
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Meeting of February 21, 2019

PLANNING COMMISSION MEMBERS:

Dr. Robert Abbott, *Chair (District 1)*

Moorea Hoffman Stout, *Commissioner (District 2)*

Jeff Greening, *Commissioner (District 3)*

Larry Williams, *Commissioner (District 4)*

John Olofson, *Vice-Chair (District 5)*

I. CALL TO ORDER

Vice- Chair John Olofson calls the meeting to order at 10:00 am.

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: Moorea Hoffman Stout, Larry Williams, John Olofson

Commissioners Absent: Dr. Robert Abbott, Jeff Greening

Also in attendance (*Supervisors and staff*)

Randy Wilson, Planning Director

Rebecca Herrin, Assistant Planning Director

Tim Evans, Assistant Planner

Gretchen Stuhr, Deputy County Counsel III

IV. CONSENT ITEMS

A. *There are no changes to the agenda.*

V. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Williams reports that Planning Director Randy Wilson was interviewed by the Sacramento Bee regarding the Housing Element. The interview was posted on the internet on Tuesday. Wilson adds that the interview was regarding jurisdictions with no housing elements. Wilson's interview discussed the matter of funding for preparation of Housing Elements. Wilson expects the budget for next fiscal year to contain \$60,000 for the Housing Element. Wilson had a discussion with the state and followed up with an email regarding the status of the update.

Commissioner Stout questions how the need to update the Housing Element will affect the timeframe for other matters before the Commission. Wilson responds that will have to be looked at in the coming fiscal year. The County will most likely be hiring a consultant to "refresh" the Housing Element. An environmental document may need to be prepared.

VI. PUBLIC COMMENT OPPORTUNITY

Bill Coates asks if there will be a discussion on marijuana at today's meeting. Joseph Munoz asks about adoption of the ordinance. Wilson responds that the Commission had a workshop to discuss the ordinance and a public hearing will be held. Assistant Planning Director Rebecca Herrin adds that there will be a public hearing at the next meeting of the Commission on March 7th. She adds that the Commission does not "adopt" the ordinance, but provides a recommendation to the Board of Supervisors on adoption of the ordinance.

VII. WORKSHOP/DISCUSSION: Implementation of Minor Revisions to the Final Environmental Impact Report for the 2035 Plumas County General Plan Update (Table 3-1 Land Use Designations to address permitted density and intensity of each primary land use designation)

Herrin provides a presentation. The Land Use Table was amended during the final decision making process of adopting the General Plan Update. The Final EIR was amended to add density and intensity standards to the Table. This, in turn, became part of the adopted General Plan.

"To ensure consistency between the general plan policy document and the Draft EIR project description, Table 3-1 (found on pages 3-6 through 3-8 of the Draft EIR) is updated to reflect proposed maximum land coverage percentages and maximum building height requirements." Final EIR Addendum, December 10, 2013.

As the appeal against the County has now been dismissed, the standards in the Table will need to be implemented into the zoning code through various amendments. There are twelve zoning districts that will need to be amended in order to implement the standards set forth in Table 3-1.

Wilson explains that Herrin will bring back a proposed ordinance at the scheduled public hearing.

Discussion ensues about methods for publicizing the Planning Commission workshops so that more people will attend. The Planning Commission process is designed to provide the preliminary review and public hearings on proposals that lead to a recommendation to the Board of Supervisors, which then holds another public hearing. Wilson explains to the Commissioners that there will always be last minute items raised by the public at the Board of Supervisors public hearings that cannot be prevented by actions of the Commission.

VIII. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES:

None.

IX. CORRESPONDENCE:

None.

X. FUTURE AGENDA ITEMS: The next regularly scheduled meeting will be March 7, 2019 and the public hearings on the fence ordinance and the cannabis cultivation ban ordinance will both be held on that date.

Wilson explains that all zoning code issues need to be investigated. Commissioner Olofson agrees but would like to see the chicken ordinance on the agenda. Commissioner Olofson adds that he will not be able to attend the next meeting due to a family matter.

XI. ADJOURNMENT:

There being no further discussion, the meeting is adjourned. The next regularly scheduled meeting will be held on March 7, 2019.



John Olofson, Vice-Chair
Plumas County Planning Commission

Rebecca Herrin, Assistant Planning Director