

TRINITY COUNTY PLANNING COMMISSION
January 14, 2010 at 7:00 p.m.
Trinity County Library Meeting Room,
Weaverville

MINUTES

1. CALL TO ORDER

Chairman Keith Groves called the meeting to order at 9:04 p.m., as it started after the Special Joint Meeting of the Board of Supervisors and Planning Commission. Members present for the regular meeting were: Commissioners Ray Bushman, Keith Groves, Chuck Johnson, Jim Jungwirth and Tom McKnight; Director Richard Tippett; Planner Jeanne Bonomini.

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 agendized for a future meeting. No action may be taken on these matters at this meeting.

No comments received.

3. MINUTES (November 12, 2009)

Commissioner McKnight moved to approve the minutes of November 12, 2009. Commissioner Bushman seconded. Motion carried.

4. WITHDRAWN OR CONTINUED ITEMS

Agenda Item 6 (Bundy), Item 7 (Graham), Item 8 (Kirk) continued to February 11, 2010 meeting.

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

Planner Bonomini mentioned that staff was still working on the Trinity Kirk project (Item 8) but that Item 6 (Bundy) and Item 7 (Graham) should probably be dropped from the agenda and re-advertised once ready. The commission agreed.

Bonomini reported that the department was working with someone that had relocated their existing retail nursery business to a property zoned Agriculture. The person was working under the assumption that "plant nurseries" were allowed in the County's Agriculture District because they were in other jurisdictions. She mentioned that staff had looked into the matter and would likely be bringing something before the commission soon on this matter. Director Tippett expounded on the matter, saying that he was allowing the operation to continue in its current location because the owner was being very cooperative in working with staff.

Director Tippett mentioned the discussion on the medicinal marijuana ordinance earlier in the evening at the Special Joint Meeting of the Board and Commission. He said he would go to other jurisdictions to see what they are doing. Commissioner Jungwirth said that he would want a list of clarification questions to present to the Board to ask them what it is they want, and then to have a timeline. Tippett said the good news about staffing is that the Board is on board to hire another planner.

OLD BUSINESS

6. PROPOSED NEG. DEC., REZONE & TENT. PARCEL MAP P-08-30

Proposed Negative Declaration, rezone from Unclassified to Rural Residential 10-acre minimum, or more restrictive zoning, and a tentative parcel map to create four parcels from 38.7 acres. Located about 6/10ths of a mile up Snowy Ridge Road, in the Musser Hill area of Weaverville. APN 024-070-02. Applicant: Bundy

Continued to February 11, 2010 meeting pending construction info on road redesign.

7. PROPOSED NEG DEC, REZONE AND TENT. PARCEL MAP P-06-70

Proposed Mitigated Negative Declaration, a tentative parcel map to create 4 parcels and a remainder from 99 acres, and a rezone from Specific Unit Development (SUD) to split-zone Rural Residential 5-acre minimum on four parcels and Rural Residential 20-acre minimum on the 75-acre remainder. Located on the outskirts of Weaverville approximately 1.3 miles up Weaver Bally Road (USFS 33N38) on Black Bear Road. APN 10-260-27. Applicant: C&B Graham

Continued to February 11, 2010 meeting pending info on water availability and trail issue.

8. APPEAL OF DIRECTOR'S USE PERMIT DP-09-12

Continuation of hearing on Appeal of the Planning Director's decision to deny an RV Use Permit, which was to be allowed in advance of constructing farm-labor quarters. Located at 2131 Barker Valley Road, Hayfork. APN 015-420-05. Applicant/Appellant: Trinity Kirk

Continued to February 11, 2010 meeting.

NEW BUSINESS

9. PROPOSED NEG. DEC. AND REZONE P-09-29

Proposed Negative Declaration and Rezone from Unclassified to Duplex zoning (R-2), or more restrictive zoning, on a .68-acre lot located at 430 S. Derrick Flat Road, Coffee Creek. APN 007-410-21 Applicant: G&D Amoss

Planner Bonomini presented the staff report. She read a letter received earlier in the evening from a neighbor of the project – Bill Hartman. Mr. Hartman's letter stated there was no other R-2 zoning in Coffee Creek and that this area had always been just single family residences. He believed the duplex would be no more than a two apartment complex.

Chairman Groves opened the hearing to public comment. Greg Amoss, the applicant, spoke on behalf of his project. He had an elevation drawing of the proposed duplex to show the aesthetics. He also had a photo of one of the rentals of Mr. Hartman, which showed a mobile home with cars parked around it.

Chairman Groves asked Mr. Amoss about the parking for the proposed duplex. Mr. Amoss said

that he would have a garage to allow 2 cars, and would have designated parking area for 2 more outside cars; and will probably have CC&R's on the parking. He won't allow junk cars.

Mike McHugh, a resident of Trinity Center, said he thinks, philosophically, that the duplex is a good idea for retired people that don't want a big place.

Kelli Gant, a resident of Trinity Center, said that in discussions they have had with Sierra Pacific Industries, they have talked of townhouses, for those people and retirees that can't afford a big house. Houses in Trinity Center are on a .28 of an acre lot. She said that Amoss does great work, with good landscaping. Hearing closed.

Chairman Groves said his one problem was taking Unclassified zoning and throwing in the Duplex (R-2) zoning without finishing the General Plan update. How do we know this should go here or if it is consistent? Commissioner Johnson said that Duplex zoning is consistent with the General Plan for this area, which is Village.

Commissioner Jungwirth moved to recommend the Board:

1) Adopt a mitigated Negative Declaration, finding that on the basis of the whole record before the Commission, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a negative declaration reflects the commission's independent judgment and analysis; and

2) Recommend that the Board of Supervisors approve the rezone of APN 007-410-21 from Unclassified (U) to Duplex (R-2).

Commissioner Johnson seconded. Motion carried.

10. ADJOURN

Meeting adjourned at 9:30 p.m.

***ALL PERSONS INTERESTED ARE INVITED TO ATTEND AND BE HEARD OR TO WRITE THEIR COMMENTS TO THE PLANNING COMMISSION. IF YOU CHALLENGE THE APPLICATION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ITEMS YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS AGENDA OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.**

***ANY PERSON DISSATISFIED WITH THE DETERMINATION BY THE PLANNING COMMISSION MAY APPEAL THE MATTER TO THE BOARD OF SUPERVISORS WITHIN TEN (10) WORKING DAYS AFTER THE DECISION OF THE PLANNING COMMISSION ON A FORM AVAILABLE FROM THE COUNTY CLERK. (NOTE: THERE IS A FEE ESTABLISHED FOR FILING AN APPEAL.)**