

# TRINITY COUNTY PLANNING COMMISSION

**Regular Meeting**  
**December 8, 2022 At 6:00p.m.**  
**Trinity County Library Conference Room**  
**351 Main Street, Weaverville, CA**

**Chairman William Sharp**  
**Vice-Chairman Duncan McIntosh**  
**Commissioner Carol Fall**  
**Commissioner Rory Barrett**  
**Commissioner Todd Heaton**

## **AGENDA**

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### **Zoom Information**

The Trinity County Planning Commission is inviting you to attend this meeting via Zoom.  
Topic: Trinity County Planning Commission Meeting  
Time: December 8, 2022 At 6:00 PM Pacific Time (US and Canada)

**Zoom Meeting Link:** <https://zoom.us/j/5950072851?pwd=RHp6TDhNajNJMVJHZFJlRmhacmJjUT09>

Meeting ID: **595 007 2851**

- o Passcode: **267684**
- o One tap mobile
- o +1 669 900 9128,,7338092685# US (San Jose)
- o +1 346 248 7799,,7338092685# US (Houston)

**Live Feed:** This meeting will also be available via live feed on the internet at:  
<https://www.youtube.com/user/dforslund/featured>

**TO ADDRESS THE COMMISSION:** Members of the public may directly address the Planning Commission on any agenda item on the regular calendar during the Commission's consideration of that item. In addition, the Planning Commission provides the members of the public with a Public Comment period, where the public may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code Sect. 54950, et seq.), Commission action or discussion cannot be taken on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission agenda.

**PRESENTATION OF DOCUMENTS:** All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps, or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the Commission. It is advised that the presenter create copies in advance for their own records. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of ten (10) copies.

### **CALL TO ORDER**

**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.

### **REGULAR CALENDAR**

**ITEM 1: MINUTES**-Approve minutes of the November 17, 2022 Special Meeting.

**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

**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

**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 *Continued from November 17, 2022*

**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

**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

## **PLANNING COMMISSIONER REPORTS**

### **PLANNING DIRECTOR'S REPORT**

### **ADJOURN**

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ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding a proposed action or be present at the public hearing to be heard regarding the action to be considered. To ensure consideration by the Planning Commission, all written material concerning the proposed project should be submitted to the **Trinity County Planning Department, 530 Main St., PO Box 2819, Weaverville, CA 96093. 530-623-1351, or by email to [info.planning@trinitycounty.org](mailto:info.planning@trinitycounty.org)**, as soon as possible, and no later than three days prior to the hearing. All items presented to the Planning Commission before or during the public hearing become part of the permanent record. Persons wishing to submit comments or appear before the Planning Commission are encouraged to first contact the staff planner listed for the project.

Copies of the applications, environmental documents, all reference documents, and staff reports associated with each project are available for review at the Trinity County Planning Department, 530 Main St., Weaverville, CA. Staff reports will also be available on the Internet at: <https://www.trinitycounty.org/Agendas-Minutes-Staff-Reports>.

Please note that any challenge of the nature of the proposed action in court may be limited to addressing only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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