

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
Thursday, March 10, 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: William Sharp, Duncan McIntosh, Carol Fall, Rory Barrett, and Todd Heaton

Staff Present: Lisa Lozier, Interim Director; Sean Connell, Cannabis Division Director; David Colbeck, Interim Director of Transportation; Margaret Long, County Council; Heidi Tschudin, Tschudin Consulting Group; Deborah Rogge, Admin. Coordinator-Planning; & Melissa Metrivski, Admin. Coordinator-Cannabis

CALL TO ORDER:

Chairman 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 opened at 6:05p.m.

Speakers were, Matthew Jefferson, Trinity Center; Veronica Kelly-Albiez, Junction City; and being there were no other speakers public comment was closed.

REGULAR CALENDAR:

Item 1. Minutes: Approve meeting minutes from February 10, 2022.

By motion made and seconded (Heaton/McIntosh) to approve 5-0 the February 10, 2022 minutes as presented.

Item 2: TENTATIVE PARCEL MAP (P-20-40): A request to divide a 3.27-acre parcel into two resulting parcels of approximately 2.04 acres and 1.23 acres for residential use. Access to the project site is from Reservoir Road and State Highway 3 approximately 500 feet northeast of the intersection of State Highway 3 and North Street, Weaverville. Assessor Parcel Number 024-380-034-000. Applicant: P Scribner, Planner: L Lozier *Continued from February 10, 2022*

Public comment was heard from Gabe Joslyn, applicant representative and being there were no other speakers public comment was closed.

By motion made and seconded (McIntosh/Heaton) and approved 5-0 to continue to the April 14, 2022 meeting.

Item 3: CANNABIS CONDITIONAL USE PERMIT & VARIANCE (P-18-23) A request for approval to expand an existing Type 2 "Small Outdoor" commercial cannabis cultivation license, permitted by Trinity County since 2016 into a Type 3 "Medium Outdoor" commercial cannabis cultivation license to allow for up to 43,560 square feet (1 acre) of mature canopy split between the two properties as well as convert a Type 13 "Transport-Only" license, under identical ownership/licensure, into a Type 11 "Distribution" license for up to 500 square feet; in addition, the applicant is applying to add a Type 4 commercial "Nursery" license, which would include the sale of immature cannabis plants, seeds and auxiliary sales to licensed cultivators and retailers. The applicant has also applied for a variance concurrently with the CUP from the limitations of location, to site the cultivation area less than five hundred (500) feet from the adjacent property lines. The Project is located on two adjacent 40-acre parcels located in the unincorporated community of Peanut, in Trinity County. Assessor's Parcel Number 019-750-013 (Parcel 1) is located at 341 Rattlesnake Rd, and 019-750-017 (Parcel 2) is located at 140 State Highway 3 in Peanut, California. Planner L. Lozier *Continued from February 10, 2022*

Public comment was heard from Scott Watkins, Applicant Representative and Veronica Kelly-Albiez, Douglas City and being there were no other speakers public comment was closed.

By motion made and seconded (Fall/McIntosh) and approved by roll call vote 5-0 that (we) the Planning Commission Adopt an amended resolution 2022-02 which:

- a) Adopts the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration as revised in March 2022 and the Mitigation, Monitoring, and Reporting Program (MMRP);
- b) Approve the Conditional Use Permit (P-18-23) and Variance (CCV) based on the recommended findings in Resolution 2022-02 and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-02.
- c) And reflects the current date of March 10, 2022.

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

Item 4: GENERAL PLAN CONSISTENCY DETERMINATION FOR EASEMENT AGREEMENT

UNDERGROUND BROADBAND INFRASTRUCTURE IN/AROUND COOPER BAR ESTATES, JUNCTION CITY The purpose of this agenda item is for the Planning Commission to make a recommendation to the Board of Supervisors regarding a General Plan consistency determination of Vero Fiber Networks purchase of an easement from Trinity County for the purposes of installing underground Broadband utilities from Highway 299 to Chimariko Road, through one (1) private parcel. APN: 009-510-44-00; Owner: Trinity County; Address: 191 Lime Point Rd, Junction City *Continued from February 24, 2022*

Public comment was heard from John Brower-Junction City and on ZOOM, Steve Lyons-Junction City

By motion made and seconded (Fall/Heaton) and approved 5-0 to continue Item 4 to the April 14, 2022 meeting.

David Colbeck, Interim Director of Transportation introduced Sean Connell, the new Cannabis Division Director.

Item 5: PLANNING COMMISSION ZONING WORKSHOP CANNABIS "OPT OUT" REGULATIONS The purpose of this workshop is to explore policy options establishing criteria for "opt out" provisions in the County's commercial cannabis regulations. This criterion would be used to evaluate existing temporary and new opt out areas, and may be used to evaluate established permanent opt out areas. Input received at this workshop will be used by staff to draft a policy for consideration by the Board of Supervisors. *Continued from February 24, 2022*

Public comment was heard from: Matthew Jefferson, Coffee Creek; Veronica Kelly-Albiez, Douglas City; D' Andre Caldwell Johnson, Weaverville; Sally Barrow, District 1; Jeff Ghidella, Zenia; Rhoda Cain, Coffee Creek; Adrian Keys, Hayfork; Tom Ballanco, Douglas City; Tyler Thompson, Hayfork; Lisa Wright, Lewiston; Chris Williams, Weaverville; Edward Fernandez, Lewiston; Patrick McNamara, Lewiston; Matt Hawkins, Weaverville; Lauri Wills, Lewiston; John Brower, Junction City; Chris Parkins, District 1; Kristel Bell, Lewiston; Dana Hauser, Hayfork; Sam Brinkley, Lewiston; Darius Johnson, Weaverville; on ZOOM; Deidre Brower, Junction City; Nancy Anderson, Lewiston; Steve Lyons, Junction City; Ryan Tarbell, Hayfork; and being there were no other speakers public comment was closed.

Planning Commission took a 10-minute recess, returning at 8:43 p.m., to continue the discussion with staff on the "Opt-Out Regulations" for preparing the policy draft that will be presented to the Board of Supervisors after recommendation of approval from the Planning Commission.

PLANNING COMMISSIONERS REPORT: Commissioner McIntosh reported that he had attended Trinity County Agriculture Alliance meeting at the North Fork Grange in Junction City. Commissioner Fall reported on the course she took at UC Davis on "Land Use Planning for Non-Planners-An Introduction to Land Use Planning and Regulation in California". Also it was noted that Commissioner McIntosh is on the board of the Planning Commissioners Association of California. Commissioner Sharp cancelled the March 24, 2022. Items scheduled for the 24th to be continued to next regular meeting of April 14, 2022.

PLANNING DIRECTOR'S REPORT: No report.

ADJOURNMENT: The Planning Commission adjourned at 11:00 pm.

Submitted by: Deborah Rogge, Administrative Coordinator



**Lisa Lozier, Interim Director
Secretary of the Planning Commission**