

# TRINITY COUNTY PLANNING COMMISSION

**Regular Meeting**  
**Thursday, July 14, 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:** Commissioner Sharp, Commissioner McIntosh, Commissioner Fall, Commissioner Barrett, Commissioner Heaton

**Staff Present:** Interim Deputy Director, Ed Prestley; Cannabis Division Director, Sean Connell; Environmental Health Division Director, Kristy Anderson; County Council, Sean Cameron; Asst. Planner Skylar Fisher; Environmental Health Specialist, Rikki Townzen; Admin. Coordinator, Deborah Rogge; Admin. Coordinator-Cannabis, Josh Rose

### 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 Gail Goodyear, Weaverville; Krasimir Vordanov, Hyampom and being there were no other speakers public comment was closed.

### REGULAR CALENDAR:

**Item 1: Minutes:** Approve meeting minutes from April 14, 2022.

By motion made and seconded (Heaton/Barrett) to approve the minutes of April 14, 2022 as presented. 5-0

Chair Sharp announced a change request to the agenda, (granted) to move a presentation of the General Plan by Brent Gibbons of Mintier Harnish Consulting ahead of Items 2, 3, 4, & 5.

**Item 2: (P-22-15)** A request for a two-year extension of time for a subdivision of approximately 15.4 acres into a 5.1-acre parcel and a 10.3-acre parcel. Tentative Map (P-16-25) received an initial two-year approval on June 8, 2017. An additional one-year extension of time was granted on April 11, 2019, extending the Tentative Map expiration date to June 8, 2020. A second extension of two-years extended the Tentative Map to June 8, 2022. The applicant is currently requesting a third extension of time to June 8, 2023. The project site is located at 531 Burnt Ranch Road, in the Salyer/Burnt Ranch planning area. APN 008-820-001. Applicant: Tyler Thompson. Planner S. Fisher

Public comment was heard from Tyler Thomson, Applicant; Veronica Kelly-Albietz, Douglas City and being there were no other speakers public comment was closed.

By motion made and seconded (McIntosh/Barrett) and approved 5-0 by roll call vote to:

1. Adopt a California Environmental Quality Act (CEQA) determination of a General Rule exemption 15061 (b)(3); and
2. Adopt the recommended findings listed in Resolution PC-2022-07.

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

Planning commission took and 10-minute recess

**Item 3: EXTENSION OF TIME (P-22-17)** A request for a one-year extension of time for a Conditional Use Permit (P-17-51) originally approved May 24, 2018 for SJH Timber, Inc. to allow the establishment of a Commercial Cannabis Nursery located in the Trinity Alps Business Park Specific Unit Development (SUD) district. The property has since been purchased by Kultured Cannabis, Inc. who was granted an extension of time to June 7, 2021. The applicant was granted a second extension of time to June 7, 2022. The applicant is currently requesting a third extension of time to June 7, 2023. The project site is located at 271 Industrial Parkway, in the Weaverville planning area. APN 024-220-055. Applicant: Kaden Koffler. Planner S. Fisher

Public comment was heard from Kaden Koffler, Applicant; veronica Kelly-Albietz, Douglas City and on ZOOM-Tom Ballanco, Douglas City and being there were no other speakers public comment was closed.

By motion made and seconded (McIntosh/Barrett) and approved 3-2 by roll call vote to:

1. Adopt a California Environmental Quality Act (CEQA) determination of a General Rule exemption 15091(b)(3); and
2. Adopt Resolution PC-2022-08 to approve the extension of time of P-17-51.

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

**Item 4: CANNABIS CONDITIONAL USE PERMIT & VARIANCE (CCUPT3-2018-004/P-18-24)** A request for approval to expand an existing Type 2 "Mixed-Light-Small" commercial cannabis cultivation license into a Type 3 "Medium Outdoor" commercial cannabis cultivation license to allow for up to 43,560 square feet (1 acre) of mature canopy. The applicant has also applied for a variance concurrently with the CUP as the cultivation area is less than five hundred (500) feet from the adjacent property lines. The Project is located on a 54.5-acre parcel located in the unincorporated community of Douglas City, in Trinity County. The physical address of the site is 55361 State Highway 299, Douglas City, and the APN is 024-090-018. Planner S. Fisher. *Continued from June 23, 2022.*

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

By motion made and seconded (Fall/Heaton) and approved 5-0 to continue item to a date uncertain.

**Item 5: CANNABIS CONDITIONAL USE PERMIT & VARIANCE (CCUPT3-2019-021/P-19-21)** A request for approval to expand an existing Type 2 "Mixed-Light-Small" commercial cannabis cultivation license into a Type 3 "Medium Outdoor" commercial cannabis cultivation license to allow for up to 43,560 square feet (1 acre) of mature canopy. The applicant has also applied for a variance concurrently with the CUP as the cultivation area is less than five hundred (500) feet from the adjacent property lines. The Project is located on a 143.6-acre parcel located in the unincorporated community of Salyer, in Trinity County. The physical address of the site is 5200 Southfork Road, Salyer and the APN is 008-080-032. Planner S. Fisher. *Continued from June 23, 2022.*

Public comment was heard from Deidre Brower, Applicant Representative; John Brower, Junction City; and on ZOOM-Adrian Keys, Hayfork; and being there were no other speakers public comment was closed.

By motion made and seconded (McIntosh/Fall) and approved 5-0 by roll call vote to:

- A. Adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration and the Mitigation, Monitoring, and Reporting Program (MMRP); and
- B. Approve the Conditional Use Permit and Variance (CCUPT3-2019-021) based on the recommended findings in Resolution PC-2022-09 and subject to the conditions of approval set forth in Exhibit A to Resolution PC-2022-09; and
- C. Revise the date to establish the use permit to change from 1-year to 2-years; and amend to add- the following conditions of approval shall be satisfied prior to cultivation and issuance of any building permits.

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

**PLANNING COMMISSIONERS REPORT:**

Commissioner Barrett inquired about 2023 rotation of chair. Commissioner McIntosh provide update to the CCPCA conference. Chair Sharp encouraged other commissioners to seek out training, and agendize a discussion about Planning Commission meeting time.

**PLANNING DIRECTOR'S REPORT:**

Director Connell reported on the number of Conditional Use Permits (CUP) and Director's Use Permits (DP), and the number of cannabis licenses issued/approved. Interim Director Prestley gave an update to staffing interviews, and that there would be no planning commission meeting on July 28, 2022, next meeting scheduled for August 11, 2022.

**ADJOURNMENT:**

The Planning Commission adjourned at 9:30 pm.

Submitted by: Deborah Rogge, Administrative Coordinator



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