



# COUNTY OF PLUMAS

## PLANNING COMMISSION MEETING MINUTES

### REGULAR MEETING

**DATE:** March 7, 2024  
**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@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:** Jack Montgomery, Harvey West, Charles Leonhardt

**Absent:**, Moorea Hoffman Stout, Chris Spencer

**IV. PUBLIC COMMENT OPPORTUNITY**

*None.*

**V. CONSENT ITEMS**

**A. Items to be continued or withdrawn from the agenda.**

*None.*



B. Approval of Meeting Minutes of February 15, 2024

***Motion:*** Motion was deferred until the next regular meeting of the Planning Commission.

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

Tracey Ferguson, Planning Director, stated that on February 23, 2024, there will be a meeting for the Recovery Support Function (RSF) Working Groups to come back together and discuss the long-term recovery planning processes to-date, with the objective of bringing the long-term recovery plans forward, as the last time there was partner engagement was in the summer and fall of 2023. These RSF Working Group meetings will be held on the 4<sup>th</sup> Friday of every month, moving forward, until the Public Review Draft Long-Term Recovery Plan is released.

Ferguson mentioned that the Community Development Block Grant Disaster Recovery (CDBG-DR) program was launched at the end of February 2024. Applications are out for the disaster recovery programs for reconstruction of single-family dwellings and for the hardening of homes, including defensible space work. She stated that there is more information on the State Department of Housing and Community Development (HCD) website under the 2021 ReCoverCA programs.

Ferguson also mentioned that the Dixie Fire Collaborative and County are working with the National Parks Service on concept planning for a community park in Greenville along Wolf Creek, being one of the proposed long-term recovery plan projects. When ready, the concept plans will be shown to the public for comments during an upcoming Greenville Saturday recovery meeting. She stated the park would serve as a greenspace and community gathering area, which is a known community priority in recovery, very near the downtown Greenville four-corners core.

Commissioner West Inquired about the County's preparedness for any disaster recovery that may happen in the future. Ferguson stated that the County would be more prepared with lessons learned from the after-action planning through the County Sheriff and the County Office of Emergency Services (OES).

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

Commissioner West stated that the Eastern Plumas Rural Fire Protection District is starting to get re-established with a new board of directors. He stated that they are attempting to hire new firefighters. Ferguson inquired about how the fire jurisdictions are being handled. West stated that Beckworth Peak Fire Protection District and Graeagle Fire Protection District have been helping to cover Eastern Plumas.

West stated that a Healthy Community Grant will be going to go towards a pedestrian bridge over Graeagle Creek near the mill pond. He stated that there will be a request for proposals (RFP) as soon as the grant is awarded. He stated that Jim Graham, Executive Director of the Plumas County Transportation Commission, is helping to acquire funding.

Commissioner Montgomery stated that he is continuing to work with the Workforce Housing Committee under The Almanor Foundation and the next meeting is March 22, 2024. He stated that the consultant, LMNOP Design + Build, will be advising on how to find a path forward for the construction of workforce housing in the Chester, Canyon Dam, and Greenville areas. Montgomery stated that he attended the last Town Hall meeting in Chester.

Commissioner Leonhardt stated that he visited Maui and that one of the issues they face is limited housing. He stated that a large number of houses are used for VRBO and the people of Maui felt that it was taking housing away from the workforce on the island. He stated that he met and spoke with someone from the Planning Commission for Maui County and talked about the fires in Maui and VRBOs as it effects the residents. Leonhardt continued that Maui didn't know how many vacation rentals there really were until after the fires when there was a large number of people filing for lost income. Leonhardt stated that Maui is looking to regulate short term rentals to certain zones in order to reserve other housing areas for local workers. He stated that he would be in touch with the Maui County Planning Commissioner to keep the dialog open.

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

**A. Conservation and Open Space Element Goals and Policies**

*The Conservation and Open Space Element Goals and Policies review continued with Tracey Ferguson reading aloud Goal 7.7 Parks and Recreation and policies 7.7.5 through 7.7.12.*

**IX. DISCUSSION AND POSSIBLE ACTION: 2023 GENERAL PLAN ANNUAL PROGRESS REPORT (Tracey Ferguson, AICP, Planning Director)**

*Ferguson presented a staff report and the proposed 2023 General Plan Annual Progress Report to the Commissioners. She stated that under Government Code Sec. 65400 it is a requirement to submit an annual progress report to the Governor's Office of Planning and Research (OPR) and to the State Department of Housing and Community Development (HCD) by April 1<sup>st</sup> of each year. She stated that she is bringing this to the Commissioners first for a recommendation to submit to the Board of Supervisors to then submit to OPR and HCD. Ferguson stated that should the Commissioners take action, the 2023 Annual Progress Report would be brought to the Board of Supervisors at the regularly scheduled meeting on March 19, 2024.*

*Ferguson reviewed the contents of the Annual Report with the Commissioners and inquired about any comments or corrections.*

*Commissioner Leonhardt stated that he would entertain a motion to submit the 2023 General Plan Annual Progress Report to the Board of Supervisors as submitted.*

***Motion:*** *Submit the 2023 General Plan Annual Progress Report to the Board of Supervisors.*

***Moved by Harvey West, Seconded by Jack Montgomery***

***Vote:*** *Motion carried.*

***Yes:*** *Montgomery, West, Leonhardt*

***Absent:*** *Hoffman Stout, Spencer*

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

*None.*

**X. FUTURE AGENDA ITEMS**

- *Workshop #7: Plumas County Code, Title 9 Planning and Zoning, Camping Ordinance Review and Discussion, including Plumas County Code Sec. 9-2.417(a)*
- *Review of 2035 General Plan Conservation and Open Space Element Goals and Policies*
- *Accessory Dwelling Unit (ADU) Ordinance*

**XI. ADJOURNMENT**

***Motion:*** *Adjourn to the regular meeting scheduled on March 21, 2024*

***Moved by Jack Montgomery, Seconded by Harvey West***

***Vote:*** *Motion carried.*

***Yes:*** *Montgomery, West, Leonhardt*

***Absent:*** *Hoffman Stout, Spencer*