



TRINITY COUNTY
PLANNING – CANNABIS
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Interim Deputy Director Edward Prestley

MEMORANDUM

DATE: Wednesday, August 10, 2022

TO: Planning Commissioners and Members of the Public

FROM: Skylar Fisher, Associate Planner *SF*

SUBJECT: Agenda Item 3 – Commercial Cannabis Cultivation Variance Request
(CCV-22-22)

Please find the attached comment received as of August 10, 2022.

Skylar Fisher

From: Veronica Kelley-Albiez <vkelley@trinitycountytx.gov>
Sent: Monday, August 8, 2022 3:17 PM
To: Info.Planning
Subject: Planning Commission Meeting 08/11/22

Good Afternoon Planning Commissioners,

I am not sure if I can make the meeting on Thursday; however, I wanted to share some comments regarding a couple of agenda items.

My first comments are regarding Item 2: Variance (VAR-22-01). I am happy to see an established service station working towards expanding their business and ultimately their service of Weaverville and Trinity County. I would like to address the staff interpretation of general plan and HC description of Auto Service Station. I believe a large segment of the community has already expressed their desire to maintain characteristic looks of all businesses within our County. The staff is attempting to define auto service station as "automobile repair and maintenance shops." I would argue that is incorrect. To go vague and use google, you will find that auto service stations are defined as: service station means any installation where petrol is dispensed to motor vehicle fuel tanks from stationary storage tanks. This includes both retail and non- retail sites.

Our own HC Zoning specifically lists out Auto Repair Shops as needing a CUP. There is clearly a defined difference within our own zoning between auto service station and auto repair shop. It would appear that staff may be reaching a bit far to avoid design requirements that should be in place for this project. It may be worth asking staff to bring the file of the neighboring station Redwood, to see what they were required to do for design. It may also be helpful to look at the more recent build of the Valero station at the beginning of Weaverville for their design requirements. I know myself and MANY other residents want to maintain standards of design for our communities throughout Trinity County.

The other variances requested in this proposal I will have to leave up to the expertise of professionals on the commission. As a resident, my concern is traffic safety.

The second item I wanted to discuss is your request to change the meeting time of the Planning Commission as per Item 4. It is SO incredibly difficult for the general public to attend daytime meetings due to work schedules. If the Planning Commission also moved into a daytime meeting, I fear that a majority of Trinity County voices will be disenfranchised. I urge you to continue having 6:00 p.m. or maybe even 5:30 p.m. meeting starts. Over the next several years as our county builds toward a new general plan and also community plans, I believe it is important to make government meetings as accessible as possible. Even zoom won't work for daytime meetings. MOST of Trinity County has a "9-5" job that does not allow for being gone hours to attend a meeting. It can be argued that "folks can write in". That also has timing issues with work and the ability to look everyone in the eyes when they speak. I humbly request that meeting times for the Commission remain after 5:00 pm in the interest of servicing the public.

I only have one thing to say regarding Item 3: Annual Initial Variance (CCV-22-22): I would request that staff bring proof of notice to adjacent neighbors as this is located in an opt-out zone. And as has long been suspected in some cases, the need for a variance was not properly identified which may be a nuisance to adjacent properties.

Perhaps the requests for paperwork and/or files this early in the week will allow staff time to be properly prepared for your meeting on Thursday.

Thank you for your consideration and the opportunity to address these issues.

Sincerely,
Veronica Kelley-Albiez
Douglas City