
PLUMAS COUNTY
AIRPORT LAND USE COMMISSION
Minutes of the Meeting of September 19, 2007

I. CALL MEETING TO ORDER

The meeting was called to order at 3:00 p.m. Present were William Weaver, Bill Kennedy, Carl Felts, George Terhune, Dan English, and Herbert Bishop (Commissioners), Sid Roberts (Airport Commission), Dan Monsieur (member of the Public), Barbara Thompson (County Counsel), and Chris Kennedy (public member, appointed commissioner later in the meeting.)

II. REVIEW AND APPROVAL OF AGENDA

Bill Kennedy moved and it was passed unanimously to change the order of the agenda today. Chair requests approval to move *Review and Approval of Agenda* to Item II, *Review and Approval of Minutes* to Item III, *Introductions* to Item IV, *Public Comment Period* to Item V, *Board of Supervisor's Corner* to Item VI, *Commission Member Comment Period* to Item VII, *Other Business* to Item VIII, *New Business*. **William Weaver made the motion, seconded by Herbert Bishop to approve the agenda**

III. REVIEW AND APPROVAL OF MINUTES

Approval of minutes from August 22, 2007.

Bill Kennedy made the motion, seconded by William Weaver to approve the minutes of the last meeting.

IV. INTRODUCTIONS

Everyone at the meeting was introduced.

V. PUBLIC COMMENT PERIOD

A. Dan Monsieur's comments on proposed development near the Chester Airport.

1. The project is at the planning department. Monsieur will provide formal background information at the next meeting. Monsieur indicated that he can give a three minute overview (under public comment). The basic impetus for the project is jobs... working families are leaving Plumas County. The airport is underutilized, but private aviation is doing well. Some people could have satellite officers here in Plumas County; wireless internet could attract entrepreneurs here. The proposal is for hangers, office and commercial. They are aware of the need not to violate the "through the fence" issues. Terhune asked about the "through the fence" issue and asked if the County could accept the leased land as part of the County airport." Monsieur said that a portion could be owned by the County and leased back.

VI. BOARD OF SUPERVISOR'S CORNER (Opportunity for County Supervisors to address issues related to the ALUC.)

No supervisors were present, so there was no action taken on item IV.

VII. COMMISSION MEMBER COMMENT PERIOD

- A. Bill Kennedy thinks that the ALUC should have commission meetings at each airport, and that there should have a regular time for those meetings.

- B. Discussion about the ALUC in the past:

Sid Roberts, Plumas County Director of Facility Services, indicated that there was a letter from John McMorrow, the prior Director of the Building and Planning Department, to the Board of Supervisors (dated 2/15/85) that discussed the bill which established the requirement of forming an airport land use commission. John McMorrow recommended the commission, so a commission was established at that time. Dan English mentioned that he was on the ALUC in the past. Carl Felts then mentioned that the last ALUC meeting must have been at least ten years ago. Felts also mentioned that if the commission made a ruling and the Board wanted to overrule it, it would require a 4/5 vote of the Board of Supervisors to overrule the ALUC which was confirmed by Counsel. Felts asked about the boundary line for airport influence area. English indicated that the old ALUC used noise contours to determine the physical boundary rather than a 2 mile limit. Felts indicated that the commission needed to address the boundary issue at the next meeting. The 2 mile limit might be able to be

applied in Chester. Felts asked Sid Roberts to get the airport influence areas for each airport so that the ALUC could consider that issue. Terhune mentioned that there were two components or criteria for deriving the old airport influence areas. Those criteria were then translated physically as boundaries on a map.

C. William Weaver indicated that he was willing to post the agenda in Portola.

VIII. OTHER BUSINESS

OLD BUSINESS

A. Review PUC Sections 21670-21679.5 by County Counsel

Barbara Thompson reviewed the applicable sections of the public utilities Code.

B. Open Meeting Act (Brown Act) by County Counsel

Barbara Thompson provided training on the Brown Act and provided copies of the Brown Act to each commissioner.

NEW BUSINESS

A. Selection of Public Member

The matter was opened for discussion. Weaver asked if there was a deadline to apply. Felts indicated that the County had posted the notice months ago. Terhune indicated that Chris Kennedy had been recommended. Felts indicated that he sent the other two applicants an agenda for today's meeting. Chris Kennedy was the only applicant that was present at the meeting. Felts indicated of the applicants not present: one applicant lived in Sparks and other lived in Quincy. Terhune indicated that the Sparks applicant was present at one of the Board of Supervisors' meeting. When the BOS asked why he was interested in the ALUC since he lived out of the area, he had presented himself well. Terhune indicated that the residence of the applicants was one issue in his mind. He also said that having geographical balance may be useful.

Bill Kennedy made the motion, seconded by Weaver to appoint Chris Kennedy as the public member. The motion was passed unanimously.

B. Brief discussion on County Airport Master Plan and Rogers Field at Chester

1. Discussion of Airport Master Plan:

Sid Roberts thinks that there is an old master plan somewhere and had indicated that he was going to try to find it. Felts questioned whether Mead and Hunt were updating the Airport Land Use Plan? Felts indicated that he wanted a copy of the master plan. Sid indicated that there is an old one, but the ALUC should look to update it.

2. Discussion of Seaplanes at the Chester Airport:

Creating a marina with a base for seaplanes would create a “through the fence” operation. Further, if a channel were created, there would have to be a clear separation between the areas used by seaplanes and other water vehicles. Terhune remarked that once changes to the master plan occur, the ALUC will be the agency that will complete the review process. English commented that it would be two miles of dredging to create the seaplane route. Felts commented that the landing area would be at the north end of the lake, but the base would be at the south end by the dam, so you would have to drop off passengers at the airport. Felts mentioned about the issue about motor vehicles on wetlands. Terhune had a question about the map. There was an ALUC recommendation on Sheet 11. It implies that there was an ALUC. Questioned whether the lines on the map may have been intended to be the airport influence area. Terhune said that it would seem that the boundary of the airport influence area should be changed to reflect more space in the runway path of travel to reflect the actual path of travel of the airplanes.

C. Brief Discussion on Airport Land Use Compatibility Plan. Inputs from Sid and others.

Felts indicated that the Division of Aeronautics is looking to the fact that they couldn't find any documentation declaring that there were “no incompatibility issues” within the County, and that Division of Aeronautics might be addressing the County in the future on that issue. Terhune indicated that the ALUC will likely do an amendment to the land use compatibility plan. He thinks that we should do a plan for each airport and each area's representatives could be a de facto subcommittee to study their area. He thinks that commissioners should consider “what is a reasonable area of interest” and perhaps set criteria. The land use compatibility plans could be started being

drafted by the commission members in each area. The ALUC commission could also develop criteria based on the handbook.

There was a motion by Weaver, seconded by Kennedy to create non-standing committees comprised of commissioners in each local area to start looking at the local airport's land use compatibility plans. The motion passed unanimously.

- D. Brief report from Chair and discussion regarding an issue being discussed by ABWAC.

Discussion about possible ordinance restricting motorized vehicles in the Chester Meadows. Felts thought that the ALUC commission would have to review the ordinance. English thought that ALUC commission may not review it. Felts indicated that the ALUC should have counsel on whether the ordinance needs to come to the ALUC.

IX. FUTURE AGENDA ITEMS

- A. Presentation on Chester Airport.
- B. Presentation on Proposed Project Next to Chester Airport by Dan Monsieur.
- C. Unfinished Business

Monsieur will be on the agenda for October. Felts has not yet established a deadline for agenda requests yet.

X. ADJOURNMENT AND VISIT TO QUINCY AIRPORT

Next meeting on Oct. 17 time and place to be determined.

Chris Kennedy made a motion to adjourn, seconded by Bill Kennedy. The commission meeting was adjourned at 4:50 p.m.