
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Regular Meeting of March 19, 2020

PLANNING COMMISSION MEMBERS:

Vacant, (District 1)

Moorea Hoffman Stout, Commissioner (District 2)

Vacant, (District 3)

Larry Williams, Chair (District 4)

John Olofson, Vice-Chair (District 5)

I. CALL TO ORDER

Chair Larry Williams calls the meeting to order at 10:00 am.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Commissioners Present: Moorea Hoffman Stout and John Olofson (attend by teleconference), Larry Williams is present

Commissioners Absent: None

Also in attendance (Supervisors and staff)

Tracey Ferguson, AICP, Planning Director

Rebecca Herrin, Assistant Planning Director

Tim Evans, Associate Planner

Jennifer Langston, Code Enforcement Officer

Charles White, Building Official

Craig Settlemire, County Counsel

IV. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda: None.

V. PLANNING COMMISSIONERS' REPORTS/COMMENTS:

None.

VI. PUBLIC COMMENT OPPORTUNITY

There are no public comments.

VII. WORKSHOP: REVIEW AND DISCUSSION OF DRAFT ORDINANCE PERMITTING COMMERCIAL SOCIAL EVENTS, INCLUDING WEDDING VENUES, IN AGRICULTURAL ZONES

Chair Larry Williams introduces everyone present in the meeting room for the benefit of those attending remotely via teleconference. He adds that he appreciates that everyone is following the "social distance" recommendations.

Vice-Chair Olofson thanks Assistant Planning Director Rebecca Herrin for her work on the draft ordinance and for making the process understandable. He asks if Antoinette Quesenberry, who is a wedding planner for Graeagle Land and Water, understands the purpose of the proposed draft ordinance being on agricultural zoned lands. Ms. Quesenberry responds that she does and is here to provide assistance based on Graeagle Land and Water's fifteen years of experience with weddings and wedding planning.

Herrin reviews the edits made to the draft ordinance based on comments received at the Planning Commission workshop held on March 5, 2020, and emails received by the Planning Department. The edits are summarized in the staff report and incorporated into the March 19, 2020 version of the draft ordinance.

In addition, Herrin has added a clause under section A.2. reading as follows:

"The Planning Director's decision to approve the annual administrative use permit is subject to appeal. All decisions shall be noticed in a newspaper of general circulation in Plumas County at least once and posted on the County's website. There shall be a ten (10) day appeal period starting from the day the notice is published (Plumas County Code, Title 9, Chapter 2, Article 10. Appeals)."

Vice-Chair Olofson inquires if the appeal should be initiated with the Planning Commission rather than with the Board of Supervisors. County Counsel Craig Settlemire responds that the Plumas County Code (PCC) limits the authority of the Planning Commission to review of zoning code and general plan issues in an advisory capacity. The PCC would need to be amended to give the Commission any authority over appeals.

Herrin continues to review the amendments to the draft ordinance. Herrin explains that a clause has been added to the draft ordinance stating that:

"Conditions may be modified as necessary by the Planning Director, subject to consultation with the applicant, in order to ensure compatibility with the agriculture operations and with neighboring properties."

County Counsel Settlemire advises that, as this draft ordinance is intended to provide for a ministerial review process that will not require additional environmental review for each administrative use permit application, there should be very specific criteria applied to any potential modifications to reduce the possibility of crossing over into a "discretionary" process or approval. B.1. Access contains language whereby the Department of Public Works may impose limitations on the numbers of events and/or numbers of attendees based on capacity and volume of the road serving the property. There is the same caution regarding this language to make sure the process remains ministerial.

Settlemire goes on to speak to adding standards to reduce dust that may be created by event traffic on roadways. There need to be specific standards.

Planning Director Ferguson adds wording to 3.C. Parking:

"Compacted dirt, decomposed granite, gravel or other permeable surface may be utilized only if the area is sufficiently treated *with dust suppression measures* to prevent dust emission and/or airborne transmission of fugitive dust from the site."

There is discussion regarding the proposed addition to 5. Event Hours/Noise, item C:

“Complaints regarding noise received by County Code Enforcement will be investigated and may result in additional limitations on the limited commercial social event venue hours or location as established by the administrative use permit.”

A previous condition proposed imposing actual measurable noise limits on the events. This condition was removed and the previously discussed language was added. Settlemire advises that the language regarding Code Enforcement complaints be removed and specific measurable allowable noise levels be added into condition language.

Ferguson recommends a change to the language in 6. Water to more closely reflect existing Title 6 code language:

“The applicant or operator shall certify in the annual administrative use permit that not more than 25 people *daily for* more than 60 days of the year are being served by the drinking water system.”

Section 8. Water Closets and Urinals:

“At least one (1) water closet and one (1) urinal shall be provided for *the first* one-hundred (100) males...One water closet shall be provided for *the first* twenty-five females...”

Section 13. Temporary Stage or Tent: Herrin recommends eliminating “or tent”.

These amendments will be incorporated into the revised draft ordinance language and an Initial Study will be prepared to discuss the potential environmental impacts of the draft ordinance.

Hearing no further comment from the Commission, Planning Director Ferguson explains that the next step will be a public hearing before the Commission that will be scheduled for April 16, 2020. Chair Williams thanks the audience for attending.

VIII. DISCUSSION: PLANNING COMMISSION REVIEW OF THE 2035 GENERAL PLAN:

Planning Director Ferguson presents the review. Ferguson states that the review of the Land Use Element of the General Plan has taken more time than originally thought; now five or six months to complete.

General Plan Policy LU 1.6.2 regarding Limited Convenience Commercial areas contains language that these uses be allowed “upon approval of a Special Use Permit or administrative review”. Discussion ensues about the need to review the code for compliance with this language.

General Plan Policy LU 1.6.4 requires the use of the Airport Land Use Compatibility Plans (ALUCP) near the three County airports “to guide planning efforts near these facilities.” There will need to be a review of the land uses within the Plan areas around these airport facilities.

General Plan Policy LU 1.7.1 Range of Residential Densities will need an analysis of the zoning maps to determine if there are zoning amendments necessary in order to implement the policy.

General Plan Policies LU 1.8.1 and LU 1.8.2 will most likely require analysis of the GIS mapping to implement. Discussion ensues about what is meant by “large scale” vs. “small scale” Commercial and Industrial uses.

General Plan Policy LU 1.9.1 involves Communication Tower Location Criteria which was implemented under the recent Telecommunications ordinance development.

The proposed solar zoning code development will serve to implement General Plan Goal 1.10 Renewable Energy Generation and Transmission.

Ferguson states this discussion completes the Commission's review of the Land Use Element and adds that there will be a summary of the Land Use Element policies and implementation measures that require action and/or further discussion prepared and presented to the Commission at a future meeting.

IX. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES:

Planning Director Ferguson announces that the 2019 General Plan Annual Progress Report, with appendices, was presented to the Board of Supervisors on March 17, 2020 who reviewed and accepted the document and directed the filing by Planning staff to the Department of Housing and Community Development (HCD) as well as the Governor's Office of Planning and Research (OPR). Ferguson stated the Report was filed, meeting the deadline of April 1, 2020.

X. CORRESPONDENCE: There is no correspondence to report.

XI. FUTURE AGENDA ITEMS: County Counsel Settlemire reports that Governor Newsom has relaxed some of the regulations regarding the Brown Act and open meetings laws. The necessity for holding the meeting at a physical location has been removed, but the public must have a means to call in or contribute. Also, all accommodations for ADA, including for hearing impaired and language translation must be provided. Settlemire recommends that the Commission continue with the current format and consult with the County Information Technology Department (IT) on a format that meets all required ADA considerations. Ferguson responds that she will talk with the County IT Department.

XII. ADJOURNMENT:

M/S/C: Olofson/Stout/3-0 to adjourn the meeting at 12:15 p.m. The next regularly scheduled meeting will be April 2, 2020, with the public hearing for the Commercial Social Events ordinance to be held on April 16, 2020.



Larry Williams, Chair
Plumas County Planning Commission



Rebecca Herrin, Clerk of the Planning Commission