

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
April 24, 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 Duncan McIntosh
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, and on Zoom: McIntosh

Staff Present: Deputy Director, Ed Prestley; Cannabis Director, Drew Plebani; Senior Building Inspector, Cody Smith; Senior Planner, Bella Hedtke; Recording Secretary, Deborah Rogge; Recording Secretary, Melanie Herron.

CALL TO ORDER:

Chair Barrett called the meeting to order at 6:02 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 Lisa Wright-Lewiston, and Adrian Keyes.

REGULAR CALENDAR:

Item A. Community Development - Planning - Approve minutes for the March 13 and March 27, 2025 meetings.

By motion made and second (Harper/Fleitz) 4-0 - 1 abstain, to approve March 13, & March 27, 2025 minutes with correction to March 13, 2025.

Roll call vote: Fleitz, Harper, Fall, Barrett: Aye, McIntosh-abstain

Item B. Community Development - Cannabis - Appeal of Director's Decision (P-24-12)

Public comment was heard from Lisa Wright-Lewiston, Bob Morris-Appellant, Tom Ballanco-Douglas City, & Keith Greenwood-from SPI and being there were no other speakers public comment was closed.

By motion made and second (Harper/Barrett) by roll call vote 3-2 to continue this item to a date pending outcome of civil dispute or documentation of additional appropriate water supply is provided.

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

Item C. Community Development - Building - Establishing Code Section 15.26 regarding moveable Tiny Homes (DEV-24-03).

Public comment was heard by Lisa Wright-Lewiston, Adrian Keys, Rhoda Cain-Trinity Center, Matt Jefferson-Trinity Center, and being the were no other speakers public comment was closed.

By motion made and second (Fall/Barrett) by roll call vote 5-0; that the Planning Commission adopt Resolution PC-2025-05 to:

1. Adopt a California Environmental Quality Act (CEQA) determination that the project is categorically exempt from further environmental review under CEQA Guidelines Section 15303 (Class 5: Minor Alterations in Land Use Limitations) and;

2. Recommend to the Board of Supervisors that a new ordinance be passed to allow the construction of Tiny Homes in Trinity County; and
3. Use consistent language in ordinance of "Moveable Tiny Homes".

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

Item D. Community Development - Building - Amendment to TCC Chapter 15 (DEV-25-02).

Public comment was heard from Lisa Wright-Lewiston, on Zoom- Matt Jefferson- Trinity Center, Adrien Keys-, Tyler Thompson- Burnt Ranch, Rhoda Cain-Trinity Center and being there were no other speakers public comment was closed.

By motion made and second (Fleitz/Fall) by roll call vote 5-0; that the Planning Commission adopt Resolution PC-2025-06 to:

1. Adopt a California Environmental Quality Act (CEQA) determination that the project is categorically exempt from further environmental review under CEQA Guidelines Section 15268 (Ministerial Project Exemption) and
2. Recommend to the Board of Supervisors that the updated amendments be passed to allow for California Building Code exemptions including an Agricultural Exemption, new language, and a letter of intent.
3. Include the clerical errors (updated definitions) in Memorandum of 4/24/2025 to the Planning Commission and Members of the Public to Agenda Item D Amendment to TCC Chapter 15.
4. Include Timberland Production District (TPZ), Agricultural Forest, and SUD's that have an Agriculture designation.
5. Amending that the fee association shall rather be tied to the fee schedule than a specific value.

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

Item E. Community Development - Building - Amendment to County Code Chapter 15, Section 15.04.080 (DEV-25-03).

Public comment was heard from Tom Ballanco-Douglas City (Zoom) and being there were no other speakers public comment was closed.

By motion made and second (Fall/Barrett) by roll call vote 5-0 that the Planning Commission adopt Resolution PC-2025-07 to:

1. Adopt a California Environmental Quality Act (CEQA) determination that the project is categorically exempt from further environmental review under CEQA Guidelines section 15268 (Ministerial Project Exemption) and;
2. Recommend to the Board of Supervisors that the updated amendments be passed to include the California Fire Code and California Green Building Code.

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

PLANNING COMMISSIONERS REPORT: Chair Barrett welcomed Commissioner McIntosh back. Commissioner Fleitz updated on Architectural Review Committee's' work to update pre-approved colors and on an educational campaign, and proposal for banners on light poles. Commissioner Fleitz asked that the idea of having the Planning Department work with OES for printing map books for volunteer fire departments more frequently as addressing will increase with the onset of tiny homes. She introduced an idea for having an alternate commissioner. All recognized Bella's departure from the community and hard work for the county.

PLANNING DIRECTOR'S REPORT: Deputy Director too, acknowledged Bella's hard work for the county and to fly and follow her heart. He also noted that the job position had already been posted and has received 5 applicants.

ADJOURNMENT:

The Planning Commission adjourned at 8:34 pm.

Submitted by: Deborah Rogge, Recording Secretary



**Ed Prestley, Planning Director
Secretary of the Planning Commission**

