

**MEETING MINUTES
May 19 & 20, 2026**

Board of Supervisors

Chairman

Supervisor Heidi Carpenter-Harris - District 4

Vice-Chairman

Supervisor Julia Brownfield - District 5

Supervisor Ric Leutwyler - District 1

Supervisor Jill Cox - District 2

Supervisor Liam Gogan - District 3

Trent Tuthill - County Administrative Officer

Sean Cameron – Assistant County Counsel

Planning Commission

Chairman

Commissioner Duncan McIntosh - District 4

Vice-Chairman

Commissioner Amelia Fleitz - District 2

Commissioner Carol Fall - District 1

Commissioner Rory Barrett - District 3 - Absent

Commissioner Dan Harper - District 5

ZOOM INFORMATION

This meeting was conducted with a zoom option.

MEETING CALLED TO ORDER AT 2:00 PM

PLEDGE OF ALLEGIANCE WAS LED BY SUPERVISOR LEUTWYLER

A. COUNTY MATTERS

A.1. Community Development - Planning - Participated in the Title 17 Zoning Code update workshop/study session facilitated by MintierHarnish.

This joint meeting was broken up into the following sections:

Introduction/Process/Zoning Map Updates

Received comments from Director of Community Development Drew Plebani, MintierHarnish Project Manager Brent Gibbons, MintierHarnish Assistant Project Manager Michael Gibbons, Lisa Wright, Collette Lucky, Keith Groves, Tommy Lor, Si Vang, Xiong Vang, Blong Yang, Ryan Cinelli, Ti Ying, Dan Trujillo, Xiong Moua; Resident of Post Mountain, Tang Xiong, Catherine Sidman, Chou Va Chang, Vidette Vanderweide, Post Mountain Resident, Yor Lor Ma Yang, Ma Moua, Mi Yang; Adrien Keys, Lisa Wright, Mr. Vang, Na Cha, Tom Ballanco, Rhoda Cain, Dan Frasier, Matthew Jefferson, Ben Kellogg, Steve Lions, Nicki, John Brower, Senior Financial Analyst Suzie Hawkins and County Administrative Officer Trent Tuthill.

Zoning Code Update Part 5 – Permit Processing

Received comments from Miller Planning Associates Principal/Owner Martha Miller, Dan Frasier, Keith Groves, Rhoda Cain, Adrien Keys, Catherine Sidman, Vidette Vanderweide, Collette Lucky, Lisa Wright, Blong Yang, Ben Kellogg, Matthew Jefferson, Nicki, Steve Lion, John Brower, Dan Trujillo, MintierHarnish Project Manager Brent Gibbons, Director of Community Development Drew Plebani, Assistant Planner Angel Chappell, Dan Frasier, Keith Groves, Catherine Sidman, Adrien Keys, Collette Lucky, Matthew Jefferson, Rhoda Cain, John Brower, Ben Kellogg, and County Administrative Officer Trent Tuthill.

Zoning Code Update Part 6 – Administration

Received comments from Miller Planning Associates Principal/Owner Martha Miller, Keith Groves, Adrien Keys, Catherine Sidman, Dan Frasier, Lisa Wright, Tom Ballanco, Rhoda Cain, John Brower, Rhoda Cain, Dan Trujillo, Director of Community Development Drew Plebani and Assistant Planner Angel Chappell.

THE BOARD RECESSED AT 9:55 PM

THE BOARD RECONVENED AT 9:00 AM ON WEDNESDAY, MAY 20, 2026.

Zoning Code Update Part 2 – Zoning Districts

Received comments from MintierHarnish Assistant Project Manager Michael Gibbons, Director of Community Development Drew Plebani, Catherine Sidman, Dan Frasier, Vidette Vanderweide, Adrien Keys, Scott White, Keith Groves, Ben Kellogg, Rhoda Cain, Steve Lions, MintierHarnish Project Manager Brent Gibbons, County Administrative Officer Trent Tuthill, Dan Fraiser, Adrien Keys, Vidette Vanderweide, Lisa Wright, Scott White, Catherine Sidman, Keith Groves, Rhoda Cain, John Brower, Matthew Jefferson, Collette Lucky and Dan Trujillo.

Zoning Code Update Part 3 – General Development Standards

Received comments from MintierHarnish Assistant Project Manager Michael Gibbons, Ben Kellogg, Catherine Sidman, Dan Frasier, Lisa Wright, Vidette Vanderweide, Scott White, Keith Groves, Collette Lucky, John Brower, Janice Smith, Angel, Director of Community Development Drew Plebani, MintierHarnish Project Manager Brent Gibbons, Dan Frasier, Vidette Vanderweide, Lisa Wright, Rhoda Cain, Ben Kellogg, Keith Groves, John Brower and Collette Lucky.

Zoning Code Update Part 4 – Specific Use Standards

Received comments from MintierHarnish Assistant Project Manager Michael Gibbons, Catherine Sidman, Adrien Keys, Vidette Vanderweide, Lisa Wright, Dan Frasier, Scott White, Tyler, Ben Kellogg, Leah Groves, Rhoda Cain, Collette Lucky, John Brower, Michele, David Rosenthine, Catherine Sidman, Lisa Wright, Dan Frasier, Adrien Keys, Vidette Vanderweide, Collette Lucky, Ben Kellogg, John Brower and Rhoda Cain.

Zoning Code Update Part 7 – Definitions

Received comments from MintierHarnish Assistant Project Manager Michael Gibbons, Dan Frasier, Lisa Wright, Rafel Elexis (review recording at 415 for name), Leah Groves, Adrian Keys, Michele, Keith Groves, Rhoda Cain, Collette Lucky, John Brower, Lisa Wright, Ben Kellogg, MintierHarnish Project Manager Brent Gibbons and Director of Community Development Drew Plebani.

Zoning Code Update Part 1 – Purpose, Applicability, Interpretation

Received comments from Director of Community Development Drew Plebani and MintierHarnish Project Manager Brent Gibbons.

Final Discussion/Direction to Staff (unless otherwise noted, direction provided is for staff and Planning Commission) *(Commissioner Harper's written comments referred to at various times below, are attached as backup to the original agenda item and included in the REVISED Agenda Packet posted)*

Part 1

Received comments from Director of Community Development Drew Plebani, MintierHarnish Project Manager Brent Gibbons, Assistant County Counsel Sean Cameron, Senior Financial Analyst Suzie Hawkins and County Administrative Officer Trent Tuthill.

Direction was given to staff as follows on Part 1:

1. Objective Compatibility Standards – consider recommended changes to ensure that subjective interpretation alone shall not be used as the sole basis for determining compatibility. (Refer to item 1 on Commissioner Harper’s written comments – Recommended Amendment – Objective Compatibility Standards)
2. Federal Jurisdiction & Treaty Rights - consider recommended changes to improve legal clarity and reduce future jurisdictional disputes. (Refer to item 11 on Commissioner Harper’s written comments – Recommended Amendment – Federal Jurisdiction & Treaty Rights Clarification)
 - a. Acknowledge and address potential conflicts with federal regulations/restrictions regarding Cannabis.
3. Purpose and Intent - consider recommended changes to emphasize focus on clear and objective standards, protection of traditional rural land use practices, etc. (Refer to item 12 on Commissioner Harper’s written comments – Recommended Amendment – Section 17.05.020 Purpose and Intent)
4. Conflict and Repealer Provisions - consider recommended changes intended to ensure procedural transparency, reduce uncertainty, protect vested rights, and provide clearer transition guidance during implementation of the zoning code update. (Refer to item 14 on Commissioner Harper’s written comments – Recommended Amendment – Chapter 17.05 Conflict and Repealer Provisions)

Part 2

Received comments from Director of Community Development Drew Plebani, County Administrative Officer Trent Tuthill, MintierHarnish Assistant Project Manager Michael Gibbons, MintierHarnish Project Manager Brent Gibbons, Assistant County Counsel Sean Cameron and Senior Financial Analyst Suzie Hawkins.

Direction was given to staff as follows on Part 2:

1. Review information received regarding potential problems with General Plan designations. Determine significance of potential problems, present recommended paths forward.

2. Establish an effective process for the next round of Planning Commission discussions to ensure progress.
 - a. Plan to have a scribe that will make live edits to the word version of the current draft document.
 - b. Consultants needed for initial working sessions.
 - c. Planning Commission to formally approve a version that would move forward to the Board of Supervisors for consideration.
3. Present modifications to RR (standards) text that will address concerns regarding the loss of RR2.5 and RR5. This will include a decision regarding the need for RR2.5 and RR5. The focus is on concerns related to subdivision restrictions/allowances.
4. Revisit authorized uses and permit authority for RR based on table adjustments referenced above. The application of this direction is focused on AG and RR.
5. Revisit code related to breweries, distilleries, and wineries to recognize the significant differences in these types of land uses.
6. Overlay Zones – determine how we will best address the need for documented findings to support the limitations presented and revisit proposed limitations. (Consultants not required for this direction.)
7. Poultry Farms - Planning commission asked for rules to be reset to density limit component vs limits per parcel. Consider tying county code to state code. Also research Turkey Ranch. Poultry Regulation & State Agricultural Preemption - consider language which turns focus to reliance on State regulations vs establishing more or duplicative regulations. (Refer to item 19 on Commissioner Harper's written comments – Recommended Amendment – Poultry Regulations & State Agricultural Preemption)
8. Williamson Act – Discuss and provide clear guidance regarding the County's position on new contracts and review requirements and compliance for existing contracts during the next round of Planning Commission meetings. (Consultants not required for this direction.)
9. AG Forest - revisit this section based on concerns raised in comments - focus on limitations based on future use/impact. Determine whether we need RPF. This may require substantial changes.
10. Protection of economically viable resource lands - add this to the next round. (Refer to item 7 on Commissioner Harper's written comments – Recommended Amendment – Protection of Economically Viable Resource Lands)

11. Consider repeal of chapter 17.85 Timberland Conversion - rely on existing state regulations. (Refer to item 16 on Commissioner Harper's written comments – Recommended Amendment – Repeal of Chapter 17.85 Timberland Conversion)
12. Small-scale sawmill Operations - address different regulations appropriate for different sizes and types of sawmill operations. (Refer to item 10 on Commissioner Harper's written comments – Recommended Amendment – Small-Scale Sawmill Operations)
13. Prohibited Uses – address concerns raised regarding unanticipated uses such as data centers. Perhaps based on impact vs on use. Clarify that review authority will be at the Planning Commission level.
14. Previously approved SUDs – revisit to ensure this is appropriately covered in code updates.

Part 3

Received comments from Director of Community Development Drew Plebani, MintierHarnish Project Manager Brent Gibbons and Assistant County Counsel Sean Cameron.

Direction was given to staff as follows on Part 3:

1. Fencing - Planning Commission to review content focused on "dangerous" fencing to address concerns raised via public comments.
2. Public notice of changes - need to determine if/how property owners are notified of changes to general standards vs. property-specific standards. This should be a board decision, rather than a Planning Commission decision. (Direction/decision to be made at BOS level)
3. Energy Generation Facilities - provide greater clarity via stronger definition. Example, consultants noted the intended focus is on dedicated land use for the purpose of energy generation - not for private energy use.
4. Signs - need to refine language to clarify that flyers are not restricted in the same way as "signs." Also address use of Zoning Clearance for signs not covered by code.
5. Commercial Vehicle and Equipment Storage Standards - review proposed language changes. (Refer to item 15 on Commissioner Harper's written comments – Recommended Amendment – Commercial Vehicle and Equipment Storage Standards)

6. Rural Noise Standard Exemptions - review proposed language changes. (Refer to item 9 on Commissioner Harper's written comments – Recommended Amendment – Rural Noise Standard Exemptions)
7. Right-to-Farm Protections - review proposed language changes. (Refer to item 2 on Commissioner Harper's written comments – Recommended Amendment – Right-to-Farm Protections)
8. Timberland Conversion process - review process and the need for Director approval/signature. Reference Part 2, item 11 and ensure consistency. (Direction/decision to be made at BOS level)
9. Water Usage/Landscaping - need more information about this unfunded mandate. (Direction/decision to be made at BOS level)
10. Parking - Planning Commission to review with an eye toward balancing safety and supporting our small businesses and rural way of life.
11. Vehicle Storage & Parking (personal) - Address the prevalence of items like recreational vehicles (RV), ATVs, side-by-sides, livestock trailers, etc. Consider density components. Reference front yard vs back yard, etc.
12. Ensure that our reality of workers bringing their commercial trucks home is accounted for. Potential solution is focus on gross vehicle weight.
13. Include balance of too many vehicles overflowing into streets that could impact traffic flow and neighborhood safety. Reference recent changes in state regulations.

Part 4

Received comments from MintierHarnish Project Manager Brent Gibbons.

Direction was given to staff as follows on Part 4:

1. Animal Husbandry - review based on concerns raised during this joint meeting.
2. Cannabis - review proposed language to ensure it strikes the right balance between necessary regulations and unnecessary limits on commercial cannabis operations. Example - microbusinesses and qualifying license types. Consider variations that might be appropriate (via overlays) in different parts of the county. One caveat, Nursery operations might need size limits if considered as an addition. Align process for (non-cultivation) cannabis-related license types with the

process for home occupation and home enterprise. (Consultants not needed for this direction)

3. Home Occupation & Enterprise - revisit standards to ensure we aren't unnecessarily restricting these business types. Remove acreage minimum. Consider how population density should be considered in loosening standards. Consider how standards can protect neighboring properties vs parcel size.
4. Agritourism - address issues raised during discussions.
 - Lighting - address need for clarity about requirement for "hooded" lighting as it applies to things like string lights.
 - Limits on parcel size may be unnecessary or too restrictive.
 - Balance standards with parcel size limitations to find the right balance of protecting land use rights - for both the operator and the neighboring property owners.
 - Address differences in operational timelines (9 PM and 10 PM)
 - Revisit which zones Agritourism are permitted in.
5. Review comments provided by Commissioner Harper, item 2 on his written comments – Recommended Amendment – Right-to-Farm Protections.
6. Livestock Flexibility and Traditional Rural Practices – consider incorporating language that reflects rural culture of small-scale livestock ownership and agricultural education. (Refer to item 4 on Commissioner Harper's written comments – Recommended Amendment – Livestock Flexibility and Traditional Rural Practices)
7. Rural Cottage Industry Category - consider language that expands zones in which this can take place. Ensure consistency with Home Occupation/Home Enterprise guidelines. (Refer to item 3 on Commissioner Harper's written comments – Recommended Amendment – Rural Cottage Industry Category)
8. Ag Structures - consider alignment of limitations with land use. Example - large livestock operations need more/larger ag structures. Revisit exemptions. Analyze lot coverage.
9. Variances - review use of the term to ensure it is only being used where/how appropriate.
10. Administrative Process - look into streamlining that will ensure success in meeting mandated timelines/deadlines.

11. Consider how work on this document protects individual land use rights with awareness that should not assume everyone else's priorities and values are aligned with our own.

Part 5

Received comments from Director of Community Development Drew Plebani and MintierHarnish Project Manager Brent Gibbons.

Direction was given to staff as follows on Part 5:

1. Ensure that we are minimizing the bureaucracy associated with use by right.
2. Present information on how business license and zoning clearance could reduce the need for discretionary permits. (Direction/Discussion to be made at BOS level)
3. Eliminate notifications to parcels owned by the same person requesting the permit.
4. Present checklists that will provide clarity for these processes via objective standards — this is a staff responsibility. Tied to zoning clearance. (NOT URGENT!)
5. Minimize the discretionary component of approvals with more specific documented criteria. (Refer to item 18 on Commissioner Harper's written comments – Recommended Amendment – Limitation of Administrative & Director-Level Discretionary Authority)
6. Establish list of low-impact rural uses permitted by right. (Refer to item 5 on Commissioner Harper's written comments – Recommended Amendment – Expanded By-Right Rural Uses)
7. Establish list of low-impact temporary rural activities exempt from temporary use permit requirements. (Refer to item 6 on Commissioner Harper's written comments – Recommended Amendment – Temporary Rural Activity Exemptions)
8. Streamline land use permit applications and limit additional requirements after issuance of a completeness determination. (Refer to item 20 on Commissioner Harper's written comments – Recommended Amendment – Permit Streamlining & Objective Processing Standards)
9. Ensure that zoning clearance language reflects the appropriate balance between protecting the land owner's land use rights and the importance of using the land in ways that meet standards with the planned use.

10. Consider the removal of the zoning clearance.

Part 6

Received comments from Director of Community Development Drew Plebani and MintierHarnish Project Manager Brent Gibbons.

Direction was given to staff as follows on Part 6:

1. Incorporate suggestion for public comments before a matter is presented to the decision-making body — this allows appellant to address comments during presentation.
2. Rewrite section focused on mandated (involuntary) merging of parcels to reflect intent and unique circumstances that warrant such action.
3. Consider Planning Commission recommendation for changes:
 - To Chapter 17.210 regarding nonconformities — burden of proof on County and criteria for rebuttal. (Refer to item 13 on Commissioner Harper's written comments – Recommended Amendment – Nonconforming Uses and Burden of Proof)
 - Also refer to item 18 on Commissioner Harper's written comments – Recommended Amendment – Limitations of Administrative & Director-Level Discretionary Authority)
4. Incorporate emergency-triggered extension of rules regarding rebuilding of nonconforming structures. Currently 12 months.
5. Extend timeframe for abandonment beyond 12 months.
6. Address concerns regarding residential property that could lose the right to sell a “nonconforming” home and/or other structures after being vacant beyond the currently allotted time.

Part 7

Received comments from MintierHarnish Project Manager Brent Gibbons, Director of Community Development Drew Plebani, County Administrative Officer Trent Tuthill, Assistant County Counsel Sean Cameron and MintierHarnish Assistant Project Manager Michael Gibbons.

Direction was given to staff as follows on Part 7:

1. Clarity and Ease of Use - look for ways to make it easier to find, understand, and apply terms and definitions.
2. Specific Definition Review - consider input provided during public comment and Planning Commission. Develop process for identifying, organizing, and reviewing comments received verbally during Public Comment - Example: AI-generated transcript and report.

3. Youth Oriented Facility - revisit to ensure that this definition is appropriate (use-based vs focus of advertising).
4. Camps - consider how Youth Camps, etc. are covered by our definitions and documents.
5. Campgrounds - revisit in light of new State guidelines.
6. Home & Charter Schools - consider how these are covered by the document
7. Resorts - review definitions for various forms of Resorts. Also reference House Keeping Cabins.

Budget Adjustment Discussion

Received comments from County Administrative Officer Trent Tuthill, MintierHarnish Project Manager Brent Gibbons, Assistant County Counsel Sean Cameron, Michale and Director of Community Development Drew Plebani.

Directed staff to bring an agenda item to a meeting in June 2026 for the Board to consider a more well-informed view of the proposed approach of decoupling the General Plan and EIR from the Zoning Code/Zoning Map update.

TRINITY COUNTY Board of Supervisors



Heidi Carpenter-Harris, Chairman
Board of Supervisors,
County of Trinity
State of California

Attest:

Trent Tuthill

Clerk of the Board of Supervisors

By:



Deputy