

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
Thursday, August 11, 2022
Trinity County Library Conference Room
351 Main St. Weaverville, CA

Chairman William Sharp
Vice Chairman 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: Carol Fall, Dist. 1; William Sharp, Dist.2; Rory Barrett, Dist. 3; Duncan McIntosh, Dist. 4; Todd Heaton, Dist.5

Staff Present: Ed Prestley, Interim Deputy Director; Sean Connell, Cannabis Division Director; Skylar Fisher, Associate Planner; Deborah Rogge, Admin. Coordinator-Planning; Bear Banonis Admin. Coordinator-Cannabis

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 Chris Williams, Weaverville; Eric Keyes, TCVE and being there were no other speakers public comment was closed.

REGULAR CALENDAR:

Item 1. Minutes: Approve meeting minutes from April 28, 2022 and June 9, 2022.

By motion made and seconded (Barrett/McIntosh) to approve 5-0 the minutes from April 28, 2022 and June 9, 2022 as written.

Item 2: VARIANCE (VAR-22-01): A variance request to reduce the required ten-feet front yard setback and reduce the nine-feet by twenty-feet parking space size requirement. In addition, a variance request from the design standards outlined in Trinity County Code Section 17.30.110. The proposed project is located in the Highway Commercial (H-C) zoning district. The proposed project is located at 900 Main Street, Weaverville. APN 002-072-032. Applicant: Weaverville Gas. Planner: S. Fisher

Public comment was heard from Eric Keyes, TVCE for applicant; Tom Ballanco, Douglas City; John Brower, Junction City; and being there were no other speakers public comment was closed.

By motion made and seconded (Fall/McIntosh) to adopt by roll call vote 5-0 Draft Resolution PC-2022-10 with modifications and Exhibit A-Conditions of Approval to:

- A. Adopt a California Environmental Quality Act (CEQA) determination of a General Rule exemption 15061(b)(3);
- B. Approve the requested variances to reduce the front yard setback to five-feet and to allow parking spaces which are ten-feet by eighteen-feet. In addition, to approve the determination that the service station standards do not apply to the proposed station, as the proposed project ~~does not~~ ~~qualify as an automobile service station~~ is a convenience store with petroleum/gas sales.

And to the Resolution in paragraph 3: Finds that the proposed development is ~~not an auto service station~~ a convenience store with petroleum sales and therefore does not need to meet the ~~service station~~ design standards outlined in Trinity County Code Section 17.30.110

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

Item 3: ANNUAL INITIAL VARIANCE (CCV-22-22): A request for a variance from the required 350-foot cannabis cultivation setback from a neighboring residential dwelling (Trinity County Code Section 17.43.050A (8)). The project site is located at 310 Coffin Rd., Lewiston. APN 025-180-010. Applicant: Eduardo Fernandez. Planner: S. Fisher

Public comment was heard from Lisa Wright, representative for applicant; Terry Mines, Junction City; Eduardo Fernandez, Applicant; Chris Williams, Weaverville; John Brower, Junction City; Marie Peterson, Dist. 1; Tom Ballanco, Douglas City; Melissa Mitrevski, Weaverville; on ZOOM: Liz McIntosh, Junction City; Adrian Keys, Hayfork; Laurie Wells, Lewiston

The Commission took a 10-minute recess.

By motion made and seconded (McIntosh/Barrett) to adopt by roll call vote 3-2 Resolution PC-2022-11 and Exhibit A-Conditions of Approval to:

- A. Adopt a California Environmental Quality Act (CEQA) determination of a General Rule exemption 15061(b)(3);
- B. Approve the requested cannabis cultivation variance to reduce the cultivation setback from 350-feet to 215-feet from the residence located on APN 025-180-038

Roll call vote: Barrett-aye, McIntosh-aye, Fall-no, Heaton-aye, Sharp-no

Item 4: DISCUSSION ITEM - PLANNING COMMISSION MEETING TIME: Discuss and provide direction to staff regarding a proposed change in the regular Planning Commission time.

Public comment was heard from Chris Williams, Weaverville; on ZOOM Liz McIntosh, Junction City; Veronica Kelly-Albietz, Douglas City; Steve Lyon, Junction City; Laurie Wills, Lewiston; David Albiez, Douglas City, and there being no other speakers public comment was closed.

Commission meeting will stay at 6:00 p.m.

PLANNING COMMISSIONERS REPORT:

Commissioner Fall thanks to staff for prompt responses to questions'. Commissioner Barrett inquiring as to how get a project (P-17-36/P-21-41) on the agenda. Planner Fisher commented to the situation. Commissioner Heaton said that he was contacted by the Fair Political Practices Commission, and discussion about complaint of roosters on rural residential parcels.

PLANNING DIRECTOR'S REPORT:

Interim Deputy Director Prestley reported on: who staffs the 'Subdivision Review Committee', Appeal of P-20-40 returning to the Commission August 25, 2022, asked if the commission has interest in amending 17.30.080 'Temporary Occupancy for Construction Support' Director's Use Permits a Building Permit, and that a new Planner starts on Monday the 15th.

ADJOURNMENT:

The Planning Commission adjourned at 8:52 pm.

Submitted by: Deborah Rogge, Administrative Coordinator



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