

**RIO DELL PLANNING COMMISSION
SPECIAL MEETING MINUTES
JUNE 6, 2024**

CALL TO ORDER

Commissioner Knight called the special meeting of the Rio Dell Planning Commission to order at 6:00 p.m.

Present were Commissioners Knight, Arsenault, and Millington. Absent was Commissioner Angeloff (excused).

Others present were Community Development Director Caldwell and City Clerk Dunham.

CEREMONIAL MATTERS

Swearing in of newly appointed Planning Commissioner Reshell Gurney

City Clerk Dunham administered the Oath of Allegiance and seated the newly appointed Planning Commissioner Reshell Gurney for the term ending December 31, 2025.

Selection of Chair and Vice-Chair

This item was continued to the next meeting with a full Commission present.

CONSENT CALENDAR

Approve Minutes of the March 12, 2024 Special Meeting

Commissioner Millington corrected the minutes and said that the last sentence of page 1 should read "There were "no" objections from the Commission.

A motion was made by Millington/Arsenault to approve the Consent Calendar including approval of minutes of the March 12, 2024 special meeting as corrected. Motion carried 4-0.

PUBLIC PRESENTATIONS

Commissioner Knight called for public comment on non-agenda items. No public comment was received.

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

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Approve Resolution No. PC 177-2024 Approving a Conditional Use Permit (CUP) for Civic Use of the Building at 185 Wildwood Ave. for Family Humboldt Motorcycle Club subject to Conditions of Approval – File No. 053-141-024 – Case No. CUP 2024-02

Community Development Director Caldwell provided a staff report recommending approval of a Conditional Use Permit for the Family Humboldt Motorcycle Club subject to the Conditions of Approval as submitted.

He explained that Family Humboldt Motorcycle Club acquired 185 Wildwood Ave., formerly the Rio Dell Pizza Factory. The use is considered a civic use which is allowed in the Town Center zone with a Conditional Use Permit.

Community Development Director Caldwell reviewed the Required Findings and Staff Analysis and said that based on the information submitted by the applicant and the recommended Conditions of Approval, the evidence supports the finding that the proposed use as conditioned is in conformance with all applicable policies of the Zoning Regulations and General Plan.

The club is a 501(C)3 Non-Profit organization whose purpose is to raise funds to donate to local motorcycle riders and their families who have been injured or died in an accident. The building will primarily be used as a meeting hall in which the members meet once a week from 7-9 p.m. with open house fundraisers to occur one Saturday a month from 12:00 p.m. to 10:00 p.m. with music ending at 9:00 p.m.

Community Development Director Caldwell noted that staff sent out approximately 53 public notices to the surrounding properties for comment and no comments were received.

Staff reviewed the Conditions of Approval and said that the preparation of any food on site will require a permit from the Humboldt County Department of Environmental Health and no sale of alcohol is allowed without the required license from the Department of Alcohol and Beverage Control (ABC).

In addition, under the California Clean Air Act, smoking is prohibited in the building within twenty-five (25) feet of the doors of any other building. He said that based on the lack of comments, staff feels the use is compatible with the neighborhood and the site is suitable for the proposed use. In the event, that the club is found to violate any of the Conditions of

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Approval, the Planning Commission has the authority to revoke the Conditional Use Permit (CUP).

James Surber, President of the Family Humboldt Motorcycle Club said that he appreciated the opportunity to be part of the community and to restore one of the commercial buildings downtown. He commented that they have spent a lot of time and money to remodel the building. They also cleaned up the adjoining parking lot that is not part of their use but needed to be cleaned up.

Commissioner Arsenault asked about signage for the club.

James Surber said that they would like to use the existing sign location with generic lettering omitting the words "Motorcycle Club."

Community Development Director Caldwell noted that any signage would need to comply with the City's sign regulations, not to exceed 100 square feet, and that the existing signage is within the allowed square footage.

Commissioner Millington referred to the Plan of Operation with the purpose of raising funds to donate to local motorcycle riders and their families who have been injured or died in an accident. She asked what is considered "local".

James Surber explained that the local area includes all of Humboldt County. He noted that they also purchase bicycles and helmets for kids.

Commissioner Gurney asked if they would be willing to donate to Rio Dell kids at Christmas noting that there is a need here. She commented that she had a friend who lost her husband in a motorcycle accident and one of the local clubs stepped up and paid her bills for 3 months.

Commissioner Knight mentioned that at one of the Nuisance Advisory Committee meetings, the building was identified as a sub-standard structure and asked if that was just referring to the apartment at the rear of the building.

Community Development Director Caldwell said that he inspected the apartment and was surprised to see that someone had actually lived there as it was in very poor condition.

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James Surber referred to the apartment as the "Winchester Mystery House" and said that they boarded it up until it could be demolished.

Commissioner Knight called for public comment.

Tim Marks addressed the Commission and said that the property was gifted but asked who the legal owner was on the Deed.

Community Development Director Caldwell said that the Family Humboldt Motorcycle Club is the legal owner.

Tim Marks commented that the patio area at the rear of the building seems to be a gathering place for the homeless. He said that he owns the property behind the building and has seen at least two people coming out of that area.

Community Development Director Caldwell referred to number (9) of the Conditions of Approval which requires the applicant to apply for a demolition permit to remove the unpermitted addition to the back of the building.

Commissioner Knight asked if the Planning Commission could require that the back portion of the parcel be completely fenced to deter unwanted visitors.

Community Development Director Caldwell said that the Commission could include a condition to close off the back gate and cover the opening.

Tim Marks suggested covering the open patio area.

James Surber agreed to take a look at closing off the back gate and covering the opening as suggested. He questioned the use of barbed wire fencing.

Community Development Director Caldwell noted that barbed wire is only allowed at the Rio Dell Humboldt Business Park but they could apply for an exception if necessary.

A motion was made by Arsenault/Gurney to approve Resolution No. PC-177-2024 approving a Conditional Use Permit (CUP) for Civic Use of the building at 185 Wildwood Avenue for the Family Humboldt Motorcycle Club subject to Conditions of Approval. Motion carried 4-0.

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Community Development Director Caldwell thanked the Commissioners for their willingness to meet for the special meeting.

STAFF COMMUNICATIONS/STAFF UPDATES

Community Development Director Caldwell said that he was not sure if there would be a need to hold the regularly scheduled meeting on June 25th since no projects were pending but at the next meeting held, there would be the appointment of the Chair and Vice-Chair.

Commissioner Millington asked if there were any updates on Phase 2 and Phase 3 of the Riverside Estates Mobile Home Park.

Community Development Director Caldwell said that there were no pending plans for future development of the park and that one of the development issues is a second access to the park.

Commissioner Arsenault asked when the Dog Park would be completed.

Community Development Director Caldwell indicated that the dog park was scheduled to be completed in about a month. He said work was underway on the exercise equipment at Triangle Park and were waiting on the ADA-compliant bark to complete the project. The Eel River Trail (from Edwards Dr. to Davis St.) was expected to begin in a week or so to include everything except the ADA ramp at the end of Davis St. which was approved but not funded.

ADJOURNMENT

The meeting adjourned at 6:41 p.m. to the June 25, 2024 regular meeting. Motion carried 4-0.

Patrick Knight, Acting Chair

Attest:

Karen Dunham, City Clerk