

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
March 10, 2022 At 6:00p.m.
Trinity County Library Conference Room

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: March 10, 2022 At 6:00 PM Pacific Time (US and Canada)

Zoom Meeting Link: <https://zoom.us/j/5950072851?pwd=RHp6TDhNajNJMVJHZFJlRmhacmJjUT09>

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: MINUTES: Approve meeting minutes from February 10, 2022.

ITEM 2: 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 *Continued from February 10, 2022*

ITEM 3: 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 *Continued from February 10, 2022*

ITEM 4: GENERAL PLAN CONSISTENCY DETERMINATION FOR EASEMENT AGREEMENT UNDERGROUND BROADBAND INFRASTRUCTURE IN/AROUND COOPER BAR ESTATES, JUNCTION CITY The purpose of this agenda item is for the Planning Commission to make a recommendation to the Board of Supervisors regarding a General Plan consistency determination of Vero Fiber Networks purchase of an easement from Trinity County for the purposes of installing underground Broadband utilities from Highway 299 to Chimariko Road, through one (1) private parcel. APN: 009-510-44-00; Owner: Trinity County; Address: 191 Lime Point Rd, Junction City *Continued from February 24, 2022*

ITEM 5: PLANNING COMMISSION ZONING WORKSHOP CANNABIS “OPT OUT” REGULATIONS The purpose of this workshop is to explore policy options establishing criteria for “opt out” provisions in the County’s commercial cannabis regulations. This criterion would be used to evaluate existing temporary and new opt out areas, and may be used to evaluate established permanent opt out areas. Input received at this workshop will be used by staff to draft a policy for consideration by the Board of Supervisors. *Continued from February 24, 2022*

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 being 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.
