

**RIO DELL PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 22, 2026**

CALL TO ORDER

Commissioner Angeloff called the regular meeting of the Rio Dell Planning Commission to order at 6:00 p.m. in the City Council Chambers, 675 Wildwood Ave, Rio Dell, California.

ROLL CALL

Present:

Commissioners Angeloff, Knight, Arsenault and Millington

Absent:

Commissioner Gurney – Excused

Staff Present:

Community Development Director Caldwell

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Angeloff.

CEREMONIAL MATTERS

None.

CONSENT CALENDAR

1. Approve minutes of May 26, 2026 Regular Meeting (Action)

Commissioner Angeloff asked if any Commissioners had any comments or corrections to the March minutes. Hearing none, Commissioner Angeloff asked for a motion to approve the minutes.

Motion: Commissioner Arsenault moved to approve the minutes.

Second: Commissioner Knight

Vote: Motion carried 4 – 0.

PUBLIC PRESENTATIONS

Commissioner Angeloff called for any public comment on non-agenda items. No written or verbal comments were received. Public Comment Closed.

SCHEDULED MATTERS / PUBLIC HEARINGS / STUDY SESSIONS

1. 2026/0926.02 – Housing Element Update – (Discussion).

DISCUSSION

Community Development Director Caldwell presented a PowerPoint presentation of the 7th Cycle (2027-2035) Housing Element Process, including the Regional Housing Needs Allocation (RHNA) process, State mandate RHNA housing allocation requirements for the six identified income categories.

Director Caldwell discussed the County's and City's Median Household Income (MHI) levels, \$97,100 and \$42,753 respectively, the number of required units per income levels – Acutely Low Income 7 units; Extremely Low Income 11 units; Very Low Income 6 units; Low Income 16 units; Moderate Income 10 units; and Above Moderate Income 45 units. He noted that the City is required to provide 40 low income sites and 55 moderate and above moderate sites. He also noted that the 6th Cycle required 51 site and the 7th Cycle 95 sites, even though the population has decreased in the County by about 5,000 people and the City by about 35 people. Director Caldwell informed the Commission the City is required to provide opportunities (land) for construction and not require construction itself. Director Caldwell also noted that approximately 76% of the City's households are low income households as determined by the State.

Director Caldwell then discussed the different housing types, including single family, duplexes, townhouses/condominiums, apartment buildings, ADU's, Jr. ADU's and tiny homes. Commissioner Millington referred to manufactured home opportunities and a development where the spaces were actually owned by the resident. Director Caldwell

noted the high costs for space rent and referred to the Royal Crest Mobilehome Park in Fortuna and was supportive of spaces actually owned by the resident.

Commissioner Millington also questioned why Phase II of the Riverside Estates has never been developed. Director Caldwell indicated that the City is supportive of manufactured housing including parks and believes one of the issues of Phase II was a secondary access. Commissioner Millington asked whether the existing access was suitable for the expansion of Phase II. Director Caldwell indicated that would be an engineering and Fire Department question.

Commissioner Arsenault asked about tiny homes and the use of cargo containers as tiny homes. Director Caldwell indicated they are allowed but are still subject to the California Building Codes. Commissioner Arsenault asked about manufactured homes and mobilehomes being subject to the Building Codes. Director Caldwell responded that the California Department of Housing and Community Development (HCD) permits, approves the construction and regulation of manufactured homes and mobilehomes.

Director Caldwell pointed out that the cost of housing in Humboldt County is higher than in the Redding and southern Oregon areas, including Medford and Grants Pass. He noted it could be due to a number of factors, including very little economic development, physical constraints (e.g. resource lands, flood zones, cost of materials and lack of competition).

Director Caldwell then presented different locations where housing could be developed, including Dinsmore Plateau, the church property on Rigby, a parcel on Belleview Ave and a parcel off of Painter Street. He noted that these parcels could satisfy the RHNA numbers but noted that other than Jr. ADU's most low income housing would likely have to be subsidized.

Director Caldwell then reviewed the Housing Element Survey results with the Commission. Commissioner Millington suggested that the Survey include a question regarding a community vision statement.

STAFF COMMUNICATIONS / UPDATES

Director Caldwell indicated that there are no pending applications and hasn't had any meetings regarding potential projects. He indicated that he has heard that CALFIRE has a new Battalion Chief and they are reconsidering the Rio Dell site. Reminded that the next meeting is scheduled for November 24, 2026.

ADJOURNMENT

Motion: Commissioner Knight moved to adjourn the meeting.

Second: Commissioner Arsenault.

Vote: Motion carried 4 – 0.

The meeting adjourned at 7:10 p.m.

NEXT REGULAR MEETING

Tuesday November 24, 2026 at 6:00p.m. in the City Council Chambers.

Nick Angeloff, Chair

Attest:

Kevin Caldwell, Community Development Director