting firms, and concerns of the community (business and citizens) in getting older projects completed.

PLANNING/CANNABIS DIRECTOR'S REPORT: Nothing to report.

ADJOURNMENT: The Planning Commission adjourned at 8:23 pm.

Submitted by: Deborah Rogge, Administrative Coordinator



**Sean Connell, Cannabis Division Director
Secretary of the Planning Commission**