

TRINITY COUNTY PLANNING COMMISSION

Special Meeting
February 20, 2025 at 6:00p.m.
Trinity County Library Conference Room
351 Main Street, Weaverville, CA

Chair: Comnr. Dist. 3 Rory Barrett
Vice-Chair: Comnr. Dist. 2 Amelia Fleitz
Commissioner Dist. 1 Carol Fall
Commissioner Dist. 4 vacant
Commissioner Dist. 5 Dan Harper

MINUTES- PLANNING COMMISSION

***NOTE:** The public was invited to attend the public hearing via Zoom Link.

Commissioners present: Barrett, Fleitz, Fall, Harper

Staff Present: Planning Director, Ed Prestley; Cannabis Director, Drew Plebani; Senior Planner-Planning, Bella Hedtke; Environmental Compliance Specialist-Natural Resources, Patrick Flynn; Assistant Planner-Cannabis, Nick Martinez; Recording Secretary, Deborah Rogge; Recording Secretary, Chad Fougeron.

CALL TO ORDER: Chair Barrett 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 comments.

REGULAR CALENDAR:

- A. Community Development – Planning - Rotation of Chair- Election of 2025 Chair and Vice Chair for the Trinity County Planning Commission.

By election and unanimous agreement Commissioner Barret and Commissioner Fleitz installed to chair and vice chair respectively.

- B. Community Development – Planning - Minutes: Approve meeting minutes of the September 12, 2024 & September 26, 2024 meetings.

By motion made and second (Fall/Fleitz) to approve 3-0 (1 abstain) the September 12, 2024 & September 26, 2024 minutes as presented.

- C. Community Development – Planning - Tentative Parcel Map (P-24-07): Request to approve a two-parcel subdivision to divide a 2.06-acre parcel into two resulting parcels of approximately 1.11 acres and 0.95 acres for commercial use. Location: St. Hwy. 299 & Lance Gulch, Weaverville CA. A.P.N. 024-500-076-000. Applicant: Lehmann & Assoc. Consulting.

Public comment was opened and being there were not speakers public comment was closed.

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

1. Find the project to be exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061 (b)(3) (Common Sense Exemption); and
2. Adopt Resolution No. -2025-02; and
3. Approve Tentative Parcel Map P-24-07 for the creation of 2 parcels for future commercial development.

Roll call vote: Fleitz-aye, Fall-aye, Harper-aye, Barrett-aye

- D. Community Development – Natural Resources - Adoption of Mitigated Negative Declaration (MND) for Burnt Ranch Estates Community Water System Improvement Project (CLA-23-01) Location: The Burnt Ranch Estates, APNs 008-790-003-000 and 008-800-005-000, and serves 25 private parcels. Applicant: Burnt Ranch Estates Mutual Water Company (BREMWC).

Public comment was heard from Bill Wilkinson-Pres. of Burnt Ranch Municipal Water District (BRMWD).

By motion made and second (Fall/Fleitz) to approve by roll call vote 4-0 the Planning Commission moves to approve the Mitigated Negative Declaration (MND) as presented, including the attached mitigation measures and adopt the amended Resolution No. 2025-01 as required by Trinity County Code Section 18.04.120.

Roll call vote: Fleitz-aye, Fall-aye, Harper-aye, Barrett-aye

- E. Community Development – Cannabis - An Appeal of the Community Development Director's Decision to deny approval of the Administrative Buffer Reduction (CDP-24-84) – Director's Use Permit associated with CCL-253. Location: 921 B-Bar-K Rd. Douglas City CA. A.P.N. 015-430-012-000. Appellant: Layne Smith & Matt Wyatt. Applicant: Layne Smith & Matt Wyatt.

Public comment was heard from Emil Mason-Douglas City; Matt Wyatt-Appellant/Applicant; Vidette Van der Ryan-Lewiston; John Brower-Junction City; ZOOM: Adrian Keyes and Lisa Wright.

By motion made and second (Fall/Fleitz) and failed 2-2 by roll call vote the Director's decision to deny the DUP application for the ABR associated with CCL-253 stands.

Roll call vote: Fleitz-aye, Fall-aye, Harper-no, Barrett-no

- F. Community Development – Cannabis - An Appeal of Planning Director's Decision (P-25-01) to approve a Commercial Cannabis License application (CCL-805) for 3600 Little Browns Creek Rd Weaverville CA. A.P.N. 024-070-019-000. Appellant: Little Browns Creek Road Improvement Assoc. (LBCRIA) Applicant: Bao Lee.

Public comment was heard from Steve Emershy-forester for Sierra Pacific Industries; Tom Ballanco-for CCL applicant; Bob Morris-for Appellant LBCRIA; Lisa Wright-for CCL applicant.

By motion made and second (Fall/Harper) and approved 4-0 by roll call vote; the Planning Commission continues the item P-25-01 to the March 13, 2025 meeting.

Roll call vote: Harper-aye, Fall-aye, Fleitz-aye, Barrett-aye

PLANNING COMMISSIONERS REPORT:

Commissioner Fleitz reported that the Architectural Review Committee has been working on communication/education material for owners/proprietors in the Weaverville Historic Districts to inform them of value of a historic district, current ordinance, and how to comply with and apply for changes to your structure in the historic district.

Chair Barrett asked about updates to Mr. Murrison's tentative map P-22-21. Bella Hedtke-Senior Planner stated the final map was recorded on December 30, 2024.

Commissioner Fleitz added that while Dan Harper has replaced Todd Heaton for Dist. 5 and recognized his service to the commission, she noted that Don Ellis of Dist. 4 had resigned, and thanked him for his service to the county and wished him well in his endeavors.

PLANNING DIRECTOR'S REPORT:

Director Prestley passed to Bella Hedtke-Senior Planner for General Plan update: Housing Element rescheduled to March 4th, a General Plan joint study session for will be June 10 & 11, 2025 9 a.m. to 3 p.m. to review public and agency comments and staff recommend actions. Also discussing suggested land use changes submitted to the comment portal. General Plan is on track. Zoning code workshops are happening internally on technical aspects. A

special meeting for Part 1 of the zoning code for Planning Commission on June 12, 2025. Part 2 will be in August the date is not yet set. Public community workshops for zoning will begin in the fall. Bella also provided update to completed Planning Division projects.

Director Prestley continued announcing the hiring of Angel Chappell as assistant planner. Ed also updated on the Broadband expansion is near completion on Hwy 299. Locations are being looked at for wiring and fiber to be ran into Hyampom, Post Mountain, and Forest Glen. County will soon be going to a digital platform permits for the TCCDD divisions allowing the public to apply for permits online. The county was awarded a Clean Energy Grant via Flowra Consulting which is working on a feasibility study to get clean energy to the Post Mountain area. Efforts are underway to the broadband buildout of Wi-Fi in the Weaverville area in the next few months. Ed praised the planning division's productivity and all divisions of TCCDD.

ADJOURNMENT:

The Planning Commission adjourned at 9:08 p.m.

Submitted by: Deborah Rogge, Recording Secretary



**Ed Prestley,
Deputy Director Community Development
Planning Director
Secretary of the Planning Commission**