

## TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
October 12, 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:** Interim Deputy Director, Ed Prestley; Cannabis Division Director, Drew Plebani; Associate Planner-Cannabis, Bella Hedtke; Recording Secretary, Deborah Rogge; Recording Secretary, Bear Banonis

#### CALL TO ORDER:

Chair Fall called the meeting to order at 6:04 p.m. then due to technical difficulties the meeting recessed at 6:20 p.m. for 10 minutes and resumed at 6:30 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 speakers.

#### REGULAR CALENDAR:

**Item 1. Minutes:** Approve meeting minutes from September 14, 2023.

September 14, 2023 approved as presented (Sharp/Barrett) 5-0.

**Item 2: 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. *Continued from September 14, 2023*

Public comment was heard from Lisa Wright-Flowra, applicant's agent; and being there were no other speakers public comment was closed.

By motion made and second (Fall/Barrett) and approved by roll call vote 5-0 the Planning Commission moves to:  
Adopt Resolution PC-2023-07 subject to Exhibit A – Conditions of Approval to reduce the 350-foot setback to approximately 145-feet from the residence on APN: 025-530-033 and to approximately 235-feet to the residence on APN: 025-530-034.

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

**Item 3: 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. *Continued from September 14, 2023.*

Public comment was heard from Lisa Wright-Flowra, applicant's agent; and being there were no other speakers public comment was closed.

By motion made and second (Barrett/Ellis) and approved by roll call vote 5-0 the Planning Commission moves to:  
Adopt Resolution PC-2023-08 subject to Exhibit A – Conditions of Approval to reduce the 350-foot setback to

approximately 190-feet from the residence on APN: 025-530-0031 and to approximately 305-feet to the residence on APN: 025-530-029.

Roll call vote- Barrett-aye, Ellis-aye, Sharp-aye, Heaton-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. *Continued from September 14, 2023.*

Public comment was heard from- Ben Magid, appellant/licensee's representative; Stefan Monev, appellant/licensee; Marina Monev; Dorde Glisovic; unidentified person; Lisa Wright-Lewiston; Mitch-Lewiston; Kamon; Melissa-Weaverville; Bosko; Vladimir; Tom Ballonco-Douglas City; John Brower-Junction City; Matt Jefferson-Coffee Creek; Sue Leutwyler-Lewiston; Laurie Wills-Lewiston; 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 motions to deny the appeal (P-23-09) upholding the Director's Decision to deny the application for CCL-208, with the findings referenced in the staff report.

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

**Recess-5-minutes** resumed at 8:16

**Item 5: APPEAL OF PLANNING DIRECTOR'S DECISION (P-23-19):** An appeal of Cannabis Director's Decision to approve a Commercial Cannabis License application (CCL-771) for 10381 Ruth-Zenia Rd. Hettenshaw, CA. Appellant: Phillip Gilman. Applicant: Severin Stoyanov, Smoking Green Valley, LLC. Assessor Parcel Number: 020-510-020-000.

Public comment was heard from Phillip Gilman--appellant; Tom Ballanco--applicant representative; Jake, Hayfork; and being there were no other speakers public comment was closed.

By motion made and second (Barrett/Sharp) by roll call vote 4-1, the Planning Commission motions to deny the appeal (P-23-19) upholding the Director's Decision to approve CCL-771, with the findings referenced in the staff report.

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

**PLANNING COMMISSIONERS REPORT:** Chair Fall attended the Board meeting on October 3<sup>rd</sup>, as a citizen commenting on Vision & Guiding Principles and Community Boundaries of the General Plan portion of the meeting. Commissioner Heaton suggested an edit may be needed (for clarity) to the "Authorization to Enter Private Property" form with-in the application packets.

**PLANNING DIRECTOR'S REPORT:** Interim Deputy Director Prestley identified General Plan items being agendized for the November 9<sup>th</sup> & December 14<sup>th</sup> and requesting a special meeting on November 16<sup>th</sup> for a cannabis ordinance amendment. He also gave an update on the old Trinity Market building, to the departments rebranding from--Planning and Building to Trinity County Community Development Department with 5 divisions and recruitment of a senior planner/division director and waiting for a response from county council on appointment of 2 fire chiefs' positions for the subdivision review committee. Director Plebani provided an overview of moving forward to having an opt-out process to the cannabis ordinance.

**ADJOURNMENT:**

The Planning Commission adjourned at 9:52 pm.

Submitted by: Deborah Rogge, Recording Secretary



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