



COUNTY OF PLUMAS

PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING

DATE: May 2, 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=T21qNFFGem1PWXBUIUFFZSnJwZEIKdz09>

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

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: Jack Montgomery, Charles Leonhardt, Chris Spencer

Absent: Moorea Hoffman Stout, Harvey West

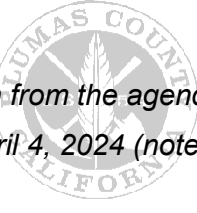
IV. PUBLIC COMMENT OPPORTUNITY

None.

V. CONSENT ITEMS

A. *Items to be continued or withdrawn from the agenda*

B. *Approval of Meeting Minutes of April 4, 2024 (note, the regular meeting of April 18, 2024, was cancelled)*



Chris Spencer stated that she had a date correction on Item 9, review of the 2035 General Plan. She stated that the discussion was tabled to the next meeting on May 2, 2024, not March 2, 2024.

Motion: Approval of Meeting Minutes of April 4, 2024, with the correction on Item 9, from March 2, 2024 to May 2, 2024.

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

Vote: Motion Carried

Yes: Montgomery, Leonhardt, Spencer

Absent: Moorea Hoffman Stout, Harvey West

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Tracey Ferguson, Planning Director, stated that the Recovery Support Function All-Hands Working Group meetings have continued to discuss the content of the recovery plan. She stated the objective is to release a public review draft by the end of summer 2024. She stated that the next RSF All-Hands meeting will be 9:00 am to 10:30 am May 23, 2024, at the Fairgrounds Mineral Building. Ferguson mentioned that the Greenville/Indian Valley Infrastructure Master Plan is one of the projects that was presented at the Greenville 3rd Saturday Recovery Meeting (March 16, 2024). She stated that micro-hydro is a proposed part of the plan utilizing Round Valley Reservoir. Commissioner Leonhardt inquired about the capacity of a micro-hydro system. Ferguson stated that she would send the Commissioners the draft plan once released.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Montgomery stated that he will be attending a Lake Almanor Basin housing stakeholders meeting on May 8, 2024.

Commissioner Spencer and Commissioner Leonhardt had no reports for this meeting.

VIII. WORKSHOP #7: PLUMAS COUNTY CODE, TITLE 9 PLANNING AND ZONING, CAMPING ORDINANCE REVIEW AND DISCUSSION (TRACEY FERGUSON, AICP, PLANNING DIRECTOR)

Ferguson provided the Commissioners with the staff report and working draft ordinance language that staff prepared for this workshop for Plumas County Code Sec. 9-2.417(a), (b), (c), and (d) – Temporary occupancy, Sec. 9-2.405 – Camping, Sec. 9-2.3002 – Uses (AP), and 9-2.3102 – Uses (GA), and Title 9 Planning and Zoning, Chapter 2 Zoning, Article 2 Definitions.

Ferguson started the discussion with Long-term and Short-term camping. She stated that in previous workshops the commissioners stated that 180 days may be a good limit for short term camping rather than the 120-day limit that the County currently has. She stated that no permit would be required for the 180 days proposed limit on short-term camping in this draft. The concept for Long-term camping would be year-around.

Commissioner Spencer inquired about the definition of “non-structural temporary shelters.” Ferguson stated that a non-structural temporary shelter, for example, is a tent.

Deputy County Counsel Sara James inquired about the review of aesthetics as part of the administrative use permitting process. Ferguson stated that a special use permit would have a more in-depth process than an administrative use permit, although she stated that staff can still impose conditions on an administrative use permit. She stated that there would be no public notice or public hearing as part of the administrative use permit application. She stated that staff would work with the applicant on the required conditions, and one of those conditions could be the screening of the recreational vehicle.

Commissioner Montgomery inquired about adding a condition to remove the patio that people may build around a recreational vehicle used for Long-term camping. Ferguson stated that there could be a condition to restore the land to the condition it was in before the permit was approved for Long-term camping.

James inquired about the separate categories that Caregivers and Caretakers are under Long-term camping. She inquired about the locations that these categories would be applicable to. Ferguson stated that the Caregiver special use permit would require the need and proof from a licensed physician for a Caregiver application. She stated that a Caregiver in any zone, including prime opportunity, has been part of the discussion in previous workshops.

Commissioner Leonhardt questioned the purpose of Long-term camping as to allow for recreation year-round. James inquired about the year-round aspect of Long-term camping too.

Chief Code Enforcement Officer, Jennifer Langston, stated that the campground definition in the Plumas County Code states that two (2) or more recreational vehicles is considered a campground. She stated that the public will see multiple recreational vehicles on a property and assume that it is a commercial campground.

Commissioner Leonhardt stated that the 180 days will roll into the shoulder seasons and inquired about the intent of the 180 days to be the summer months. Ferguson stated that the 180 days “in a calendar year” are for them to choose.

Langston stated that the problem would be that Code Enforcement would have trouble enforcing the 180 days and that it would be helpful to have a way of documenting when the 180 days have been met.

Commissioner Spencer inquired about the property owner removing the recreational vehicle as a requirement or if the person in the recreational vehicle can leave the property.

Langston stated that it wouldn't matter if the recreational vehicle was stored on the property as long as the slides are in, and utilities are disconnected.

Commissioner Montgomery inquired about how Code Enforcement determines if someone is living in a recreational vehicle rather than using it recreationally. Langston explained that there is an investigative process to figure it out. Ferguson stated that the permit can be revoked as a result of a Code violation.

Langston inquired about camping in Timberland Production Zone (TPZ). Ferguson stated that camping would not be allowed in TPZ. James inquired about employee housing for TPZ. Ferguson stated that “Employee housing, limited” is what the Commission had spoken about. Ferguson stated that the reason behind “Employee housing, limited” is to provide capacity for additional recreational vehicles for temporary workforce housing in the agricultural zones (GA and AP), for example a density of one per acre for temporary occupancy.

Commissioner Leonhardt inquired about the idea of a registration process for Short-term camping. Langston stated that without one, people are going beyond the limited number of days that they are allowed to camp. Commissioner Leonhardt stated that he would not be inclined to vote for a registration process.

Langston stated that the amount of camping violations currently overwhelms the Code Enforcement Department. Ferguson stated that people would need to proactively register before camping. Langston stated that if there was a complaint filed, Code Enforcement would be able to check the registration to verify if it is a violation.

James stated that the Caregiver may be an issue if not allowed in all zones, including Prime Opportunity Areas. She stated that she would like to see a California county example that excludes medical details but verifies the medical need.

Commissioner Spencer stated that she would like to differentiate the terms “Caregiver” and “Caretaker” because they might be confusing to someone reading the Code. She further stated that she is not in favor of a registration process for Short-term camping. Langston inquired about how the camping time limits would be enforced without it. Commissioner Spencer stated that she would need to think about it.

James stated that camping could be limited to the months of April to October. Commissioner Leonhardt stated that limiting it that way seems like a more reasonable solution. Langston stated that hunting season goes into the winter months and people who hunt would be limited by this timeframe.

Ferguson stated that a Caretaker would be one recreational vehicle, the same amount as Caregivers. She stated that Caretaker would be limited to parcels that are not less than one acre or possibly more if the Commission decides that more is necessary. Commissioner Leonhardt stated that he envisioned one recreational vehicle per parcel. Ferguson stated that it is one per parcel, but on parcels that are not less than one acre.

Commissioner Montgomery stated that some property owners may want someone on the parcel to ensure that the property isn't vandalized or stolen. He inquired about this as a reason for having a Caretaker. Ferguson stated that safety and security would be an appropriate reason for having a Caretaker.

James stated that having standardized conditions written into the Code for allowing Caretakers and Caregivers would be a helpful way of standardizing the permitting process. Ferguson stated that there are examples in the Code such as the Commercial Social Event Ordinance was written with the conditions in the language of ordinance.

Commissioner Spencer commented that the word "physician" should be stated as "medical provider" to be broader and encompassing of who may sign off on the letter. Spencer further inquired about the reasoning behind having a medical provider sign a document that verifies the medical need for care. James stated that the only thing that the medical provider would verify is that the person needs on-site medical care at their place of residence. She inquired about the person in need of care living in the recreational vehicle as opposed to the person who is providing the care. Ferguson stated that Washoe County, Nevada, for example, allows the infirmed to live in the residence or in the recreational vehicle.

Ferguson stated that Labor force housing is a temporary occupancy that would not require a permit but would need to meet State and County code. James inquired about pulling language from the disaster recovery emergency urgency ordinances. Ferguson stated that she can review applicable conditions in the urgency ordinances and as the County did with the Basecamp use.

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

A. Conservation and Open Space Element Goals and Policies

Pushed to the next Planning Commission meeting.

X. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

A. Planning Commission Workplan Status – Plumas County Code Amendments and General Plan Element Updates (Tracey Ferguson, AICP, Planning Director)

Pushed to the next Planning Commission meeting.

XI. FUTURE AGENDA ITEMS

- Workshop #8: Plumas County Code, Title 9 Planning and Zoning, Camping Ordinance Review and Discussion including Temporary Occupancy Ordinance.
- Review of 2035 General Plan Conservation and Open Space Element Goals and Policies
- Bring back the discussion of a Short-Term Rental Ordinance and Tiny Homes on Wheels as Dwelling Units

XII. ADJOURNMENT

Motion: Adjourn to the regular meeting scheduled on June 6, 2024

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

Vote: Motion carried.

Yes: Montgomery, Leonhardt, Spencer

Absent: Moorea Hoffman Stout, Harvey West