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**PLUMAS COUNTY  
PLANNING COMMISSION**  
Minutes of the Meeting of June 18, 2009

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The Plumas County Planning Commission (the *Commission*) convenes in their regular meeting on June 18, 2009, at 10:06 a.m. in the Planning and Building Services Conference Room, Quincy; Mark Dotta, Chair, presiding. Members appointed are as follows:

1. Mark Dotta, Chair (District 1);
2. Elizabeth "Betsy" Schramel, Vice Chair (District 2);
3. Richard Rydell, Commissioner (District 3);
4. Larry Williams, Commissioner (District 4); and
5. John Olofson, Commissioner (District 5).

Staff in Attendance: Randy Wilson, Planning Director  
Rebecca Herrin, Senior Planner  
Nancy Fluke, Recording Secretary

I. **CALL TO ORDER** – By Chair Dotta.

II. **SALUTE TO THE FLAG** – By Planning Commission and Attendees.

III. **ROLL CALL**

***Present:*** Mark Dotta, Betsy Schramel, John Olofson, Larry Williams.  
***Absent:*** Rich Rydell.

IV. **APPROVAL OF AGENDA**

Commissioner Olofson asks to move *Item 9* ahead of *Item 8* on the Agenda to allow more time for Coleen Shade of *Design Workshop* to arrive. Chair Dotta calls for a motion to approve the agenda as amended. Motion is made by Commissioner Olofson and Commissioner Williams seconds the motion with a unanimous affirmative voice vote recorded.

V. **COMMISSIONER REPORTS / COMMENTS** - No comments.

VI. **PUBLIC COMMENT OPPORTUNITY**

Chair Dotta opens the Public Comment period. No comments.

VII. **CONSENT ITEMS**

A. **APPROVAL OF MINUTES**

Vice Chair Schramel suggests that when a meeting cancellation occurs, there should be a note to that effect in the subsequent meeting minutes. Recording Secretary Fluke agrees to make that notation in future minutes.

Chair Dotta calls for a motion to approve the minutes of May 7, 2009. Motion is made by Vice Chair Schramel. Commissioner Williams seconds the motion with a unanimous affirmative voice vote recorded.

Chair Dotta calls for a motion to approve the minutes of May 21, 2009. Motion is made by Commissioner Williams. Commissioner Olofson seconds the motion with a unanimous affirmative voice vote recorded.

**VIII. PUBLIC HEARING: PLUMAS COUNTY DRAFT 2009-2014 HOUSING ELEMENT OF THE GENERAL PLAN**

Chair Dotta opens the Public Hearing. Wilson explains the purpose of a public hearing for the *Draft Housing Element of the General Plan* and then he elaborates on the process. Steve Allen, John Sheehan, and David Keller, members of the *Housing Element Sub-Committee* are present. Wilson states that Staff has had an opportunity to review the Draft Housing Element and has not made any significant changes to that document. Wilson adds that the Tables have been updated.

Review of the draft begins and discussion occurs on the following points: low-income housing, second home market, rural community assistance, impact fees, first home buyer education and assistance, planned development permits, zoning changes, opportunity areas, fire safe standards, inclusionary zoning, *Housing Trust Fund*, and the *American Communities Survey*. Dotta asks if there are further questions or comments. Hearing none, Dotta closes the Public Hearing.

The Commission recommends that the following changes/additions are made to the *Draft Housing Element of the General Plan*: 1. Change wording on Page 92 under New Construction from *establish* to *continue*; 2. Add on Page 100 *Inclusionary Zoning* and include a definition; 3. Add on Page 100 *Housing Trust Fund* and include a definition; 4. Change *Farmers Home* to *USDA Rural Development* where it appears throughout the document.

Chair asks for a roll call vote to adopt *Resolution # PC 09-002* amending the *Plumas County General Plan Housing Element* (Dotta reads document). Recording Secretary Fluke records the following votes:

Dotta – Aye,  
Schramel – Aye,  
Williams – No,  
Olofson – Aye,  
Rydell – Absent.

**IX. INFORMATIONAL ITEMS**

**A. PLANNING DIRECTOR'S REPORT**

**1. BOARD OF SUPERVISORS REPORT**

- a.) **County Budget** – Planning Director Wilson reports that the Board of Supervisors approved the budgets as submitted for Planning and GIS. Further discussion takes place among Commissioners and

Staff, with Wilson and John Sheehan of Plumas Corporation providing explanations concerning the budgeting process.

- b.) **Proposed Changes to Appeal Procedure and Lot Line Adjustments** – Wilson states that the Board of Supervisors approved by resolution the proposed changes.

2. **ONGOING PROJECT UPDATES** – No information to report.

3. **CONSULTANT CONTRACT FOR GENERAL PLAN UPDATE**

Wilson reports that the CAO has not signed the *General Plan Update Consultant Contract* yet due to the CAO's need to focus on budget matters; however, Wilson was given a tentative target date of July 7, 2009, for contract approval by the CAO. Commissioner Olofson expresses his belief that the CAO owes the Planning Commission an explanation why he has delayed approving the contract for 6 months. Olofson suggests that the July 2, 2009, Regular Planning Commission Meeting is cancelled and that a *Special Planning Commission Meeting* is held on July 9, 2009, in order to allow enough time to receive the CAO's approval of the consultant contract. Olofson adds that if the contract has not been approved by the CAO by the July 9, 2009, *Special Planning Commission Meeting*, then the CAO shall be invited to that meeting to offer an explanation why the approval has not occurred. Chair Dotta asks for a motion to approve Olofson's proposal. Commissioner Olofson makes the motion, Vice Chair Schramel seconds the motion, and a unanimous affirmative voice vote is recorded.

X. **CORRESPONDENCE** – None presented.

XI. **ADJOURNMENT**

There being no further business, Chair Dotta adjourns the meeting 12:31 p.m.

Per the Commissioners' decision (*see Item IX-3*), a *Special* meeting is set for July 9, 2009, at 10:00 a.m. at the Planning and Building Services Conference Room located at 555 Main Street in Quincy.

**Note by the Recording Secretary:** *Subsequent to the adjournment of this meeting, it was discovered that the conference room would not be available at 10:00 a.m. on July 9, 2009, so the time was changed to 1:00 p.m. on that day.*



Mark Dotta, Chair  
Plumas County Planning Commission



Nancy Fluke, Recording Secretary