

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Regular Meeting

Date: January 13, 2022
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors Chambers

ROLL CALL

Commissioners

Present:

Jim Chapin	District 1
Steven Kerns	District 3
Tim MacLean	District 2
Patrick Wallner	District 5

Commissioners

Absent:

Donn Walgamuth	District 4
----------------	------------

Staff Present:

Paul Hellman, Director of Resource Management
Adam Fieseler, Planning Division Manager
Adam Pressman, Senior Deputy County Counsel
Venton Trotter, Supervising Engineer
Jimmy Zanutelli, Shasta County Fire Marshal
Tracie Huff, Recording Secretary

Note:

All unanimous actions reflect a 4-0 vote.

ELECTION OF 2022 CHAIR AND VICE-CHAIR

ACTION: By motion made, seconded (Wallner/Chapin), and carried unanimously, the Planning Commission named Commissioner MacLean to serve as Chair for 2022.

ACTION: By motion made, seconded (MacLean/Kerns), and carried unanimously, the Planning Commission named Commissioner Chapin to serve as Vice-Chair for 2022.

PUBLIC COMMENT PERIOD - OPEN TIME: Kelly Tanner regarding the Tierra Robles project.

PLANNING DIRECTOR'S REPORT: Director Paul Hellman stated that the special meeting to consider the Tierra Robles Planned Development will be conducted on Wednesday, January 19th, at 3:00 p.m. He informed the Commission that the staff report was posted on the Planning Division's website on January 12th and was provided to the commissioners who will be participating in the meeting. He stated that the meeting agenda will be posted at least 24 hours prior to the meeting and will be provided to the commissioners.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Chapin/Kerns) and carried unanimously, the Planning Commission approved the Minutes of December 9, 2021, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

Ex-parte Communications Disclosures: Commissioner Kerns stated that an attorney assisted him with the preparation of his proposed alternative resolution following his consultation with County Counsel.

R2: Zone Amendment 21-0001 and Use Permit 21-0001 (LW Holdings, LLC): LW Holdings, LLC has requested to change the zoning of Assessor's Parcel Number 307-170-013 from the Public Facilities combined with Mineral Resource Buffer (PF-MRB) zone district to the Mixed Use combined with Mineral Resource Buffer (MU-MRB) zone district and a use permit to redevelop the 5.66-acre former North Woods Discovery School property into a recreational vehicle, boat, and mini-storage facility comprised of fourteen buildings for approximately 53,862 square feet of storage space. The project site is located in the Mountain Gate area at 14732 Bass Drive, Redding, CA 96003, approximately 0.1 miles southeast of the intersection of Bass Drive and Wonderland Boulevard (Assessor's Parcel Numbers 307-170-012 and 307-170-013). The proposal includes repurposing four buildings, demolishing three buildings, and constructing ten new buildings containing a total of 216 storage spaces ranging in size from 187 to 480 square feet. The proposal also includes a 1,140-square-foot office/caretaker's residence, grading to prepare the site for improvements, paving for parking and drive aisles, landscaping, drainage improvements, fencing, abandonment of an onsite sewage disposal system, installation of an onsite wastewater treatment system, and other ancillary onsite improvements. Staff Planner: Luis A. Topete.

Adam Fieseler summarized the January 12th memorandum from Director Paul Hellman stating that this item will need to be renoticed since the published legal notice failed to specify that the Planning Commission would be considering an exception from the Shasta County Fire Safety Standards. Therefore, Mr. Fieseler recommended that the public hearing not be opened and that this item be continued to the February 10th Planning Commission meeting to allow for the required renoticing.

By motion made and seconded (Chapin/Wallner), and carried by unanimously, the Planning Commission continued the item to February 10, 2022.

R3 Potential Zoning Changes Concerning Large Wind Energy Systems: On December 9, 2021, by a 4-0 vote the Planning Commission directed staff to prepare a resolution of intention to initiate an amendment to the Shasta County Zoning Plan prohibiting the development of large wind energy systems in the unincorporated area of Shasta County. Staff Planner: Paul A. Hellman.

Paul Hellman presented the staff report. The Commission asked questions of staff and discussed potential modifications to the draft resolution.

Steve Johnson, Kelly Tanner, Maggie Osa, and David Ledger spoke in favor of adoption of the resolution of intention. The Commission further discussed potential modifications to the draft resolution.

By motion made and seconded (Wallner/Chapin), and carried unanimously, the Planning Commission adopted the resolution of intention to initiate an amendment to the County Zoning Plan prohibiting the development of

large wind energy systems, with a modification to change the references to the “Very High Fire Hazard Severity Zone” to the “High and Very High Fire Hazard Severity Zones”.

ADJOURNMENT: The Planning Commission adjourned at 3:05 p.m.

Submitted by:



**Paul Hellman, Director of Resource Management
Secretary of the Planning Commission**