

TRINITY COUNTY
SUBDIVISION REVIEW COMMITTEE
Regular Meeting
August 14, 2008 at 3:00 p.m.
Trinity County Planning Department,
61 Airport Road, Weaverville

MINUTES

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 3:15 p.m. Members present: Planning Commissioner Chuck Johnson; Deputy County Surveyor Lyle Hymas; Environmental Health Director Peter Hedtke; Planning Department Jeanne Bonomini.
Absent: Fire Chiefs Association member.

2. PUBLIC COMMENT

Members of the public may address the Subdivision Review Committee concerning matters within their jurisdiction, which are not listed on the agenda. No action may be taken on these matters at this time.

No comments received.

3. MINUTES (June 12, 2008)

Lyle Hymas moved to approve the minutes. Peter Hedtke seconded. Motion carried.

4. DEPARTMENTAL REPORTS AND COMMUNICATIONS - None

5. WITHDRAWN OR CONTINUED ITEMS

None

OLD BUSINESS - None

NEW BUSINESS

6. PROPOSED NEG. DEC. AND TENTATIVE PARCEL MAP

P-08-03

Applicant: Morten
Surveyor: Erikson

APN: 015-010-13

Proposed Negative Declaration and Tentative Parcel Map to create four parcels from 310 acres. Located on the Hayfork Divide, approx. 3.5 miles NW of the Hayfork summit.

Planner Jeanne Bonomini provided a review of the project, stating the reason the Planning Department was recommending denial of the project (see findings for denial listed below).

Chairman Johnson opened the hearing to public comment. Applicant Brenden Morton

and his surveyor/agent Chris Erikson were present. Chris Erikson complained that the County makes an applicant meet the standards for putting in homesites. The applicant had requested two parcels, but it would have exceeded the 3:1 length/width ratio, so Erikson said he talked him into four parcels. The access issue was discussed, and how the access was used by other properties in the area for houses. Erikson read the recorded easement, and said Morten would sue someone. It will be the county if the county stops the project based on this illegal interpretation of the easement purpose. Public hearing closed.

The committee discussed the project. Lyle Hymas moved to continue the project and bump it up to the Planning Commission for their October meeting. Peter Hedtke seconded. Motion carried.

Recommendations that were proposed:

1. Adopt the Negative Declaration;
2. Deny the tentative map to create four parcels from 310 acres located on the Hayfork Divide approximately 3.5 miles from State Highway 3 at the Hayfork Summit, based on the following findings:

Findings for Denial:

- a. The project to create four residential parcels in this area is not consistent with the following General Plan Goals and Objectives for this area:

GOAL III

To guide development in such a manner that an acceptable balance is achieved between the costs for public facilities and services and revenues or improvements required of new developments.

Objectives

- 1) Encourage development within or adjacent to areas already served with public facilities or services.
- 2) Discourage development which requires expensive facilities or long-range service costs unless an adequate funding source can be assured.

GOAL IV

To encourage development which is consistent with the land's natural carrying capacity.

Objectives

- 1) Discourage development on highly erodible, unstable, or steep slopes.
- 2) Discourage road building activities on identified unstable or slide prone areas.

GOAL V.

To encourage the retention and utilization of resource land for timber production, agricultural uses, and mineral extraction.

Objectives

- 1) Encourage, as a primary use, forest management activities within important timber resource areas.
- 2) Encourage the inclusion of timber lands into Timberland Preservation Zoning Districts.

- 3) Maintain large acreages (80 acres or larger) in timber resource areas so as to insure their continued use for timber production.
- 4) Discourage the conversion of timber lands, in general, into residential lands.

b. The easement to the property indicates that the access is for resource production and not for residential access; and the adjoining timberland owner whose lands will be crossed is opposed to the residential use.

7. **ADJOURN**

Meeting adjourned at 4:13 p.m.