

# TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
May 13, 2021 at 6:00 p.m.  
Trinity County Library Conference Room  
351 Main St, Weaverville, CA

Chairman Diana Stewart  
Vice-Chairman Duncan McIntosh  
Commissioner William Sharp  
Commissioner Mike McHugh  
Commissioner Todd Heaton

## PLANNING COMMISSION MEETING MINUTES

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\*NOTE: The public was invited to attend the public hearing via Zoom Link and limited public access for specific agenda items was made available by request and during the public meeting.

### CALL TO ORDER:

Chair Stewart called the meeting to order at 6:00 p.m.

**Commissioners present:** Diana Stewart, Duncan McIntosh, William Sharp, Mike McHugh, & Todd Heaton

**Staff Present:** Planning Director Kim Hunter; Planning Deputy Director, Lisa Lozier; Associate Planner, Bella Hedtke; Administrative Coordinator, Deborah Rogge

**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 opened, there being no speakers the public comment was closed.

### REGULAR CALENDAR:

**Item 1: MINUTES:** Approve meeting minutes from the February 11, 2021 and March 11, 2021 regular meetings. The minutes for March 11, 2021 will be continued.

By motion made and seconded (Sharp/McIntosh) and carried unanimously, the Planning Commission approved the February 11, 2021 minutes as presented.

Chair Stewart announced that by memorandum Items 3, 5, & 6 which were noticed as a public hearing, have been resolved and are pulled from the agenda and do not require action by the Planning Commission.

**Item 2: ANNUAL INITIAL VARIANCE (CCV-20-42):** A request for a variance from the required 350' Cannabis cultivation setback from a neighboring residential dwelling (TCC 17.43.050.A.8). Project site is located at 1730 Lake Rd., Junction City. Applicant: L. Tran. Assessor Parcel Number: 009-490-22-00. Planner: B. Hedtke. *Continued from the April 8, 2021*

Belle Hedtke presented the staff report and recommendation.

A public hearing was opened: Deidra Brower- Representative of Applicant, the public hearing was closed and returned to the Commission. Questions were asked of the representative and answered.

By motion made and seconded (McIntosh/McHugh) and carried unanimously to approve Commercial Cannabis Variance CCV-20-42 to reduce the cultivation site setback in Trinity County Code 17.43.050.A.8 from 350 ft. to 300 ft. from the residence located on APN: 009-490-21-00, subject to the findings of fact and conditions as stated in the staff report.

Item 3 was pulled from the agenda.

**Item 3: ANNUAL INITIAL VARIANCE (CCV-20-34):** A request for a variance from the required 350' Cannabis cultivation setback from a neighboring residential dwelling (TCC 17.43.050.A.8). Project site is located at 261 Laurel Dr., Hayfork. Applicant: S. Stine. Assessor Parcel Number: 014-300-22. Planner: B. Hedtke.

**Item 4: APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-01):** An appeal of the Planning Director's Decision to deny an extension under Urgency Ordinance 1355 for Commercial Cannabis Cultivation License (CCL) #229 for 2104 Union Ridge Road, Weaverville. Appellant: Vladimir Pavlovic and Dorde Glisovic. Assessor's Parcel Number 025-100-15-00

Staff recommended that a public hearing be opened and closed, and continued this item to the June 10, 2021 meeting, as a resolution on outstanding issues is pending.

A public hearing opened, there being no speakers the public hearing was closed.

By motion made and seconded(McHugh/Sharp) and carried unanimously, to continue this item to the June 10, 2021 Planning Commission meeting.

Item 5 was pulled from the agenda.

**Item 5: APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-02):** An appeal of the Planning Director's Decision to deny an extension under Urgency Ordinance 1355 for Commercial Cannabis Cultivation License (CCL) #178 for 371 N. Vista Lane, Hayfork. 1571 Appellant: Dillion Fry. Assessor's Parcel Number 014-420-51-00.

Item 6 was pulled from the agenda

**Item 6: APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-03):** An appeal of the Planning Director's Decision to deny an extension under Urgency Ordinance 1355 for Commercial Cannabis Cultivation License (CCL) #212 for 1011 Nelson Road, Hayfork. Appellant: Damon Libolt. Assessor's Parcel Number 017-450-21-00.

**Item 7: APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-15):** An appeal of the Planning Director's Decision to deny an extension under Urgency Ordinance 1355 for Commercial Cannabis License (CCL) #045 for 5468 Indian Creek Road, Douglas City. Appellant: Tom Ballanco. Assessor's Parcel Number 015-250-07-00.

Kim Hunter presented the staff report and recommendations. Questions were asked about the structures on the parcel, licenses, and correspondence between Mr. Ballanco and former Planning Director Tippitt.

A public hearing was opened, speakers were Tom Ballanco, Appellant- Douglas City, presented his case. Ana Wright- Lewiston, Deidra Brower-Junction City, Lisa Wright-Lewiston, Jake Grossman-ZOOM, the public hearing was closed and returned to the Commission.

There was discussion about what was said or done under the previous director, how processing of cannabis licenses was done, and challenges facing the current director and staff on processing applications. Questions were asked of and about Mr. Ballancos' current standing of required permits.

By motion made and seconded (McIntosh/McHugh) to continue this item to the June 10, 2021 Planning Commission meeting.

Subsequent Motion made and seconded (McHugh/Sharp) and carried unanimously, to uphold the appeal.

**Item 8: DISCUSSION REGARDING CANNABIS CULTIVATION SETBACK VARIANCES.**

Staff and Planning Commission had discussion on the wording of Trinity County Code Section 17.43.050.A.8, use of 'adjoining' and 'adjacent' parcels. By motion made and seconded (McHugh/Heaton) staff was directed by the Commission to prepare and return to the June 10, 2021 meeting, an ordinance of amendment, that corrects this language, and it be properly noticed to the public, and moved forward to the Board of Supervisors.

**Item 9: BROWN ACT AND GOVERNANCE TRAINING SESSION**

Amanda Uhrhammer (Prentice/Long) from the county council office provided an overview of the basics on the purpose of the Brown Act.

**PLANNING COMMISSIONERS REPORT:**

Commissioner McHugh asked about receiving RCD maps, and Kim stated that staff has been focusing on General Plan updates and the Transition Plan and did not when they could be prepared. Commissioner McIntosh requested information on Robert's Rules of Order, staff provided material. Commissioner Sharp inquired about reciting the Pledge of Allegiance at the beginning of the meeting, and a brief discussion followed.

**PLANNING DIRECTOR'S REPORT:**

Next meeting is June 10, 2021 with a full agenda. We hope to have a presentation on the Transition Plan, where we are and what that entails. Kim gave an update on the progress/process of adding new staff, and the General Plan and zoning project kick-off plans.

**ADJOURNMENT:** The Planning Commission adjourned at 7:40 pm.

Submitted by: Deborah Rogge, Administrative Coordinator



**Kim Hunter, Planning Director  
Secretary of the Planning Commission**