

## TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
February 23, 2023 At 6:00p.m.  
Trinity County Library Conference Room  
351 Main Street, Weaverville, CA

Chair: Comnr. Dist. 1 Carol Fall  
Vice-Chair: Comnr. Dist.5 Todd Heaton  
Commissioner Dist. 2 William Sharp  
Commissioner Dist. 3 Rory Barrett  
Commissioner Dist. 4 Don Ellis

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### PLANNING COMMISSION MINUTES

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

**Commissioners present:** Fall, Ellis, Sharp, and on ZOOM: Heaton & Barrett

**Staff Present:** Interim Deputy Director, Ed Prestley; Associate Planner, Skylar Fisher; Assistant Planner, Mitchell Wexler; Recording Secretary, Deborah Rogge, Asst. Recording Secretary Chad Fougeron

#### CALL TO ORDER:

Chair 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 heard from: Tom Ballanco, Douglas City and being there were no other speakers public comment was closed.

#### REGULAR CALENDAR:

##### **Item 1. Election of Chair and Vice Chair for 2023**

Discussion was had by commission and staff and by straw vote Commissioner Fall and Commissioner Heaton were elected to Chair and Vice Chair respectively.

Outgoing Chair Sharp allowed for time for commission to move into new seating positions as needed.

Chair Fall resumed the regular meeting.

##### **Item 2: Minutes:** Approve meeting minutes from January 26,2023.

By motion made and seconded (Sharp/Barrett) to approve 4-0 by roll call vote, the minutes of January 26, 2020 as submitted.

Roll call vote: Barrett-aye, Sharp-aye, Heaton-aye, Fall-aye

**Item 3: HOUSING ELEMENT PROGRAM 1.1: 25-FT. HEIGHT LIMIT REVIEW:** Staff Presentation of the existing Multiple Family Residential (R-3) District height limit. This review is part of Program 1.1/2/8 of the Trinity County 2019-2024 Housing Element. Location: Countywide. Planner: M. Wexler

Public comment was heard from Tom Ballanco, Douglas City; Belle Hedtke, Weaverville: and on ZOOM: Travis, Weaverville; Abby, Weaverville; and being there were no other speakers public comment was closed.

By motion made and seconded (Fall/Sharp) and approved 4-1 by roll call vote to continue the item to a date uncertain to gather information about R-3 parcels which are located outside of Weaverville and obtain comments from the relevant volunteer fire departments regarding their ability to respond to an emergency at a higher elevation building/multi-family residential structure which is 40 ft-45 ft in height.

Roll call vote: Sharp-aye, Fall-aye, Ellis-aye, Barrett-no, Heaton-aye

**Item 4: TENTATIVE PARCEL MAP P-22-21** A request to divide a 433-acre parcel into three resulting parcels of approximately 3.61 acres, 1.29 acres, and 0.86 acres for commercial use and a remainder parcel. Access to the project site is from State Highway 3 and Forest Avenue. The project site address is 8060 State Highway 3. Assessor's Parcel Number (APN) 017-460-011. Applicant: L.K. Hollenbeak Company Inc. Planner: S. Fisher

Public comment was heard from Scott Morrison-Applicant and being there were no other speakers public comment was closed.

Public comment was heard from Tom Ballanco, Douglas City and being there were no other speakers public comment was closed.

By motion made and seconded (Sharp/Heaton) and approved 5-0 by roll call vote: The Planning Commission approves P-22-21 subject to the findings included in Planning Commission Resolution 2023-02 attachments a, b, c, d, e, f, & g with the amendment of Conditions 13 to strike "including along the remainder".

Roll call vote: Heaton-aye, Sharp-aye, Ellis-aye, Barrett-aye, Fall-aye

**PLANNING COMMISSIONERS REPORT:** Chair Sharp requested to agendaize the update the Planning Commission Rules of Operation of and Conduct of Business from the Sept. 12, 2019 planning commission meeting. Commissioner Heaton asked about repairs to Ruth Airport. Chair Fall asked for training update of the Brown Act changes in 2023. Chair Fall, welcomed Commissioner Ellis.

**PLANNING DIRECTOR'S REPORT:** Ed stated that a General Plan update meeting is scheduled for March 23, 2023. Skylar provide an update to the status of the "Limited Density Rural Dwelling Ordinance, which is that it is in review at California State Housing and Community Development.

**ADJOURNMENT:**

The Planning Commission adjourned at 7:44 pm.

Submitted by: Deborah Rogge, Recording Secretary



**Ed Prestley, Interim Deputy Director Planning & Building  
Secretary of the Planning Commission**