

**AGENDA**

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1. **CALL TO ORDER**

2. **PUBLIC COMMENT**

*Members of the public may address the Planning Commission concerning matters within their jurisdiction, which are not listed on the agenda and to request that a matter be agendized for a future meeting. No action may be taken on these matters at this meeting.*

3. **MINUTES** – January 12, 2017

**OLD BUSINESS**

4. **RE COMMERCIAL CANNABIS IN AG-FOREST ZONING DISTRICT**

Discuss and/or take action to adopt resolution requesting the Board of Supervisors to initiate amendment of the AgForest Zoning District. Located county-wide. Applicant: County of Trinity.

**NEW BUSINESS**

5. **GENERAL PLAN AMENDMENT AND REZONE**

**PW-17-01**

**Public Hearing:** Proposed General Plan Amendment and Rezone as follows:

**A. General Plan Amendment** changing land use designation of approximately 21.4 acres as follows:

- a. “Open Space” to “Industrial” (por. APN-24-210-08, 09, 10) approx. 6.5 acres (purpose is to eliminate 100’ buffer strip along property line);
- b. “Industrial” to “Single Family-High Density” (APN 24-210-10) approx. 8.07 acres (remnant TRLC parcel on east side of Lance Gulch Rd);
- c. “Industrial” to “Open Space” (por. APN 24-210-08) approx. 5.4 acres (new County wetland mitigation area along Lance Gulch Rd.); and
- d. “Commercial” to “Open Space” (por. APN 24-500-71) approx. 1.4 acres (new County wetland mitigation area adjacent to Lance Gulch Rd., behind CHP).

**B. Rezone** approximately 21.4 acres as follows:

- a. “Open Space” to “Industrial” (por. APN-24-210-08, 09, 10) approx. 6.5 acres (purpose is to eliminate 100’ buffer strip along property line);
- b. “Industrial” to “Residential Office ½-acre minimum parcel size” (R-O (B-3) ½) (APN 24-210-10) approx. 8.07 acres (remnant TRLC parcel on east side of Lance Gulch Rd);
- c. “Industrial” to “Open Space” (por. APN 24-210-08) approx. 5.4 acres (new County wetland mitigation area along Lance Gulch Rd.); and
- d. “General Commercial” to “Open Space” (por. APN 24-500-71) approx. 1.4 acres (new County wetland mitigation area adjacent to Lance Gulch Rd., behind CHP).

Located on Lance Gulch Road, between Browns Ranch Road and Highway 299, Weaverville.  
Applicant: Trinity County Dept. of Transportation.

6. **VARIANCE FROM REQUIRED 350' COMMERCIAL CANNABIS SETBACK** **P-17-01**  
**Public Hearing:** Request for “annual variance” from the required 350’ cannabis cultivation setback from neighboring residential dwelling [Ord. 315-816, Sec. 32.O.IV(5)(b)], located at 30 Quail Road, Junction City. APN 12-370-14. Applicants: E & D McIntosh.
7. **MATTERS FROM THE COMMISSION**
8. **MATTERS FROM STAFF**
9. **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.)