

# COUNTY OF PLUMAS

## PLANNING COMMISSION MEETING MINUTES

### REGULAR MEETING

**DATE:** January 19, 2023  
**TIME:** 10:00 a.m.

**LOCATION:** Plumas County Courthouse Building  
Board of Supervisors Chambers  
Room 308  
520 Main Street  
Quincy, CA 95971

#### STANDING ORDERS

Due to the Coronavirus disease (COVID-19) Public Health Emergency, dated March 16, 2020, the County of Plumas is making several changes related to meetings to protect the public's health and prevent the disease from spreading locally. The Plumas County Health Officer Recommendation Regarding Teleconferencing, issued on September 30, 2021, recommends local legislative bodies, such as commissions, committees, boards, and councils, hold public meetings with teleconferencing as authorized by Government Code section 54953 (e).

Pursuant to Government Code section 54953 (e) and to maintain the orderly conduct of the meeting, the County of Plumas members of the Planning Commission may attend the meeting via teleconference or phone conference and participate in the meeting to the same extent as if they were physically present. Due to Government Code section 54953(e), the Board of Supervisors Chambers, where the Planning Commission meets, will be open to the public but subject to state or federal social distancing or masking requirements, if applicable. It is strongly recommended that individuals attending meetings wear masks.

#### THE PUBLIC MAY ALSO PARTICIPATE VIRTUALLY AS FOLLOWS

##### **Zoom Meeting / View and Verbal Public Comment Opportunity:**

Members of the public who wish to watch live and provide public comment on any item on the agenda can join via the following link:

<https://zoom.us/j/92668567598?pwd=T21qNFFGem1PWXBIUFFZSnJwZEIKdz09>

Call: 1-669-900-9128

Meeting ID: 926 6856 7598

Passcode: 461910

##### **Written Public Comment Opportunity:**

Members of the public may submit written comments on any matter within the Commission's subject matter jurisdiction (Plumas County Code Title 2, Chapter 2, Article 1, Sec. 2-2.107 – Duties), regardless of whether the matter is on the agenda for Commission consideration or action. Comments will be entered into the administrative record of the meeting. Members of the public are strongly encouraged to submit their comments on agenda and non-agenda items before and/or during the Planning Commission meeting, using e-mail address [publicplanningcommission@countyofplumas.com](mailto:publicplanningcommission@countyofplumas.com)

[www.countyofplumas.com](http://www.countyofplumas.com)

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#### **REASONABLE ACCOMMODATIONS**



*In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Commission Clerk at 530-283-6207. Notification 72 hours prior to the meeting will enable the County to make reasonable accommodations to ensure accessibility. Auxiliary aids and services are available for persons with disabilities.*

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***Note: A majority of the Board of Supervisors may be present and may participate in discussion.***



**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Present: Chris Spencer, Charles Leonhardt, Harvey West

**IV. PUBLIC COMMENT OPPORTUNITY**

*At this time, the public has the opportunity to address the Commission concerning any item of interest not listed on this agenda. The Commission may not discuss or take any action on any item presented during the public comment period that is not on the agenda. The Commission may briefly respond to statements made or questions posed by members of the public. Upon recognition by the Chairman, please state your name, county of residence, and subject matter. Discussion of any non-agenda items will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Commission.*

None

**V. CONSENT ITEMS**

A. *Items to be continued or withdrawn from the agenda*

None

B. *Approval of Meeting Minutes of November 3, 2022 (Note the regularly scheduled meeting of November 17, 2022; December 1, 2022; December 15, 2022, and January 5, 2023 were cancelled)*

***Motion:*** Approval of Meeting Minutes of November 3, 2022

***Moved by*** Charles Leonhardt, ***Seconded by*** Harvey West

***Vote:*** Motion carried.

***Yes:*** Leonhardt, West

***Abstain:*** Spencer

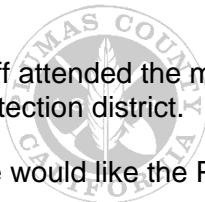
**VI. DISASTER RECOVERY OPERATIONS CENTER (DROC) AND DIXIE FIRE COLLABORATIVE (DFC) UPDATES FOR BECKWOURTH COMPLEX AND DIXIE FIRES**

Tracey Ferguson, Planning Director, gave an update on the Dixie and Beckwourth Fire recovery phase and stated the following:

- *The title of this item on the agenda will be updated to Long-Term Recovery Plan.*
- *To develop the long-term recovery plan, there are five working groups with chairs and co-chairs, as well as other members, for a total of approximately fifteen (15) people in each working group.*
- *The long-term recovery plan is being developed based on the needs and unmet needs.*
- *Each working group is working on projects as part of long-term recovery, with the projects being brought forward in draft form in January, February, and March.*
- *By the end of May, there will be a draft long-term recovery plan, with adoption of the long-term recovery plan by the Board of Supervisors in August.*

**VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS**

Commissioner Chris Spencer stated she attended the meeting for the updated Fire Hazard Severity Zone State Responsibility Area Map held by Cal Fire for Plumas County on January 17, 2023, questioned if the modeling for the map was pre or post Dixie and Beckwourth Fires, and stated that Sierra Valley is within the Local Responsibility Area (LRA) but there's no agency for that area.



Ferguson explained that Planning staff attended the meeting and the fire modeling was up to 2020 and the LRA is served by the local fire protection district.

Commissioner Harvey West stated he would like the Planning Commission to send a letter commenting on the updated map.

Ferguson noted the Board of Supervisors will be sending a letter to Cal Fire and the letter could be a joint letter between the Board of Supervisors and the Planning Commission.

Commissioner Chris Spencer stated that she attended a meeting concerning the consolidation of the fire districts in the eastern part of the County and noted that there will be gaps without the consolidation.

**VIII. DISCUSSION AND POSSIBLE ACTION: SELECT CHAIR AND VICE CHAIR OF THE PLANNING COMMISSION FOR 2023**

**Motion:** Selection of Commissioner Charles Leonhardt for Planning Commission Chair

**Moved by** Charles Leonhardt, **Seconded by** Chris Spencer

**Vote:** Motion carried.

**Yes:** Spencer, Leonhardt, West

**Motion:** Selection of Commissioner Harvey West for Planning Commission Vice Chair

**Moved by** Chris Spencer, **Seconded by** Charles Leonhardt

**Vote:** Motion carried.

**Yes:** Spencer, Leonhardt, West

**IX. DISCUSSION: 2019-2024 GENERAL PLAN HOUSING ELEMENT (Tim Evans, Senior Planner)**

A. *High Density Sites (“M-R” zoning or Multiple-Family Residential) to Accommodate the Lower Income Regional Housing Needs Assessment (RHNA) – continue review of vacant sites tables and mapping by supervisorial district*

*Tim Evans, Senior Planner, gave an update on the status of the vacant sites tables and mapping. Evans stated that the Commissioners conducted site visits for their respective district parcels and the Commissioners that had notes concerning those parcels provided them to Planning staff to add to the vacant sites tables. Evans went on further to state the tables will be brought before the Commission the first meeting in March, with the end goal of the tables to be posted on the County website for builders and developers to use.*

*Planning staff noted that the parcels for District 2 will be reviewed by staff.*

*Commissioner Chris Spencer stated District 1 does not have any M-R zoned parcels and questioned how the Vinton Mobile Home Park plays into the vacant sites inventory. Ferguson stated the Vinton Mobile Home Park is not zoned M-R and is a lawful nonconforming use, which is proposed to be expanded under a special use permit. Ferguson informed Commissioner Chris Spencer that she may come to the Planning Department to discuss the proposed project and special use permit with Planning staff, as well as look at the various mobile home parks that are located within District 1.*



**X. DISCUSSION: PLANNING COMMISSION REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)**

A. *Circulation Element Goals and Policies*

Ferguson read aloud Goal 4.2 Complete Streets, Policies 4.2.1 through 4.2.2, Goal 4.3 Transit, Policies 4.3.1 through 4.1.8, Goal 4.4 Bicycle and Pedestrian, and Policies 4.4.1 through 4.4.3 of the Circulation Element, with the following comments by Planning staff:

- *Policy 4.2.1 Complete Street Design: Example project is the complete streets project by Caltrans for the portion of Highway 70/ Main Street coming into Quincy near the frontage of the Courthouse.*
- *Policy 4.2.2 Support Multimodal Projects: Level of Service (LOS) is in relation to stoplights and the time waiting at the stoplight, whereas, Vehicle Miles Traveled (VMT) is more in relation to keeping the traffic moving.*
- *Goal 4.3 Transit: Transit in Plumas County includes Plumas Transit buses to various areas of the County.*
- *Policy 4.4.2 Bicycle and Pedestrian Facilities in New Development: Planning staff will make a note of this policy as it requires a Code amendment.*

**XI. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES**

A. *11/29/22 Board of Supervisors Appeal Hearing decision of the Zoning Administrator's decision of October 12, 2022 denying a special use permit (U 5-21/22-10) to reestablish a lawful nonconforming use at 56 Harbison Avenue, Quincy*

*Ferguson explained that the Board of Supervisors upheld the decision of the Zoning Administrator to deny the Special Use Permit to reestablish a lawful nonconforming residential use at 56 Harbison Avenue, Quincy.*

*Ferguson stated that the Board of Supervisors directed staff to create a combining zone to address the possible issue in the area of Quincy that is zoned commercial being used solely as residential.*

B. *12/14/22 Zoning Administrator Public Hearing for Quincy Community Bike Park Special Use Permit*

*Ferguson stated the Zoning Administrator approved the special use permit for the Community Bike Park for non-motorized bikes at 129 Kelsey Lane, Quincy, on December 14, 2022.*

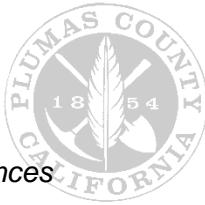
C. *12/20/22 Board of Supervisors Adoption of Public Health & Safety Element Amendment Resolution of Intention*

*Ferguson explained that the Board of Supervisors adopted the Resolution of Intention and staff is going to begin working on the amendment to the Public Health and Safety Element, which will include changes due to wildfire and Senate Bill 379. Ferguson noted that it may be a year or so before the element amendment is before the Commission.*

D. *Summary of Plumas County Code amendment ordinance work in 2023*

*Ferguson stated the following projects will be coming before the Commission in the future:*

- *Public Health and Safety Element Update*
- *Housing Element Programs*



- Camping Ordinance
- Floodplain Ordinance
- Title 25
- Grading and Drainage Ordinances

Planning staff noted that there would be investigation into whether Title 25 and the Grading and Drainage Ordinances would go before the Planning Commission or if only zoning ordinances need to go before the Planning Commission.

Ferguson went on further to explain the other ordinances the Commission will also review being:

- Electric Vehicles Ordinance
- Noise Ordinance
- SMARA Ordinance
- Subdivision Ordinance

**E. Recreation Economy for Rural Communities (RERC) Quincy Community Action Plan (November 2022)**

Ferguson stated the process is now complete and she will post the Action Plan on the Planning Department webpage, stated the question by businesses being what can businesses do to help with economic recovery, and that the Quincy Chamber of Commerce is in search of someone to lead the plan.

**XII. FUTURE AGENDA ITEMS**

Ferguson commented that the future agenda items were already mentioned under Item XI and should there be any future agenda items the commissioners would like on the agenda to email Planning staff.

**XIII. ADJOURNMENT to the regular meeting scheduled on February 2, 2023**

**Motion:** Adjournment to the regular meeting scheduled on February 2, 2023

**Moved by Harvey West, Seconded by Chris Spencer.**

**Vote:** Motion carried.

**Yes:** Spencer, Leonhardt, West