
**PLUMAS COUNTY
AIRPORT LAND USE COMMISSION**
Minutes - June 18, 2008

The Plumas County Airport Land Use Commission convenes in their regular meeting on June 18, 2008, at 2:01 p.m. in the Planning & Building Services Conference Room; Chair Carl Felts presiding. Members appointed are as follows:

1. Carl Felts, Chair;
2. George Terhune, Vice Chair;
3. Herb Bishop, Commissioner;
4. William Weaver, Commissioner;
5. B.J. Pearson, Commissioner;
6. Alan Holloway Commissioner,
7. Cal Westra, Commissioner.

I. CALL TO ORDER AND ROLL CALL

Present: Carl Felts, George Terhune, Herb Bishop, Alan Holloway, Cal Westra, B.J. Pearson, and William Weaver.

Absent: None.

II. REVIEW AND APPROVAL OF AGENDA

Chair Felts calls for a motion. Motion is made by Commissioner Weaver to approve the agenda. Commissioner Pearson seconds the motion with a unanimous affirmative voice vote recorded.

III. REVIEW AND APPROVAL OF MINUTES

Chair Felts calls for a motion. Motion is made by Commissioner Pearson to approve the minutes from May 16, 2008. Commissioner Westra seconds the motion with a unanimous affirmative voice vote recorded.

IV. INTRODUCTIONS

Introductions are waived.

V. PUBLIC COMMENT PERIOD

Chair Felts opens the Public Comment Period. No comments are made.

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

Lori Simpson, Supervisor Elect, introduces herself to the Commission.

VII. STAFF REPORT

Planning Director (Interim), Randy Wilson, provides updated draft plans and maps to the Commission. A lengthy discussion between Commission and Staff takes place regarding height requirements in Zone 4, noise abatement, infill in urban areas, protecting property rights, open space land, and density limit. Resulting from this discussion, Vice Chair Terhune constructs the following wording pertaining to infill to apply to the draft plans:

(4) Prohibit – Use should not be permitted under any circumstances.

In general, when a proposed land use or action is “allowed” by its characteristics and its location in a particular Zone, that proposed use or action need not be referred to the Commission for review.

Uses that are to be “limited,” “avoided,” or “prohibited” must be submitted to the Commission for review and action.

Where residential uses would be “limited” by the criteria stated in Handbook Tables 9B and 9C, the following density limits shall apply within Safety Compatibility Zones 2 through 5:

-- Infill is allowed to the extent of one dwelling unit (D.U.) is allowed on any parcel in existence on the date of original adoption of this ALUCP, provided the development rights of that parcel have not been transferred, as provided below, in a way that would not permit the development.

-- For parcels created after the date of original adoption of this ALUCP by lot split or subdivision, no more than one D.U. per 2 acres is allowed. For purposes of providing the minimum 2 acres for a D.U., a parcel may include the development rights of other buildable areas within Zones 2 through 5 for the same runway, the development rights of such areas having been transferred by recorded deeds of both originating and receiving parcels. Any parcel from which such development rights have been transferred shall have the transferred area subtracted from its remaining development rights. If a D.U. already exists on an originating parcel, the unencumbered development rights of that parcel shall not be reduced below 2 acres. A parcel not containing a D.U. may have its remaining development rights reduced below 2 acres, but in such case no D.U. may be constructed on that parcel unless a transfer of development rights from other parcels brings the total to 2 acres or more.

Chair Felts calls for a motion. Terhune makes a motion to adopt this wording. Commissioner Pearson seconds the motion and a unanimous affirmative voice vote is recorded.

VIII. COMMISSION COMMENT PERIOD

A. Chair Report.

Chair Felts report that ABWAC is proceeding as usual.

B. Commissioners' Comment.

Commissioner Weaver comments that there needs to be better communication between John Gullixon (LAFCo) and supervisors Meacher and Thrall, regarding development effecting Chester Airfield.

C. Subcommittee Reports - No report is given.

IX. OTHER BUSINESS

A. Old Business.

1. Airport Land Use Compatibility Plan – Discussion takes place during Staff Report.
2. Workshops

General discussion takes place among Commissions and Staff regarding the following items needed for the upcoming workshops: Power Point presentation & projection equipment, tear off easel, handouts, and refreshments. Publicity in the local newspapers and the need to inform realtors about the workshops is discussed. The Commissioners agree to hold a special ALUC meeting on July 9, 2008, for final discussion and preparation prior to the three workshops.

B. New Business.

None.

X. FUTURE AGENDA ITEMS

- A. Unfinished business – None.

XI. ADJOURN

There being no further business, Chair Felts calls for a motion to adjourn. Commissioner Weaver makes a motion to adjourn the meeting of June 18, 2008. Commissioner Pearson seconds the motion with a unanimous affirmative voice vote recorded. The meeting adjourns at 4:52 p.m.

A special meeting to discuss the Workshops is scheduled for July 9, 2008, and the next regularly scheduled meeting is moved from July 16, 2008, to July 23, 2008, at 2:00 p.m. in the Planning & Building Services Conference Room.



Carl Felts, Chairman
Plumas County
Airport Land Use Commission



Nancy Fluke, Recording Secretary