

TRINITY COUNTY PLANNING COMMISSION

Special Meeting
November 17, 2022 At 6:00p.m.
Trinity County Library Conference Room
351 Main Street, Weaverville, CA

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

AGENDA

Zoom Information

The Trinity County Planning Commission is inviting you to attend this meeting via Zoom.
Topic: Trinity County Planning Commission Meeting
Time: November 10, 2022 At 6:00 PM Pacific Time (US and Canada)

Zoom Meeting Link: <https://zoom.us/j/5950072851?pwd=RHp6TDhNajNJMVJHZFJlRmhacmJlUT09>

Meeting ID: **595 007 2851**

- o Passcode: **267684**
- o One tap mobile
- o +1 669 900 9128,,7338092685# US (San Jose)
- o +1 346 248 7799,,7338092685# US (Houston)

Live Feed: This meeting will also be available via live feed on the internet at:
<https://www.youtube.com/user/dforslund/featured>

TO ADDRESS THE COMMISSION: Members of the public may directly address the Planning Commission on any agenda item on the regular calendar during the Commission's consideration of that item. In addition, the Planning Commission provides the members of the public with a Public Comment period, where the public may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code Sect. 54950, et seq.), Commission action or discussion cannot be taken on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission agenda.

PRESENTATION OF DOCUMENTS: All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps, or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the Commission. It is advised that the presenter create copies in advance for their own records. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of ten (10) copies.

CALL TO ORDER

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.

REGULAR CALENDAR

Item 1: APPROVE THE MINUTES of the October 27, 2022 meeting.

Item 2: REZONE AND GENERAL PLAN AMENDMENT (P-20-20/P-21-33): A request to change the zoning district of a parcel from Single Family Residential – Low Density (R1A) to Multiple Family District (R-3 District) and change the general plan designation of the parcel from Single Family Residential – Low Density (SF-L) to Multi-Family Residential – High Density (MF-H). Proposed CEQA determination: Mitigated Negative Declaration. The project parcel is located at 161 Ransom Rd, Weaverville. APN: 024-510-002. Applicant: D. Ryan. Planner: S. Fisher

Item 3: MAJOR LOT LINE ADJUSTMENT (P-22-19) A request for a major lot line adjustment. The project includes 1531/1401/1173 Lewiston Rd., Lewiston. APNs: 025-250-022, 025-520-015, 025-520-010. Applicant: S. White. Planner: S. Fisher

Item 4: APPEAL OF THE DIRECTOR'S DECISION (P-22-29): An appeal of the planning director's decision to approve commercial cannabis cultivation license (CCL) 651, pursuant to Trinity County Code Section 17.34.110(A). The project parcel is located at 1598 Indian Creek Rd., Douglas City. APN: 015-180-045. Applicant: Semih Sabankaya. Planner: S. Fisher

Item 5: ANNUAL INITIAL VARIANCE (CCV-22-40): A request for an initial cannabis cultivation variance from a neighboring residence, pursuant to Trinity County Code Section 17.43.050(A)(8). The project is located at 2450 Lewiston Rd., Lewiston. APN: 025-260-011. Applicant: D. Devore. Planner: S. Fisher

Item 6: ANNUAL INITIAL VARIANCE (CCV-22-41): A request for an initial cannabis cultivation variance from neighboring residences, pursuant to Trinity County Code Section 17.43.050(A)(8). The project is located at 2761 Van Duzen Rd., Mad River. APN: 018-470-028. Applicant: D. & C. Hicks. Planner: S. Fisher

Item 7: ZONING DETERMINATION: Request for a Planning Commission determination on the applicability of the Highway Commercial zoning district requirements as it pertains to commercial cannabis cultivation. This request is pursuant 17.30.010. Location: Countywide. Planner: S. Fisher

PLANNING COMMISSIONER REPORTS

PLANNING DIRECTOR'S REPORT

ADJOURN

ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding a proposed action or be present at the public hearing to be heard regarding the action to be considered. To ensure consideration by the Planning Commission, all written material concerning the proposed project should be submitted to the **Trinity County Planning Department, 530 Main St., PO Box 2819, Weaverville, CA 96093. 530-623-1351, or by email to info.planning@trinitycounty.org**, as soon as possible, and no later than three days prior to the hearing. All items presented to the Planning Commission before or during the public hearing become part of the permanent record. Persons wishing to submit comments or appear before the Planning Commission are encouraged to first contact the staff planner listed for the project.

Copies of the applications, environmental documents, all reference documents, and staff reports associated with each project are available for review at the Trinity County Planning Department, 530 Main St., Weaverville, CA. Staff reports will also be available on the Internet at: <https://www.trinitycounty.org/Agendas-Minutes-Staff-Reports>.

Please note that any challenge of the nature of the proposed action in court may be limited to addressing only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.
