

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
November 9, 2023 at 6:00p.m.
Trinity County Library Conference Room
351 Main Street, Weaverville, CA

Chair: Comnr. Dist. 1 Carol Fall
Vice-Chair: Comnr. Dist.5 Todd Heaton
Commissioner Dist. 2 William Sharp
Commissioner Dist. 3 Rory Barrett
Commissioner Dist. 4 Don Ellis

MINUTES- PLANNING COMMISSION

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

Commissioners present: Fall, Heaton, Barrett, Ellis. **Absent:** Sharp

Staff Present: Ed Prestley, Deputy Director; Bella Hedtke, Planner-Cannabis; Mitchell Wexler, Assistant Planner, Deborah Rogge, Recording Secretary.

CALL TO ORDER:

Chair Fall called the meeting to order at 6:03 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 was heard from: Being as there were no speakers public comment was closed.

REGULAR CALENDAR:

Item 1. Minutes: Approve meeting minutes from October 12, 2023. Approved as presented 4-0.

Item 2: ANNUAL INITIAL VARIANCE REQUEST (CCV-23-07): An initial commercial cannabis cultivation request of the Planning Commission to reduce the required 350-foot cultivation setback from a neighboring residential structure, pursuant to Trinity County Code Section 17.43.050A(8). The project site is located at 211 Old Poker Bar Rd., Douglas City CA. APN 025-140-004-000. Applicant: B. Lor.

By motion made and second (Heaton/Barrett) and approved 4-0 to continue to the December 14, 2023 meeting.

Item 3: GENERAL PLAN-VISION AND GUIDING PRINCIPLES STATEMENTS: A request of the Planning Commission to recommend to the Board of Supervisors the Vision and Guiding Principles statements for the General Plan 2050. Location: Countywide. Presenter: Minter-Harnish.

Public comment was heard from Tom Ballanco-Douglas City, Pat Frost-Trinity Center and being there were no other speakers public comment was closed.

The Planning Commission recommends the following amendments (4-0) for countywide Vision Statement:

Trinity County is a place where people can experience a fulfilled **fulfilling** life in a peaceful, rural setting while allowing for existing and new development to thrive in appropriate ways and locations. It is a place where employment, housing, world class recreation, and cultural and natural resources opportunities are abundant; where there is a strong sense of community and family, neighbors support neighbors, and residents feel safe and secure.

The Planning Commission recommends the following Guiding Principles:

Hazards and Safety: as presented (4-0)

Provide for safe communities through resilient infrastructure, communitywide education and preparation, effective coordination with State and Federal agencies, and hazard planning that includes managing lands to reduce the impacts of climate-related, natural, and human-caused disasters including wildland fires, flooding, and geological events.

Community Health and Health Services: as amended (4-0)

Promote economic, social, and physical health and wellness by investing in infrastructure and services that promote physical activity and access to **local** healthy foods; help reduce health disparities; and integrate public health into public policies and the community.

Land Use, Housing, and Zoning: as presented (4-0)

Identify additional land for future development while ensuring the compatibility of adjoining land uses; incentivizing new development; returning vacant and abandoned properties to active use; increasing affordable housing options; improving resiliency to wildfire through defensible space, home hardening, and fuel management; and emphasizing collaborative approaches to housing challenges.

Mobility and Infrastructure: as presented (4-0)

Invest in and develop an efficient and safe multimodal transportation network with infrastructure and services that meet the needs of residents and businesses; maintain and enhance law enforcement and fire protection services to protect residents and property; and enhance availability and reliability of communications infrastructure to residents and businesses.

Watersheds and Natural Resources: as amended (4-0)

~~Conserve, develop, and sustainably manage~~ **Sustainably manage, develop and conserve** the county's open spaces and natural resources with expanded opportunities for residents and visitors to enjoy the county's heritage and natural setting. Promote the availability and accessibility of recreation sites, entertainment opportunities, waterways, and State and Federal lands to all residents and visitors.

Economic Development: as presented (4-0)

Maintain a high level of coordination and collaboration within the local business community to incentivize business development and employment opportunities, encourage economic growth, and retain capital within the community; strategically distribute resources for economic development throughout all communities in the county; and expand educational and workforce development opportunities, to provide a broad range of jobs across diverse industries.

Item 4: GENERAL PLAN- COMMUNITY PLAN / AREA DETERMINATIONS: A request of the Planning Commission to recommend to the Board of Supervisors which communities will have an individual or a specific Community Plan and which communities will become part of an Area Plan as part of the General Plan 2050. Location: Countywide. Presenter: Minter-Harnish.

Public comment was heard from Pat Frost-Trinity Center and being there were no other speakers public comment was closed.

The Planning Commission recommends the following (4-0) for Community Plan/Area Plans with recommendation that Trinity Center Community Plan include parcels with-in the CSD boundaries.

Option C (Board recommendation)

- Existing five Community Plans remain in effect and are updated
- Reduce the number of plans to eight instead of 10
- Creation of three additional Community Plans
 - Hyampom
 - Post Mountain
 - Trinity Center

Item 5: GENERAL PLAN- COMMUNITY BOUNDRIES: A request from the Board of Supervisors of the Planning Commission to determine and recommend to the Board, the boundaries of the eight (8) Community Plans with-in the General Plan 2050. Location: Countywide. Presenter: Minter-Harnish.

Planning Commission recommends the following by motion made, second and approved as follows:

Douglas City

Public comment was heard from: Being as there were no speaker's public comment was closed.

Douglas City: To approve proposed boundaries as presented (4-0).

Hayfork

Public comment was heard from: Being as there were no speaker's public comment was closed.

Hayfork: To approve the proposed boundaries as presented (4-0).

Hyampom

Public comment was heard from: Being as there were no speaker's public comment was closed.

Hyampom: A new community plan with boundaries as presented (4-0).

Junction City

Public comment was heard from John Brower-Junction City and being there were no other speakers public comment was closed.

Junction City: To include Canyon Creek and Dutch Creek census blocks in the proposed plan (4-0).

Lewiston

Public comment was heard from: Being as there were no speaker's public comment was closed.

Lewiston: To approve the proposed boundary increase with an additional increase to include Pine Cove Marina and Lakeview Terrace areas (4-0).

Post Mountain

Public comment was heard from: Being as there were no speaker's public comment was closed.

Post Mountain: A new community plan with boundaries as presented (4-0).

Weaverville

Public comment was heard from: Being as there were no speaker's public comment was closed.

Weaverville: To approve as proposed (4-0).

Trinity Center

Public comment was heard from Pat Frost-Trinity Center and being as there were no speaker's public comment was closed.

Trinity Center: A new community plan and that the boundaries roughly approximate the Trinity Center Community Services District boundaries (4-0).

Item 6: AMENDMENT TO TITLE 15.25 LIMITED DENSITY RURAL DWELLING (DEV-23-03): A request by Supervisor Frasier-District 5 of the Planning Commission to amend Title 15.25 by reducing the minimum acreage of parcels from 5 acres to 2.5 acres in the allowable zoning types of Chapter 15.25.030-Allowable Zoning. Location: Countywide. Planner: Mitchell Wexler.

By motion made and second (Heaton/Barrett) and recommended to the Board of Supervisors 3-1 by roll call vote to:

1. Adopt Resolution PC-2023-12 recommending the Board of Supervisors:
 - a. find the amendment to Chapter 15.25.030 of Trinity County Code is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 15060(c) (2) (activities will not result in a direct or reasonably foreseeable indirect

- physical change in the environment) and 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment).
- b. the Board of Supervisors approve an ordinance to amend the Zoning Code of the County of Trinity as identified in Resolution No. 2023-12 Zone Amendment (DEV-23-03)

Roll call: Barrett-aye, Heaton-aye, Ellis-aye, Fall-no

PLANNING COMMISSIONERS REPORT: Chair Fall attended a community meeting in Lewiston.

PLANNING DIRECTOR'S REPORT: Deputy Director Prestley announced the hiring of a Senior Planner.

ADJOURNMENT:

The Planning Commission adjourned at 9:51 pm.

Submitted by: Deborah Rogge, Recording Secretary



**Ed Prestley,
Deputy Director Community Development Department
Secretary of the Planning Commission**