

## TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
September 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, Barrett, & Ellis

**Staff Present:** Cannabis Director, Drew Plebani (zoom); Associate Planner-Cannabis, Bella Hedtke; Assistant Planner, Mitchell Wexler; 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: No public comment.

### REGULAR CALENDAR:

**Item 1. Minutes:** Approve meeting minutes from August 3, 2023 and August 10, 2023.

August 3, 2023 minutes approved as corrected (Sharp/Barrett) 5/0. August 10, 2023 approved as presented (Heaton/Ellis) 5/0.

**Item 2: DIRECTORS' USE PERMIT (DP-23-12):** An application request to replace sign at the Hayfork 7th Day Adventist Church. The purpose of this public hearing is to seek from the Planning Commission an exception from the regulations and requirements of code sections 15.08.060 and 15.08.070 of the Sign Ordinance. The project is located at 60 Reservoir Rd., Hayfork CA. APN: 014-171-040-000 Applicant: David Bostrom for Hayfork 7th Day Adventist Church. Planner: M. Wexler

Public comment was heard from David Bostrum-Applicant and being there were no other speakers public comment was closed.

By motion made and second (Sharp/Heaton) and approved by roll call vote, 5-0 the Planning Commission adopts Resolution PC-2023-09 for the approval of an exception to the regulations in county code chapter 15.08-Sign Ordinance for the placement of an internally illuminated onsite sign for the Hayfork 7<sup>th</sup> Day Adventist Church.

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

**Item 3: EXTENSION OF TIME (P-23-15):** A request for a one-year extension of time for a Conditional Use Permit (P-17-51) originally approved May 24, 2018 to allow the establishment of a Commercial Cannabis Nursery. The project site is located at 271 Industrial Pkwy., Weaverville CA. APN: 024-220-055-000 Applicant: Stephen Hagen. Planner: M. Wexler

Public comment was heard from Gina Massi, and being there were no other speakers public comment was closed.

By motion made and second (Barrett/Heaton) and approved by roll call vote, 5-0 the Planning Commission:  
1. Adopts a California Environmental Quality Act Determination of a general rule exemption 15061(b) (3):  
and

2. Approves P-23-15 subject to the findings included in Planning Commission Resolution PC-23-10.

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

**Item 4: 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. APN: 025-180-030-000. Appellant: Stefan Monev. Licensee: Stefan Monev. Division Director: D. Plebani.

Public comment was heard from Tom Ballanco-Douglas City, Laurie Wills-Lewiston, and on ZOOM: Melissa, being there were no other speakers public comment was closed.

By motion made and second (Sharp/Barrett) by 5/0, to continue this item to the October 12, 2023 Planning Commission meeting.

**Item 5: ANNUAL INITIAL VARIANCE REQUEST (CCV-22-01):** An application request to reduce the required 350-foot commercial cannabis cultivation setback from neighboring residential structures, pursuant to Trinity County Code Section 17.43.050A(8). The project site is located at 860 Top of the Grade, Douglas City, CA 96024. APN 025-530-032-000. Applicant: X. Ha. Planner: B. Hedtke

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

By motion made and second (Heaton/Sharp) by 5/0, to continue this item to the October 12, 2023 Planning Commission meeting.

**Item 6: ANNUAL INITIAL VARIANCE REQUEST (CCV-22-37):** An application request to reduce the required 350-foot commercial cannabis cultivation setback from neighboring residential structures, pursuant to Trinity County Code Section 17.43.050A(8). The project site is located at 971 Top of the Grade, Douglas City, CA 96024. APN 025-530-030. Applicant: B. Xiong. Planner: B. Hedtke

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

By motion made and second (Ellis/Heaton) by 5/0, to continue this item to the October 12, 2023 Planning Commission meeting.

**PLANNING COMMISSIONERS REPORT:**

Commissioner Fall clarified her appearance at the September 6, 2023 Board of Supervisor meeting as a public citizen as the Trinity Journal reported her as Commissioner Fall. Commissioner Heaton asked about the scheduling of a citizen in his districts' appeal.

**PLANNING DIRECTOR'S REPORT:**

**ADJOURNMENT:**

The Planning Commission adjourned at 7:06 pm.

Submitted by: Deborah Rogge, Recording Secretary



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