

# TRINITY COUNTY PLANNING COMMISSION

**Regular Meeting**  
**September 12, 2019 at 7:00 p.m.**  
**Trinity County Library, Weaverville**

**Commissioner Mike McHugh**  
**Commissioner Graham Matthews**  
**Commissioner Diana Stewart**  
**Commissioner Richard Hoard**  
**Commissioner Dan Frazier**

## AGENDA

---

**TO ADDRESS THE COMMISSION:** Members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the 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 agenda item and 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 section 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 eight copies.

## CALL TO ORDER

## PUBLIC COMMENT

During the Public Comment period, members of the public may address the Planning Commission on any agenda matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission.

## REGULAR CALENDAR

1. **MINUTES:** Approve meeting minutes of the meeting held on June 13, 2019.
2. **VARIANCE FROM REQUIRED 350' COMMERCIAL CANNABIS SETBACK:** Request for an Annual Initial Variance from the required 350' Cannabis cultivation setback from a neighboring residential dwelling [Trinity County Code 17.43.050.A.8.] located at 961 Top of the Grade, Douglas City. APN: 025-530-29/Proposed CEQA Determination: Exempt/Applicant: C. Thao/CCV-19-04/Planner: B. Hedtke. Staff recommends the Planning Commission: (1) Conduct a public hearing; (2) Close the public hearing; and (3) Approve the project based on the recommended findings in the Staff Report.
3. **VARIANCE FROM REQUIRED 350' COMMERCIAL CANNABIS SETBACK:** Request for an Annual Initial Variance from the required 350' Cannabis cultivation setback from a neighboring residential dwelling [Trinity County Code 17.43.050.A.8.] located at 1531 Mad River Rd., Mad River. APN: 018-050-67/Proposed CEQA Determination: Exempt/Applicant: N. Mihailova / CCV-19-33 / Planner: B. Hedtke. Staff recommends that the Planning Commission: (1) Conduct a public hearing; (2) Close the public hearing; and (3) Approve the project based on the recommended findings in the Staff Report.

Report.

4. **VARIANCE FROM REQUIRED 350' COMMERCIAL CANNABIS SETBACK:** Request for an Annual Initial Variance from the required 350' Cannabis cultivation setback from a neighboring residential dwelling [Trinity County Code 17.43.050.A.8.] located at 590 N. Vista Ln., Hayfork. APN: 014-420-27 / Proposed CEQA Determination: Exempt / Applicant: F. Westfall /CCV-19-37 / Planner: B. Hedtke. Staff recommends that the Planning Commission remove this item from the agenda, the request has been withdrawn.
5. **VARIANCE FROM REQUIRED 350' COMMERCIAL CANNABIS SETBACK:** Request for an Annual Initial Variance from the required 350' Cannabis cultivation setback from a neighboring residential dwelling [Trinity County Code 17.43.050.A.8.] located at 1720 Brady Rd., Hayfork. APN: 011-410-19/Proposed CEQA Determination: Exempt/Applicant: P. Yang /CCV-19-38/Planner: B. Hedtke. Staff recommends that the Planning Commission: (1) Conduct a public hearing; (2) Close the public hearing; and (3) Approve the project based on the recommended findings in the Staff Report.
6. **DETERMINATION OF SIMILAR USE:** Request for Planning Commission Similar Use Determination for a health campus in the Trinity Alps Business Park Special Unit Development (SUD) zoning district located at 81 Arbuckle Ct., Weaverville. APN: 024-220-53 / Proposed CEQA Determination: Not Applicable / Applicant: Trinity County Planning Department / PW-18-05 / Planner: K. Hunter. Staff recommends that the Planning Commission: (1) Conduct a public hearing; (2) Close the public hearing; and (3) Approve the recommended determination as contained in the Staff Report and Resolution PC-2019-02.
7. **PARCEL MAP EXTENSION OF TIME (ADAMS, P-11-22):** Request for Planning Commission to approve a second one-year extension of time for approved Tentative Subdivision Map. Approval of this map in October of 2012 was granted for the creation of three parcels approximately 40-acres each. The project is located on Van Duzen Road 6.8 miles south of the intersection with State Highway 36 at Scott Glade, Mad River. APN: 018-210-16-00 / Proposed CEQA Determination: Exempt / Applicant: Stephen and Susan Adams / P-11-22 Extension #2 / Planner: K. Hunter. Staff recommends that the Planning Commission: (1) Conduct a public hearing; (2) Close the public hearing; and (3) Approve the project based on the recommended findings in the Staff Report and Resolution PC-2019-03.
8. **AMENDMENT TO THE PLANNING COMMISSION PROCEDURES:** Amendments are proposed to the Planning Commission Procedures, or "Bylaws," which were last updated in 1989 by Resolution PC-89-05. The proposed amendments to the Bylaws include provisions to allow the Chair (or Vice-Chair in the absence of the Chair) to cancel meetings when it is determined that a majority of Planning Commissioners will not be attained for a meeting or if there are no agenda items for consideration. Planner: K. Hunter. Staff recommends that the Planning Commission approve the proposed amendments and restate the Planning Commission Bylaws as set forth in Exhibit "A" to Resolution PC-2019-04.

## **PLANNING COMMISSIONER REPORTS**

### **PLANNING DIRECTOR'S REPORT**

### **ADJOURN**

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this agenda or in written correspondence delivered to the Commission at, or prior to, the public hearing.

Any person dissatisfied with the determination by the Planning Commission may appeal the matter to the Board of Supervisors within ten (10) working days after the decision of the Planning Commission on a form available from the County Clerk. (Note: There is a fee established for filing an appeal.)

The agenda, initial studies, staff reports, and minutes can be found online at [www.trinitycounty.org/Agendas-Minutes-Staff-Reports](http://www.trinitycounty.org/Agendas-Minutes-Staff-Reports)