

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
April 27, 2023 At 6:00p.m.
Trinity County Library Conference Room
351 Main Street, Weaverville, CA

Chair: Comnr. Dist. 1 Carol Fall
Vice-Chair: Comnr. Dist.5 Todd Heaton
Commissioner Dist. 2 William Sharp
Commissioner Dist. 3 Rory Barrett
Commissioner Dist. 4 Don Ellis

MINUTES- PLANNING COMMISSION

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

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

Staff Present: Interim Deputy Director, Ed Prestley; Cannabis Director, Drew Plebani, Associate Planner, Bella Hedtke; Recording Secretary, Deborah Rogge

CALL TO ORDER:

Chair Fall called the meeting to order at 6:01 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 Tom Ballanco, Douglas City and being there were no other speakers public comment was closed.

REGULAR CALENDAR:

Item 1. Minutes: Approve meeting minutes from March 23, 2023 and April 13, 2023.

By motion made and seconded (Heaton/Sharp) to approve 3-0 (per commission present at said meeting) the minutes of March 23, 2023 as presented.

By motion made and second (Barrett/Heaton) to approve 3-0 (per commission present at said meeting) the minutes of April 13, 2023 as presented.

Item 2: ZONING TEXT AMENDMENT – AMEND TRINITY COUNTY CODE SECTION 17.43.050(A)(8) (DEV-23-01):

The purpose of this agenda item is for the Planning Commission to make a recommendation to the Board of Supervisors to adopt an ordinance amending Trinity County Code (TCC) Title 17, Section (§) 17.43.050(A)(8) to revise the following code section to replace the term 'cultivation' to 'canopy'. Staff believes that 'canopy' was the intended term to use when verifying site compliance with the residential setback code section. No other ordinance revisions are to be considered at this time, comprehensive ordinance amendments are still on track to be completed in 2023. Countywide review. Staff: D. Plebani

Public comment was heard from: Tom Ballanco-Douglas City, Krystal Bell-Lewiston, Adrian Keyes-Hayfork, Marie Peterson-Dist. 1, Lisa Wright-Lewiston, John Brower-Junction City and on ZOOM: Jennifer Hill, David Albiez, Nancy Anderson, Rhoda Cain, Matt Jefferson, Sam Brinkley and being there were no other speakers public comment was closed.

By motion made and seconded (Sharp/Fall) and passed 3-2 by roll call vote; the Planning Commission denies the requested modifications.

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

Subsequent motion made and seconded (Barrett/Heaton) and failed 2-3 by roll call vote; the Planning Commission adopt a resolution recommending the Board of Supervisors:

- a. find that the amendment to Chapter 17.43.050(A)(8) of the Trinity County Code is not subject to California Environmental Quality Act (CEQA) under the General Rule exemption 15061(b)(3) which exempts activities where it can be seen with certainty that there is no possibility of causing a significant effect on the environment; and
- b. the Board of Supervisors approve an ordinance to amend the Zoning Code of the County of Trinity as identified in Resolution No. 2023-05 Zone Amendment (DEV-23-01)

PLANNING COMMISSIONERS REPORT:

Commissioner Heaton visited the new cannabis dispensary at the Trinity Village Shopping Center. Commissioner Barrett thanked staff for their hard work. Commissioner Sharp let staff know of Architectural Review Committee application inquiry.

PLANNING DIRECTOR'S REPORT:

Interim Deputy Director Prestley announced that the Limited Density Rural Dwellings ordinance will be online tomorrow (4-28-2023). Can be viewed at: <https://www.trinitycounty.org/Building-Department>

ADJOURNMENT:

The Planning Commission adjourned at 8:23 pm.

Submitted by: Deborah Rogge, Recording Secretary

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