

# TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
Thursday, February 10, 2022  
Trinity County Library Conference Room  
351 Main St. Weaverville, CA

Chairman William Sharp  
Vice Chairman Duncan McIntosh  
Commissioner Carol Fall  
Commissioner Rory Barrett  
Commissioner Todd Heaton

## PLANNING COMMISSION MEETING MINUTES

\***NOTE:** The public was invited to attend the public hearing via Zoom Link.

**Commissioners present:** William Sharp, Duncan McIntosh, Carol Fall, Rory Barrett, Todd Heaton

**Staff Present:** Interim Director Lisa Lozier; Asst. Planner Skylar Fisher; Admin. Coordinator Deborah Rogge; Admin. Coordinator Melissa Metrivski

### CALL TO ORDER:

Chair McIntosh called the meeting to order at 6:00 p.m.

**PUBLIC COMMENT:** During the Public Comment period members of the public may address the Planning Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Public comment opened at 6:00p.m.

Speakers: Tom Ballanco-Douglas City, Justin Hawkins-Hayfork, Justin-not stated, John Brower-Junction City

Public comment closed at 6:08 p.m.

### REGULAR CALENDAR:

#### **ITEM 1: ROTATION OF CHAIR**

Public comment: Chris Williams-not stated, Lisa Wright-Lewiston, Karla Avila-Hyampom. Being there were no other speakers public comment was closed.

By motion made and seconded (Heaton/Fall) to approve 5-0 the rotation of Chairman to Commissioner Sharp and Vice Chairman to Commissioner McIntosh for the year of 2022.

Roll call vote: Commissioners Fall-aye, Commissioner Heaton-aye, Commissioner Sharp-aye, Commissioner Barrett-aye, & Commissioner McIntosh-aye

From this point forward Commissioner Sharp governed the meeting.

#### **ITEM 2: MINUTES:** Approve meeting minutes from November 18.2021

By motion made and seconded (Heaton/Barrett) to approve 4-1 the November 18, 2021 minutes as presented. (Commissioners Barrett, Sharp, Heaton & Fall-aye; McIntosh-abstain)

**ITEM 3: APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-42):** An appeal of Planning Director's Decision to deny Commercial Cannabis License application (CCL-787) for 380 Lesley Lane, Weaverville. Appellant: Yazan Abdul Latif – Farmerboyzz LLC. Assessor Parcel Numbers: 024-670-058-000 and 024-670-029-000. Planner: L Lozier

Public comment received from: Marie Peterson-Representative, Justin Kuric-Weaverville, Jordan Brooks-Weaverville, Yazan Latif-Applicant, Tom Ballanco-Douglas City, & Jim Cloud-Weaverville. Being there were no other speakers public comment was closed.

By motion made and seconded (Fall/Heaton) to uphold 5-0, the Director's decision to deny the application for CCL-787.

**ITEM 4: SUBDIVISION MODIFICATION (P-21-39):** A request for a post approval modification of 3 portions of the private access road for a 2-parcel Subdivision Map (16-25). The project site is located at 531 School House Road, Burnt Ranch. Applicant: Tyler Thompson. Assessor Parcel Number 008-820-001. Planner: L Lozier

Public comment received from: Nathaniel- Representative of TVCE for applicant, Tyler Thompson-Applicant, John Brower-Junction City. Being there were no other speakers public comment was closed.

By motion made and seconded (McIntosh/Barrett) by roll call vote 5-0 to grant all 3 variances requested by the applicant as specified.

Roll call vote: Barrett-aye, McIntosh-aye, Fall-aye, Heaton-aye, Sharp-aye

**ITEM 5: TENTATIVE PARCEL MAP (P-20-40):** A request to divide a 3.27-acre parcel into two resulting parcels of approximately 2.04 acres and 1.23 acres for residential use. Access to the project site is from Reservoir Road and State Highway 3 approximately 500 feet northeast of the intersection of State Highway 3 and North Street, Weaverville. Assessor Parcel Number 024-380-034-000. Applicant: P Scribner, Planner: L Lozier

Public comment opened and being there were no speakers public comment was closed.

By motion made and seconded (McIntosh/Barrett) to continue 5-0, item 5 to the March 10, 2022 meeting.

**ITEM 6: CANNABIS CONDITIONAL USE PERMIT & VARIANCE (P-18-23)** A request for approval to expand an existing Type 2 "Small Outdoor" commercial cannabis cultivation license, permitted by Trinity County since 2016 into a Type 3 "Medium Outdoor" commercial cannabis cultivation license to allow for up to 43,560 square feet (1 acre) of mature canopy split between the two properties as well as convert a Type 13 "Transport-Only" license, under identical ownership/licensure, into a Type 11 "Distribution" license for up to 500 square feet; in addition, the applicant is applying to add a Type 4 commercial "Nursery" license, which would include the sale of immature cannabis plants, seeds and auxiliary sales to licensed cultivators and retailers. The applicant has also applied for a variance concurrently with the CUP from the limitations of location, to site the cultivation area less than five hundred (500) feet from the adjacent property lines. The Project is located on two adjacent 40-acre parcels located in the unincorporated community of Peanut, in Trinity County. Assessor's Parcel Number 019-750-013 (Parcel 1) is located at 341 Rattlesnake Rd, and 019-750-017 (Parcel 2) is located at 140 State Highway 3 in Peanut, California. Planner L. Lozier

Public comment received from Rod Patton-Applicant, Scott Watkins-Hayfork. Being there were no other speakers public comment was closed.

By motion made and seconded (Fall/Heaton) and by roll call vote 5-0 to continue item 6 to the March 10, 2022 meeting so that more accurate water availability can be calculated and impacts to stream and a potential layout that does not require a variance be proposed.

Roll call vote: Fall-aye, Heaton-aye, McIntosh-aye, Barrett-aye, Sharp-aye

**PLANNING COMMISSIONERS REPORT:**

**PLANNING DIRECTOR'S REPORT:**

**ADJOURNMENT:**

The Planning Commission adjourned at 10:00 pm.

Submitted by: Deborah Rogge, Administrative Coordinator



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Lisa Lozier, Interim Director  
Secretary of the Planning Commission