

## TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
December 14, 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

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### MINUTES- PLANNING COMMISSION

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

**Commissioners present:** Fall, Heaton, Sharp, Ellis. Absent: Barrett.

**Staff Present:** Deputy Director, Ed Prestley; Cannabis Director, Drew Plebani; Recording Secretary, Deborah Rogge

#### 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 was heard from Chris Williams-Trinity Performing Arts Center; Tom Ballanco-Douglas City and being there were no other speakers public comment was closed.

#### REGULAR CALENDAR:

**Item 1. Minutes:** Approve meeting minutes from November 9, 2023 & November 16, 2023.

By motion made and second (Sharp/Ellis) to approve November 9, 2023 minutes as presented. 4-0

By motion made and second (Fall/Sharp) to add detail to the November 16, 2023 minutes and present at next meeting. 4-0

**Item 2: INITIAL COMMERCIAL CANNABIS VARIANCE REQUEST (CCV-2023-07)** An initial commercial cannabis cultivation request of the Planning Commission to reduce the required 350-foot cultivation setback from a neighboring residential structure, pursuant to Trinity County Code Section 17.43.050A(8). The project site is located at 211 Old Poker Bar Rd., Douglas City, CA 96024. APN 025-140-004-000. Applicant: B. Lor. *Continued from November 9, 2023*

Public comment was heard from Linnea Kneaper-Applicants Agent; Tom Ballanco-Douglas City; Chris Williams-Weaverville and being there were no other speakers public comment was closed.

By motion made and second (Sharp-Fall) by roll call vote 3-1, the Planning Commission denies the applicant's request for a CCV finding that the application does not meet the standards of a variance.

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

**Item 3: INITIAL COMMERCIAL CANNABIS VARIANCE REQUEST (CCV-2023-20)** An initial commercial cannabis cultivation request of the Planning Commission to reduce the required 350-foot cultivation setback from neighboring residential structures, pursuant to Trinity County Code Section 17.43.050A(8). The project site is located at 3191 State Highway 3, Hayfork, CA 96041. APN 016-200-035-000. Applicant: A. Romanova.

Public comment was heard from Chris Williams-Weaverville; Tom Ballanco-Douglas City; Michael-Weaverville on ZOOM, Catherine Sidman-Lewiston; Sam; and being there were no other speakers public comment was closed.

By motion made and second (Heaton/Ellis) by roll call vote 4-0 the Planning Commission moves to:

- A. Adopt Resolution PC 2023-14 subject to Exhibit A – Conditions of Approval to reduce the 350-foot setback requirement from the residence on APN 016-200-041-000 to approximately 160 ft. and from the residence

on APN 016-200-042-000 to approximately 315 ft. subject to the conditions set forth in Exhibit A.

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

**PLANNING COMMISSIONERS REPORT:** Commissioner Sharp informed that staff is working to have a Subdivision Review Committee meeting in January to review the process as it has been many years since it has been active. Chair Fall inquired about the approval of 2 county fire marshals for the committee from the Board of Supervisors. Deputy Director Prestley said it is on the board agenda for December 12.

**PLANNING DIRECTOR'S REPORT:** Deputy Director Prestley expressed his enthusiasm that we are very close to having a first meeting of the subdivision review committee.

**ADJOURNMENT:**

The Planning Commission adjourned at 7:21 pm.

Submitted by: Deborah Rogge, Recording Secretary



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**Ed Prestley,  
Deputy Director Community Development Department  
Secretary of the Planning Commission**