

TRINITY COUNTY PLANNING COMMISSION
Regular Meeting
April 10, 2014 at 7:00 p.m.
Trinity County Library Meeting Room,
Weaverville

MINUTES

1. CALL TO ORDER

Chairman McKnight called the meeting to order at 7:00 p.m. Members present: Dan Frasier, Graham Mathews, Keith Groves, and Chair Tom McKnight. Members absent: Diana Stewart. Staff present: Principal Planner Frank Lynch, Director Richard Tippett and Clerk Ruth Hanover.

2. PUBLIC COMMENT

Members of the public may address the Planning Commission concerning matters within their jurisdiction, which are not listed on the agenda and to request that a matter be agendaized for a future meeting. No action may be taken on these matters at this meeting.

No one came forward

3. MINUTES

Upon motion by Commissioner Groves, second by Commissioner Matthews and carried the Commission approved the minutes of March 10, 2014.

OLD BUSINESS – None.

NEW BUSINESS

4. USE PERMIT AND FLOODPLAIN DEVELOPMENT PERMIT

P-13-28

Public Hearing: Use Permit and Floodplain Development Permit to erect two pre-manufactured lodging units to expand an existing 15 unit visitor serving facility. Located in the vicinity of the community of Douglas City, lying near the NW corner of the intersection of Indian Creek Road and State Highway 299. Project is Categorically Exempt from CEQA. APN: 015-300-35-00. Applicant: Letton.

Commissioner Groves recuses himself from hearing this matter.

Planner Lynch presented the staff report. Lynch provided an overview of the project and limited alternative areas.

Discussion ensued regarding difference between existing FEMA Flood Insurance Rate Maps and the proposed Revised Flood Insurance Rate Maps. .

Chair McKnight opened the hearing to public comment.

Applicant, John Letton, commented that the lower floor would be at least two feet above the required Base Flood Elevation. He said he didn't understand how you can require something that is not yet adopted.

No further comments being received, public hearing closed.

Director Tippett spoke about the accuracy of the new proposed flood maps and explained the FEMA flood map process. He said the Flood Elevation Certificate (prepared by a Licensed Surveyor) determines the levels of the building site. He commented that the new maps provided the best information on flood levels.

Upon motion by Commissioner Mathews, second by Commissioner Frasier and unanimously carried, the Commission recommended approval of the project as recommended by staff to the Board of Supervisors, subject to conditions 1 through 12, modify No. 3 to state: "At the time of the first building permit inspection for the new units, an engineer or licensed land surveyor shall provide a flood plain elevation certificate certifying that the lowest floor for each of the proposed structures shall be elevated a minimum of two feet above the Base Flood Elevation based on the current draft Flood Insurance Rate Maps, published by FEMA as of the date of this action (4/10/14). Seconded by Commissioner Frasier. Motion carried unanimously.

Commissioner Groves returns at 7:34 p.m.

5. **MATTERS FROM THE COMMISSION**

Commissioner Groves asked about updating the Zoning Ordinance. Planner Lynch responded it could be done if so directed by the Commission, Director or Board of Supervisors, but feels updating of the General Plan should be the first priority.

6. **MATTERS FROM STAFF**

None

7. **ADJOURN**

The meeting was adjourned by the Chair at 7:34 p.m.