

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
January 9, 2020 at 7:00 p.m.
Trinity County Library Conference Room
351 Main St, Weaverville, CA

Commissioner Mike McHugh
Commissioner Graham Matthews
Commissioner Diana Stewart
Commissioner Richard Hoard
Commissioner Dan Frasier

AGENDA

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 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. **ROTATION OF CHAIR AND VICE CHAIR FOR 2020**
2. **MINUTES:** Approve meeting minutes of the meeting held on November 14, 2019
3. **TENTATIVE PARCEL MAP (P-18-21):** An application requesting to divide an approximately 13-acre parcel into two resulting parcels of approximately 5 and 8 acres for residential use. The project site is located at 541 Browns Ranch Rd., Weaverville, Assessor Parcel Number 024-410-02. Applicant T. Doerpinghaus/Proposed CEQA Determination: Exempt/Planner: K. Hunter (*Item Continued from November 14, 2019*).
4. **CONDITIONAL USE PERMIT (P-19-18):** An application requesting that a 2400 sq. ft. single-family dwelling and a 660 sq. ft. shop be conditionally approved in the Timberland Production Zoning District (TC Zoning Ordinance 315 § 14.1). Project site is located at 10410 FS Rd 4N09, Hyampom. Assessor Parcel Number: 011-100-02. Applicant: M. Henschke/Proposed CEQA Determination: Exempt/Planner: B. Hedtke.

5. **ANNUAL INITIAL VARIANCE FROM REQUIRED 350' COMMERCIAL CANNABIS SETBACK (CCV-19-60)**: An application requesting a variance from the required 350' Cannabis cultivation setback from a neighboring residential dwelling (TCC 17.43.050.A.8). Project site is located at 171 Bear Springs Rd, Junction City, Assessor Parcel Number: 009-490-15. Applicant: E. Kotseva/Planner: B. Hedtke.
6. **REZONE AND CONDITIONAL USE PERMIT (P-17-45)**: An application requesting (1) to rezone an approximately 5.5-acre project site located at 30661 State Highway 3 and 123, 141 and 221 Marshall Ranch Road, Douglas City, from the Highway Commercial (HC) zoning district to Heavy Commercial (C3) zoning district; and, (2) a Conditional Use Permit for a commercial Cannabis distribution facility. This project was previously considered by the Planning Commission at the January 10, 2019 and January 17, 2019 meetings. The California Environmental Quality Act (CEQA) Determination and rezone components of the project were considered by the Board of Supervisors upon appeal on February 20, 2019. Assessor Parcel Numbers: 015-490-08, 09, 10 & 11. Applicant: T. Mines/Proposed CEQA Determination: Mitigated Negative Declaration/Planner: K. Hunter.
7. **PLANNING COMMISSIONER REPORTS**
8. **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 be considered. To ensure consideration by the Planning Commission, all written material concerning the proposed project should be submitted to the **Trinity County Planning Department, 61 Airport Road, 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, 61 Airport Rd, 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.
