

TRINITY COUNTY PLANNING COMMISSION

Special Meeting
August 3, 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, Sharp, Barrett, & Ellis

Staff Present: CAO, Trent Tuthill; Interim Deputy Director, Ed Prestley; Cannabis Division Director, Drew Plebani; Associate Planner-Cannabis, Bella Hedtke; Recording Secretary, Deborah Rogge; Recording Secretary, Vidette Mayer

CALL TO ORDER:

Chair Fall 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 heard from- Lisa Wright, Lewiston and being there were no other speakers public comment was closed.

REGULAR CALENDAR:

Chair Fall, rearranged the agenda and moved Item 8 to follow Item 4.

Item 1: MINUTES: Approve the minutes of the June 8, 2023 planning commission meeting. *Continued from July 13, 2023*

By motion made and seconded (Sharp/Barrett) and approved 5-0 the minutes of June 8, 2023 as submitted.

Item 2: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-09): An appeal of Cannabis Director's Decision to deny a Commercial Cannabis License renewal application (CCL-208) for 480 Oak Ranch Rd. Lewiston. Appellant: Stefan Monev. Licensee: Stefan Monev. Assessor Parcel Numbers: 025-180-030-000. *Continued from July 13, 2023*

Public comment was opened and being there were no speakers public comment was closed.

By motion made and seconded (Heaton/Barrett) by 5-0 vote, to continue this item to the September 14, 2023 Planning Commission meeting.

Item 3: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-10): An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License application (CCL-692) for 504 Oatman Rd., Hayfork, CA. Appellant: Brian & Wendi Young Representing Kathleen and William Dudley Trust. Licensee: Michael Deutsch (Trinity Flavor, LLC). Assessor Parcel Number: 014-180-095-00. *Continued from July 13, 2023*

Cannabis Director Plebani has rescinded CCL-692. Appeal P-23-10 is moot.

Item 4: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-12): An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License application (CCL-106) for 1050 Rowdy Bear Rd., Hayfork, CA. Appellant: John Coogan, Cedar Brunette and Bruce Gardiner. Licensee: Petko Petkov (NatureFarm., Inc). Assessor Parcel Number: 019-280-003-000. *Continued from July 13, 2023*

Cannabis Director Plebani has rescinded CCL-106. Appeal P-23-12 is moot.

Item 8: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-22): An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License application (CCL-106) for 1050 Rowdy Bear Rd., Hayfork, CA. Appellant: Rowdy Bear Sanctuary Preservationists c/o Rachel Doughty-Greenfire Law PC. Licensee: Petko Petkov (NatureFarm, Inc). Assessor Parcel Number: 019-280-003-000

Public comment was heard from: Ariel Strauss, Representative of Rowdy Bear Sanctuary Preservationists; Tom Ballanco, Representative for licensee Petko Petkov; Petko Petkov, licensee; Brandy Perone, Hayfork Waterworks Dist.; Bruce Gardiner-Hayfork; Cedar Brunette-Hayfork; Lisa Wright-Lewiston; on ZOOM- Catherine Sidman, Lewiston; Matt Jefferson, Trinity Center; Chriss William, Weaverville; Rick; Rhoda Cain, Trinity Center; John Coogan; Zora Dimatrova; Ariel Strauss; Sam; Tom Ballanco

By motion made and seconded (Heaton/Barrett) and passed 4-1 by roll call vote; the Planning Commission denies the appeal P-23-22, upholding the Director's Decision to approve CCL-106, with the findings referenced in the staff report.

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

Item 5: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-11): An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License application (CCL-636) at 441 Creekside Lane, Hyampom, CA. Appellant: Josh & Michelle Michaels. Licensee: Nina Kalani (Anila, LLC). Assessor Parcel Number: 011-400-005-000. *Continued from July 13, 2023*

Cannabis Director Plebani has rescinded CCL-636. Appeal P-23-11 is moot.

Item 6: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-06): An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License renewal application (CCL-132) for 200 Coffin Rd. Lewiston. Appellant: Laurie Wills / Friends of the Lewiston Grass Valley Creek. Licensee: Natalie (Koehler) McNamara. Assessor Parcel Number: 025-180-038-000. *Continued from July 13, 2023*

Cannabis Director Plebani has rescinded CCL-132. Appeal P-23-06 is moot.

Item 7: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-21): An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License renewal application (CCL-132) for 200 Coffin Rd. Lewiston. Appellant: Kristel Bell. Licensee: Natalie (Koehler) McNamara. Assessor Parcel Number: 025-180-038-000

Public comment was heard from: Kristel Bell, Appellant; Tom Ballanco, Representative for licensee; Natalie McNamara, licensee; Adrian Keyes, Hayfork; Terry Mines, Junction City; Patrick McNamara, Hayfork; Dave Wellock, Lewiston; Jessica, Lewiston; Tony Miller, Lewiston. On ZOOM: Veronica Kelly-Albietz, Douglas City; Chriss Williams, Weaverville; Matt Jefferson, Trinity Center; Karla Avila, Hyampom; Rhoda Cain, Trinity Center; Nancy Anderson, Lewiston; Laurie Wills, Lewiston; and being there were no other speakers public comment was closed.

By motion made and seconded (Barrett/Heaton) failed 2-3 by roll call vote-the Planning Commission denies the appeal P-23-21, upholding the Director's Decision to approve CCL-132 with the findings referenced in the staff report.

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

Subsequent motion: by motion made and seconded (Sharp/Ellis) and approved by roll call vote 5-0- the Planning Commission motions- All concerns referenced in the appellant's appeal form, within the jurisdictional authority of the Trinity County Cannabis Division and TCC 17.43, which are related to the site-specific review, have been determined to be adequately evaluated and analyzed within the associated resource categories of the Appendix C Environmental document for this project, which was approved on June 23, 2023. Staff recommends that the Planning Commission make a motion to deny the appeal (P-23-21), upholding the Director's decision to approve CCL-132, with the findings referenced in this staff report. In addition, that the Odor Control Plan in the Appendix C document be implemented prior to operation.

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

OTHER

Item 9: PRESENTATION: General Plan-Vision and Guiding Principles. Presented by Minter-Harnish.

Presentation moved to the August 10, 2023 meeting, Chair Fall asked that the Commissioners review the vision statement and guiding principle options in the presentation packet and provide feedback at the next meeting.

PLANNING COMMISSIONERS REPORT:

Chair Fall stated that she has placed a discussion item on the August 10th meeting.

PLANNING DIRECTOR'S REPORT:

Ed Prestley identified the need of establishing the Architectural Review Committee for Lewiston and re-establishing and appointing a commissioner for the Subdivision Review Committee, as per county code 16.10.010. These items will be on the agenda for the August 10, 2023 meeting. He also provided an update on the hiring of a Senior/Associate Planner for the Planning Department.

ADJOURNMENT:

The Planning Commission adjourned at 10:47 pm.

Submitted by: Deborah Rogge, Recording Secretary



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