

COUNTY OF PLUMAS

PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING

DATE: April 6, 2023
TIME: 10:00 a.m.

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

THE PUBLIC MAY 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@countyofofplumas.com

www.countyofplumas.com

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.

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, Jack Montgomery, Charles Leonhardt

Absent: 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 March 16, 2023*

Motion: Approval of Meeting Minutes of March 16, 2023

Moved by Chris Spencer, **Seconded by** Jack Montgomery

Vote: Motion carried.

Yes: Spencer, Montgomery, Leonhardt

Absent: West

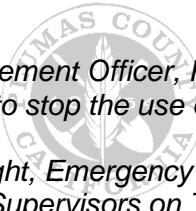
VI. **2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE**

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

- A flyer detailing the second round of community meetings for the Long-Term Recovery Plan was provided in the packet of information for each commissioner, which shows the community meetings being held on the following days/times:
 - April 15, 2023: 10:00 – 11:30 am – Greenville Elementary School Cafeteria, 225 Grand Street, Greenville
 - April 15, 2023: 5:00 – 6:30 pm – Historic Taylorsville Hall, 4322 Main Street, Taylorsville
 - April 18, 2023: 6:00 – 7:30 pm – Chester Memorial Hall, 225 Gay Street, Chester
 - April 19, 2023: 6:00 – 7:30 pm – Sierra Valley Grange, 92203 Highway 70, Vinton
 - April 20, 2023: 6:00 – 7:30 pm – Quincy Veteran's Hall, 274 Lawrence Street, Quincy
- The community meetings will be formatted the same as the previous community meetings in that there will be posters for the public to place dots on their preferred projects, etc., as well as a ballot box for the Vision and Values portion of the Long-Term Recovery Plan.
- All documents for the community meetings will be posted before the meetings on the County website on the Wildfire Recovery webpage.
- The projects for the Long-Term Recovery Plan have been narrowed from 54 projects to 27 projects.

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

Commissioner Chris Spencer explained that the consolidation of the fire protection districts in the eastern portion of the County is moving forward as the Local Agency Formation Commission (LAFCO) documents have been signed and the next step is to select the planning group and put the plan together. Commissioner Spencer went on further stating that the Sierra Valley had a substantial amount of flooding and damage, the public continued to use Hot Springs Road even though it was closed, and the gates are not working properly at the railroad crossing of County Road A-24.

 Jennifer Langston, Chief Code Enforcement Officer, Plumas County Code Enforcement, commented that metal gates may need to be put up to stop the use of Hot Springs Road when it's closed.

Ferguson explained that Pam Courtright, Emergency Service Coordinator, Plumas County Sheriff's Office, would be before the Board of Supervisors on Tuesday as she is collecting information concerning damage around the County due to the recent weather and that the contact information for Pam Courtright would be provided to Commissioner Spencer.

Commissioner Jack Montgomery questioned when the Local Government Training would be held as it was cancelled. Commissioner Spencer and Commissioner Charles Leonhardt stated neither of them had a date the training was rescheduled for and it would be good to reach out to the training organizer to see if a date has been determined.

Commissioner Charles Leonhardt stated the following:

- Attended a meeting in which local wedding venues (e.g., Kinship Ranch, Nakoma, Chalet View) gave a presentation stating the revenue from weddings in Plumas County is approximately \$15 million, 300 weddings are held on average annually, and the challenges to having a wedding venue are insufficient staffing and lodging.
- Attended the Friends of Plumas Wilderness meeting, which presented the efforts in making parts of Plumas County a national monument for preservation.
- Attended a meeting in regard to a wood products business in which a small group is looking at using wood biomass to create a potting additive.

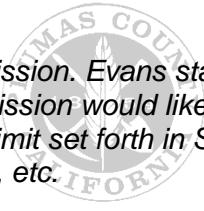
Ferguson added the following in response to Commissioner Leonhardt's comment:

- The potting additive from wood biomass would be a wholesale operation, a professor from the East Coast came to Plumas County to research the type of wood species present in Plumas County, and the wood-biomass project is in the Long-Term Recovery Plan.
- Two professors from Quebec are looking at the viability of having modular/kit housing facility in Plumas County.
- There was a recent RCRC meeting concerning workforce housing and lodging, which included discussion about developing a working group to create a plan, a second round of workshops for the working group would be held, and the plan would involve local businesses in Quincy and would be specific to Quincy.
- In relation to fire recovery, the Building Department has preapproved dwelling construction plans and Planning staff is currently working on the development of preapproved accessory dwelling unit (ADU) construction plans to help remove barriers to entry for new housing stock.

Commissioner Leonhardt followed up stating that the plan Ferguson referred to would act as a template for other areas of the County concerning workforce housing and lodging.

VIII. WORKSHOP #3: PLUMAS COUNTY CODE, TITLE 9 PLANNING AND ZONING, CAMPING ORDINANCE REVIEW AND DISCUSSION (Tim Evans, Senior Planner)

Tim Evans, Senior Planner, explained that in each commissioner's packet of information, Planning staff has provided camping ordinances from Butte, Nevada, and Placer counties. Evans stated that of the camping ordinances, Butte County's camping ordinance is comprehensive and would be a good



starting point for review by the Commission. Evans stated the purpose of the review is to refine what ideas, draft language, etc., the Commission would like Planning staff to add to the camping ordinance in order to address the 120-day time limit set forth in Sec. 9-2.405(b), require a permit for camping, have seasonal camping requirements, etc.

Evans read aloud the camping ordinance for Butte County.

Ferguson explained Butte County allows camping by permit and Plumas County could do something similar to Butte County by having a short-term and administrative camping permit.

Ferguson went on further stating that the ordinance could be very prescriptive similar to that of the "Commercial Social Events" or it could be like a "base camp" use in the Urgency Ordinance, except it would be permitted with some type of permit.

Ferguson noted that the camping time limit in Sec. 9-2.405(b) is currently 120 days in a calendar year and it's an honor system and the number of spaces permitted under Plumas County Code is more flexible than Butte County's limit of two (2) spaces.

Commissioner Spencer brought up Harvest Host and the consideration of the number of nights camping could be permitted. Ferguson explained that the ordinance could be very prescriptive for camping and, for example, allow up to five (5) RVs or tents for three (3) nights with no permit and that Rob Robinette, Environmental Health Specialist, Plumas County Environmental Health, could attend a future meeting to discuss septic system upgrades in relation to camping.

Commissioner Spencer stated the camping could be limited to the number of nights, spacing, and social compatibility.

Ferguson explained the need to refine Plumas County Code to clearly state "commercial camping" involves money or some similar language to address a campground vs. private camping.

Commissioner Leonhardt stated the 120-day time limit could be changed to 365 days, but a methodology could be developed for seasonal campers (e.g., Lake Almanor, caretaker).

Ferguson commented that we don't necessarily encourage year-round housing in Plumas County.

Commissioner Leonhardt explained the need for affordable housing.

Ferguson stated having some input and opinions from the California Department of Housing and Community Development (HCD) would be good.

Commissioner Montgomery questioned a tiny house vs recreational vehicle (RV).

Ferguson explained that an RV is regulated by the Department of Motor Vehicles (DMV), whereas a tiny home is a structure, 400 square feet or less, on a permanent foundation.

Ferguson commented that Planning staff would provide the definition of RV from Plumas County Code at a future meeting.

Langston explained that she currently has fifteen (15) code complaints that are being tracked for compliance with the 120-day time limit.



Ferguson noted that Planning staff would create a matrix for the special use permit, administrative use permit, and zoning clearance certificate times, requirements, and filing fees to help with review for the Commission.

Evans explained that the RV definition, permit matrix, and camping ordinance language would be provided at the first meeting in May.

IX. REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)

A. *Conservation and Open Space Element Introduction*

Ferguson explained that, due to time, the Planning Commission could review and discuss the introduction to the Conservation and Open Space Element at the following meeting. The Planning Commissioners concurred and the review and discussion were set for the following meeting on April 20, 2023.

X. DISCUSSION AND POSSIBLE ACTION: PLANNING COMMISSION FACEBOOK PAGE

Ferguson explained that prior Commissioner Moorea Hoffman-Stout drove the creation of the Facebook page for the Planning Commission, the IT (Information Technology) Department would be invited to possibly discuss the Facebook page at a future meeting, and the discussion of the Facebook page would be done at a future meeting when all commissioners are present.

XI. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

Ferguson provided the following project updates:

- The final General Plan Annual Progress Report was submitted and accepted by the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).
- The comment letter concerning the proposed State Responsibility Area (SRA) Fire Hazard Severity Zone mapping was submitted to the State Fire Marshall with eight (8) comments in the letter and the final version of the letter would be provided to the Commission.

XII. FUTURE AGENDA ITEMS

Ferguson stated the following items would be on future agendas:

1. Plumas County Code, Title 9, Planning and Zoning, Camping Ordinance review and discussion.
2. Review of the 2035 General Plan Conservation and Open Space Element Introduction.
3. Planning Commission Facebook page.
4. California Housing and Community Development draft letter for Regional Housing Needs Allocation (RHNA).
5. New adopted California Department of Forestry and Fire Protection (Cal Fire) regulations for the State Responsibility Area.

XIII. ADJOURNMENT to the regular meeting scheduled on April 20, 2023

Motion: Adjournment to the regular meeting scheduled on April 20, 2023

Moved by Jack Montgomery, **Seconded by** Chris Spencer

Vote: Motion carried.

Yes: Spencer, Montgomery, Leonhardt

Absent: West