

MINUTES

1. CALL TO ORDER

Chairman McKnight called the meeting to order at 7:00 p.m. Members present: Dan Frasier, Keith Groves, Diana Stewart and Chair Tom McKnight. Members absent: Graham Mathews. Staff present: Principal Planner Frank Lynch 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 agendized 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 Frasier and carried, the Commission approved the Minutes of September 11, 2014 as submitted.

OLD BUSINESS

4. PROPOSED ROAD ABANDONMENT, YOUNG FAMILY RANCH/CEMETERY

PW-14-02

Review and recommendation to the Board of Supervisors in consideration of road right of way abandonments for roads that were never developed, that are located in the general area between Odd Fellows Avenue and Oregon Street, more specifically traversing the cemetery and in between the cemetery and the Young Family Ranch, a non-profit public benefit trust in partnership with the Trinity Trust and the Humboldt Area Foundation.. Applicant: Trinity County Department of Transportation. *(Continued from September 14, 2014)*

Principal Planner Lynch presented the staff report. He stated this matter was continued from September 11, 2014 due to concerns raised by a member of the public. He advised that the Commission's role is to find whether or not the proposed road abandonment is consistent with the General Plan, and issues related to disposition of the land are a separate topic. Lynch advised Director Tippett has spoken to Jerry Hurlbert, a member of the Cemetery Association who appeared before the Commission last month, regarding a possible Lot Line Adjustment to dispose of the right of way. Lynch explained there would need to be a survey done for a Lot Line Adjustment. He said the sewer and water lines are another part of the process.

Commissioner Groves asked if the Lot Line Adjustment would come before the Commission. Lynch responded no, that it would go before the Board of Supervisors in their role as the representative owners of the land.

Chair McKnight opened the hearing to public comment.

Mark Dowdle of Trinity County Resource Conservation District stated the district has a contract with the Young Family Ranch and they have had discussions for years with the Cemetery Association. He said they felt the County abandoning the paper roads would benefit

both parties. Dowdle commented they receive grants from the McConnell Foundation and they have already constructed a bathroom to serve the Young Family Ranch and the Cemetery.

No further comments, public hearing closed.

Discussion ensued regarding the sewer and water lines, and easements for both.

Commissioner Stewart moved to recommend to the Board of Supervisors that the project be found to be Categorically Exempt from CEQA (Class 12), that the proposed project is consistent with the applicable goals and policies of the General Plan, and that the right of way would not be useful as a pedestrian, bicycle, or equestrian trail. Seconded by Commissioner Groves, and carried unanimously.

5. PROPOSED NEG. DEC., PARCEL MAP AND REZONE

P-14-01

Public Hearing: Proposed negative declaration, parcel map to create three parcels ranging in size from 30 to 55 acres, and rezone from Unclassified to Agriculture. Located at 140 Buckwheat Lane, Ruth. APN: 020-490-04. Applicant: D & V Albee and T. D. Felt. *(Continued from June 12, 2014)*

Principal Planner Lynch advised the applicants wish to continue the matter for a couple of more months.

Chair McKnight continued the matter to December 11, 2014.

NEW BUSINESS

5. ZONING DETERMINATION RE AUTO STORAGE AND WRECKING YARDS

Discussion and direction on Zoning Ordinance interpretation regarding appropriate locations for auto storage, dismantling, and wrecking yards.

Principal Planner Lynch presented the staff report. Lynch stated what brought this discussion up, is Mad River Towing wants to put and impound/auto wrecking and storage facility in an old service station located on Main Street in Hayfork. Lynch advised since the Zoning Ordinance is silent as to Impound and Auto Wrecking facilities he had to interpret the code. He stated he believed such a facility would fall under C2 (General Commercial) because an auto service station and/or auto repair shop are permitted uses, but there would be outside storage. He said now he is being told the vehicles would be housed in the old service station bays. He said if all vehicles are to be stored indoors then it could fall under C1 (Retail Commercial) with a use permit at a minimum. He said he believes it would be best to rezone the property and require a use permit in C2.

Chair McKnight opened the hearing to public comment.

John Farber, owner, Mad River Towing, commented he covers from the top of Hayfork Mountain to Mad River. He would like a place in Hayfork to use as an impound facility as he contracts with the California Highway Patrol and the U.S. Forest Service. He said it would only be for 8 cars per his contract with the CHP, and because it is CHP impound it has to have controlled access. There would be no outside storage of impounded vehicles.

Sharron Eggleston, property manager, gave a history of the use of the subject building, and advised they have repaired the electric and the outside of the building. She stated they don't want to put any more money into repairs if it cannot be used, and that the building has sat empty for some time. She said a business such as proposed would benefit for Hayfork.

No further comments, public hearing closed.

It was the consensus of the Commission that such an Impound Facility could be located in C1 with a Use Permit, and if the area is less than 2,500 sq. ft. it would be exempt from CEQA.

6. REVISED TENTATIVE MAP (STEWART)

P-11-19

Discussion and possible acceptance of a revised tentative map for land division, reducing the total number of parcels to be created from 6 to 3. Located in Southern Trinity County near the area of Zenia, lying on both sides of Peak Road (CR #519), 0.5 +/- miles W of its intersection with Zenia-Lake Mountain Road (CR #503). Applicant: Stewart.

Principal Planner Lynch presented the staff report. Lynch stated the original map would create 5 parcels plus a remainder, and is now being revised to create only 3 parcels. He said there is no significant change, except it wouldn't have the extensive road work.

Chair McKnight opened the hearing to public comment. No comments being received, hearing closed.

It was the consensus of the Commission to accept the revised map.

7. MATTERS FROM THE COMMISSION

Commissioner Groves introduced Kyle Brown. Mr. Brown will be Commissioner Groves' nominee to the Planning Commission when he takes office as County Supervisor for District 1

8. MATTERS FROM STAFF

Planner Lynch advised the Trinity River Lumber Biomass Project will come before the Commission next month.

9. ADJOURN

The Chair adjourned the meeting at 7:35 p.m.