

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
Thursday, December 8, 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: McIntosh, Fall, Barrett, Heaton. Absent-Sharp

Staff Present: Assoc. Planner, Skylar Fisher; Code Compliance Specialist, Bella Hedtke; Admin. Coordinator-Planning, Deborah Rogge; Asst. Planner, Mitchell Wexler; on ZOOM Environmental Compliance Sp. & Acting Cannabis Director-Drew Plebani

CALL TO ORDER:

Vice Chair McIntosh 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 Scott White, Lewiston; Dana Houser, Hayfork; and being there were no other speakers public comment was closed.

REGULAR CALENDAR:

Item 1. Minutes: Approve meeting minutes from November 17, 2022.

By motion made and seconded (Barrett/Heaton) to approve 4-0 by roll call vote, the minutes as submitted for November 17, 2022.

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

Item 2: EXTENSION OF TIME REQUEST (P-22-18): A request for an extension of time for a four parcel and one remainder parcel tentative parcel map (P-17-36). This is the first extension of time application submitted to the Trinity County Planning Department. The project site is located at 420 Blake Mountain Trail, Hyampom. APN 011-210-035. Applicant: K. Yordanov. Planner: S. Fisher

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

By motion made and seconded (Fall/Barrett) to approve 4-0 by roll call vote, the Planning Commission moves to:

1. Find the project to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301(b)(3);
2. Adopt Resolution No. PC-2022-16; and
3. Approve a 2-year extension of time for Tentative Parcel Map P-17-36 based on the recommended findings and subject to the conditions of approval found in Trinity County Board of Supervisors Resolution No. 2018-042 and Exhibit A – Conditions of Approval

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

Item 3: SUBDIVISION MODIFICATION REQUEST (P-21-41): A request for a post approval modification of conditions on a four parcel and one remainder parcel tentative parcel map (P-17-36) regarding road design standards. This application is submitted pursuant to the Trinity County Subdivision Ordinance – Chapter 16.50. The project site is located at 420 Blake Mountain Trail, Hyampom. APN 011-210-035. Applicant: K. Yordanov. Planner: S. Fisher

Public comment was heard from: Eric Keyes-Representative TVCE; Daniel Gravette, TVCE; Kris Yordanov-Applicant; Chriss Williams-Weaverville and being there were no other speakers public comment was closed

By motion made and seconded (Fall/Barrett) to approve 4-0 by roll call vote, the Planning Commission moves to:

1. Find the project to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301;
2. Adopt Resolution No. PC-2022-17; and
3. Approve the post-subdivision modification request to allow the 108-foot stretch of road over the dam be 16-feet in length with turnouts on both sides, and

The Planning Commissions' consensus is that the road alignment on the map originally submitted with P-17-36 and map resubmitted and dated September 2018 are substantially the same.

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

Item 4: APPEAL OF THE DIRECTOR'S DECISION (P-22-29): An appeal of the planning director's decision to approve commercial cannabis cultivation license (CCL) 651, pursuant to Trinity County Code Section 17.34.110(A). The project parcel is located at 1598 Indian Creek Rd., Douglas City. APN: 015-180-045. Applicant: Semih Sabankaya. Planner: S. Fisher
This item was presented by Code Compliance Specialist, Bella Hedtke.

Public comment was heard from: Joe Herrier-Agent; Tom Ballanco, Douglas City; Chriss Williams, Weaverville; on ZOOM- Skylar Douglas, licensee; Barry Himmelstein, applicants' representative; Veronica Kelly-Albiez, Douglas City; Darin Wright, licensee representative; Zeph Foster, DC Water Company; Dana Hauser, Hayfork; Joh Brower, Junction City and being there were no other speakers public comment was closed.

By motion made and seconded (Barrett/Heaton) and by roll call vote 3-1 the Planning Commission denies the appeal P-22-29, upholding the Director's decision to approve CCL-651.

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

Item 5: ANNUAL INITIAL VARIANCE REQUEST (CCV-22-44): An application request to reduce the required 350-foot commercial cannabis cultivation setback from neighboring residential dwellings, pursuant to Trinity County Code Section 17.43.050A(8). The project site is located at 731 Top of the Grade, Douglas City. APN 025-530-037. Applicant: P. Pheng. Planner: S. Fisher

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

By motion made and seconded (McIntosh/Heaton) by roll call vote 4-0 to continue this item to the January 12, 2023 meeting.

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

Item 6: ANNUAL INITIAL VARIANCE REQUEST (CCV-22-46): An application request to reduce the required 350-foot commercial cannabis cultivation setback from neighboring residential dwellings, pursuant to Trinity County Code Section 17.43.050A(8). The project site is located at 411 N Meadow Ln., Hayfork. APN 015-420-033. Applicant: R. Lukova. Planner: S. Fisher

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

By motion made and seconded (McIntosh/Heaton) by roll call vote 4-0 to continue this item to the January 12, 2023 meeting.

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

PLANNING COMMISSIONERS REPORT:

Commissioner Fall reported to contacting staff following the decision of Mr. Whites project at an earlier hearing and emails that were received from Mr. White to Commissioner Falls personal email. Report to concerns of accuracy of notices.

PLANNING DIRECTOR'S REPORT:

Ms. Fisher reported that Environmental Compliance staff found that the cultivation canopy for CCV-22-41 (previously approved with request a to verify floodplain drainage concerns) closest to the river is not a contamination concern.

ADJOURNMENT:

The Planning Commission adjourned at 8:10 pm.

Submitted by: Deborah Rogge, Admin. Coordinator-Planning



**Drew Plebani, Acting Cannabis Director for
Ed Prestley, Interim Deputy Director Planning & Building
Secretary of the Planning Commission**