

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
Thursday, January 26, 2023
Trinity County Library Conference Room
351 Main St. Weaverville, CA

Chair: William Sharp
Vice Chair: Duncan McIntosh
Commissioner Carol Fall
Commissioner Rory Barrett
Commissioner Todd Heaton

PLANNING COMMISSION MEETING MINUTES

***NOTE:** The public was invited to attend the public hearing via Zoom Link.

Commissioners present: Sharp, McIntosh, Fall, Barrett, Heaton

Staff Present: Interim Deputy Director, Ed Prestley; Associate Planner Skylar Fisher; Associate Planner-Cannabis Division, Bella Hedtke; Recording Secretary, Deborah Rogge; Asst. Recording Secretary, Chad Fougeron; on ZOOM: Cannabis Division Director, Drew Plebani; and Environmental Compliance Specialist, Colton Trent

CALL TO ORDER:

Chair Sharp called the meeting to order at 6:00 p.m.

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.

Public comment was heard from: No Speakers.

REGULAR CALENDAR:

Item 1. Minutes: Approve meeting minutes from December 8, 2022. *Continued from January 12, 2023*

By motion made and seconded (Fall/McIntosh) to approve 5-0 the minutes as submitted for December 8, 2022.

Item 2: CANNABIS CONDITIONAL USE PERMIT & VARIANCE (CCUPT3 P-19-30) A request to expand an existing 10,000 square feet of mixed-light cannabis canopy area up to one-acre (43,560 square feet) of outdoor canopy area. The applicant has also applied for a Variance from Section 17.43.050.A.8 of the County Code, which requires a 500-foot setback from the property line for an up to one-acre cannabis cultivation site. The proposed project is situated in an unincorporated part of Trinity County, approximately 23.6 miles southwest of the unincorporated community of Hayfork, California. the proposed project is located at 1760 West Hettenshaw Road, Zenia, on Trinity County Assessor Parcel Number (APN) 020-120-025. Applicant: J. Ghidella. Planner: S. Fisher *Continued from January 12, 2023*

Commissioner Heaton stated that he was invited to visit the applicants project site which he did.

Public comment was heard from: Deidre Brower-Applicant Representative; John Brower-Junction City; on ZOOM: Nick Holliday-Burnt Ranch; Liz McIntosh-Junction City; Ben Brady-Wildwood

By motion made and seconded (Heaton/Barrett) and approved by roll call vote 5-0 that the Planning Commission:

1. Adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration and the Mitigation, Monitoring, and Reporting Program (MMRP);
2. Approve the Conditional Use Permit and Variance (P-19-30) based on the recommended findings in Resolution 2023-01 and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-01.

Roll call vote: Barrett-aye, Heaton-aye, McIntosh-aye, Fall-aye, Sharp-aye

Item 3: ANNUAL INITIAL VARIANCE REQUEST (CCV-22-44): An application request to reduce the required 350-foot commercial cannabis cultivation setback from neighboring residential dwellings, pursuant to Trinity County Code Section 17.43.050A(8). The project site is located at 731 Top of the Grade, Douglas City. APN 025-530-037. Applicant: P. Pheng. Planner: S. Fisher *Continued from January 12, 2023*

By motion made and seconded (Heaton/Fall) and approved 5-0 that Item 3 be continued to a date uncertain.

Item 4: ANNUAL INITIAL VARIANCE REQUEST (CCV-22-46): An application request to reduce the required 350-foot commercial cannabis cultivation setback from neighboring residential dwellings, pursuant to Trinity County Code Section 17.43.050A(8). The project site is located at 411 N Meadow Ln., Hayfork. APN 015-420-033. Applicant: R. Lukova. Planner: S. Fisher *Continued from January 12, 2023*

By motion made and seconded (Heaton/Fall) and approved 5-0 that Item 3 be continued to a date uncertain.

Item 5: ORDINANCE AMENDING TITLE 15 (BUILDING AND CONSTRUCTION) OF THE TRINITY COUNTY CODE ESTABLISHING AN ELECTRIC VEHICLE CHARGING STATIONS STREAMLINED PERMITTING PROCESSING: A request for a Planning Commission recommendation to the Board of Supervisors on appropriate zoning districts for electric vehicle charging stations. Location: Countywide. Planner: S. Fisher

By motion made and seconded (Fall/Sharp) to recommend by roll call vote 5-0 to the Board of Supervisors:

1. That all zoning designations be eligible for Electric Vehicle Charging Stations (EVCS) and that the Board of Supervisors consider ways to encourage EVCS, such as not increasing property taxes for that improvement.
2. Approve exhibit A Ordinance and the County of Trinity residential and non-residential checklist for permitting electric vehicles and electric vehicle service equipment.

Roll call vote: Sharp-aye, Fall-aye, McIntosh-aye, Heaton-aye, Barrett-aye

PLANNING COMMISSIONERS REPORT:

Commissioner McIntosh announced that Supervisor Harris informed his that she would be choosing a new commissioner for District 4.

PLANNING DIRECTOR'S REPORT:

Interim Deputy Director Prestley announced that the cannabis ordinance is in rewrite as of January 26, 2023, with community/zoom meetings being planned, as well as update presentations for the Board of Supervisors and Planning Commission. Bella Hedtke is now a cannabis planner and Drew Plebani has been approved and accepted the Cannabis Division Director. Informed the commission that rotation/election of chair is upcoming.

ADJOURNMENT:

The Planning Commission adjourned at 8:00 pm.

Submitted by: Deborah Rogge, Recording Secretary



**Ed Prestley, Interim Deputy Director Planning & Building
Secretary of the Planning Commission**