

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: May 4, 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=T21qNFFGcm1PWXBjUUFFZSnJwZEIKdz09>

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: Chris Spencer, Moorea Hoffman Stout, Jack Montgomery, Charles Leonhardt, 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.

Tina Love, commenter and resident of Plumas County, explained her concerns with the Camping Ordinance that recently went before the Board of Supervisors in that it prohibits temporary shelters in the

County and more noticing of the Camping Ordinance needs to be given and posted in readily accessible areas for the public.

For clarity, Tim Evans, Senior Planner, explained that the notice for the public hearing before the Board of Supervisors for the Camping Ordinance was posted 10 days prior to the public hearing in three (3) locations: (1) Courthouse bulletin board, (2) Planning and Building bulletin board, and (3) on Plumas News' website as a digital notice.

Mat Fogarty, commenter and Plumas County resident, explained the average cost for a home in Greenville is \$500,000, tiny homes on wheels are an affordable solution, and he would like to do a presentation before the Planning Commission concerning tiny homes.

Commissioner Charles Leonhardt inquired as to whether staff had Fogarty's contact information. Staff indicated staff would reach out to Fogarty concerning a presentation on tiny homes before the Planning Commission.

V. CONSENT ITEMS

A. *Items to be continued or withdrawn from the agenda*

None

B. *Approval of Meeting Minutes of April 6, 2023 (Note, the regularly scheduled meeting of April 20, 2023 was cancelled)*

Motion: Approval of Meeting Minutes of April 6, 2023

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

Vote: Motion carried.

Yes: Spencer, Montgomery, Leonhardt, West

Abstain: Hoffman Stout

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Evans gave an update on the Dixie and Beckwourth Fire recovery phase and stated the following:

- The second round of community meetings for the Long-Term Recovery Plan had good attendance by the public and were 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 were formatted the same as the previous community meetings in that there were 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.



- Meeting held in Greenville at The Spot from 12:00 pm – 2:00 pm on April 22, 2023, to provide the public with assistance with zoning and building permit questions. Approximately twenty (20) - thirty (30) people attended.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Chris Spencer explained that Sierra Valley is flooded due to Last Chance Creek feeding into the valley, the flooding causes issues with calving, and she attended the Special Meeting of the Board of Supervisors in Greenville.

Commissioner Moorea Hoffman Stout commented on the Dixie Fire Collaborative and that there is a steering committee, resources are being collocated to reduce costs surrounding wildfire recovery, and the Dixie Fire Collaborative gives updates monthly at the Board of Supervisors meetings.

Commissioner Jack Montgomery stated he attended the Special Meeting of the Board of Supervisors in Greenville.

Commissioner Charles Leonhardt stated that he attended a tour of Greenville held by the Dixie Fire Collaborative and he attended the Planning Commission training in which a topic of discussion was issues of trespassing and what it means to be a Planning Commissioner.

Commissioner Harvey West explained that he attended the Friends of Plumas meeting which promoted tourism by keeping recreation lands open for tourism and stopping mining.

VIII. PUBLIC HEARING – SENECA HEALTHCARE DISTRICT GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPA 8-21/22-01) (Tim Evans, Senior Planner)

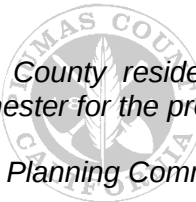
Seneca Healthcare District, property owners/applicants. Project is located at 199 Reynolds Road, Town of Chester, unincorporated Plumas County (Plumas County 2035 General Plan); Assessor's Parcel Numbers 100-230-028-000 and 100-230-029-000; T28N/R7E/Sec.6 and 7, MDM. Proposal for amendment from the existing land use designations of Resort and Recreation, Rural Residential, Single-Family Residential, Multiple-Family Residential, and Commercial and zoning districts of Single-Family Residential (7-R), Multiple-Family Residential (M-R), Periphery Commercial (C-2), Recreation Open Space (Rec-OS), Rural (R-10), Prime Recreation (Rec-P), and Limited Combining (Ltd) to the land use designations of Commercial and Multiple-Family Residential and zoning districts of Periphery Commercial (C-2), Multiple-Family Residential (M-R), and Limited Combining (Ltd). A Mitigated Negative Declaration (State Clearinghouse Number 2023030234) has been prepared for this project and was circulated for public review from March 7, 2023, through April 6, 2023.

The Planning Commission is charged with rendering a decision on the above matter in the form of a written recommendation to the Board of Supervisors as per Plumas County Code Sections 2-2.107, 2-2.108, 9-2.905, and 9-2.906.

The proposal for the General Plan Amendment and Zone Change was presented by Evans as reflected in the staff report and the following recommendation was made to the Planning Commission:

- I. Discuss the project and proposed General Plan Amendment and Zone Change.
- II. Hold the public hearing on Mitigated Negative Declaration 685 and the Proposed General Plan Amendment and Zone Change.
- III. Continue the public hearing to May 18, 2023.

Commissioner Charles Leonhardt opened the public hearing.

 Tina Love, commenter and Plumas County resident, stated that the project is exciting, and she encouraged meetings to be held in Chester for the proposed project.

There being no further comments, the Planning Commission took the following action:

Motion: Continue the public hearing to May 18, 2023

Moved by Moorea Hoffman Stout, **Seconded by** Harvey West

Vote: Motion carried.

Yes: Spencer, Hoffman Stout, Montgomery, Leonhardt, West

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

A. Conservation and Open Space Element Introduction

Evans inquired with the Planning Commission if there were any comments or questions concerning the Conservation and Open Space Element Introduction. There being no comments or questions, Evans stated the review of the Introduction could begin by staff reading the Introduction aloud.

Evans began reading the Introduction aloud.

Commissioner Chris Spencer inquired as to if the Commission would rather, in the interest of time and prioritization of work, move past the Introduction since the Commission could read it and move to the discussion of the Conservation and Open Space Element Goals and Policies.

Evans explained that staff agrees with Commissioner Chris Spencer's proposal, but the discussion of the Conservation and Open Space Element Goals and Policies would have to wait until the next agenda as that discussion was not agendized.

The Commission agreed to bypass the Introduction and move to the Conservation and Open Space Element Goals and Policies on the next agenda.

X. DISCUSSION AND POSSIBLE ACTION: PLANNING COMMISSION FACEBOOK PAGE

Evans explained that the item was previously moved to a future agenda to be discussed by the Planning Commission once there was a full commission. Staff contacted the IT (Information Technology) Department and the number of views of the Facebook page is not available, but the data staff was able to obtain is the Facebook page has 14 followers and 12 likes.

Commissioner Moorea Hoffman Stout stated she wanted to put some time into the page to see if views of the page could be brought up and the Planning Commission could make a decision at the May 18, 2023 meeting on what to do with the Facebook page.

Commissioner Charles Leonhardt stated that a couple of weeks is not sufficient time to get the views of the Facebook page up and suggested revisiting the item in six (6) months.

The commissioners agreed that the discussion of the Facebook page would be brought back in six (6) months.

Commissioner Harvey West explained that the Facebook page could be used to help promote the jobs Plumas County has available.

Sara James, Deputy County Counsel, commented that the page should be used to get more involvement and highlight the Planning Commission meetings.

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

Evans provided the following project updates:

- *A variance application was recently applied for to reduce the required setbacks in Plumas County Code Title 9 Planning and Zoning, Article 41 Telecommunications, for a thirty-five (35) foot telecommunications tower. The variance application is in relation to a special use permit that was applied for months ago for the proposed tower.*
- *Building permit application submittals are gradually increasing. Rebecca Herrin, retired Assistant Planning Director, has come back to the Planning Department as extra help to assist with projects and the Planning review of building permits.*

XII. **FUTURE AGENDA ITEMS**

Evans stated the following items would be on future agendas:

- *Seneca General Plan Amendment/Zone Change*
- *Review of the 2035 General Plan Conservation and Open Space Element Goals and Policies*
- *Plumas County Code, Title 9 Planning and Zoning, Camping Ordinance review and discussion.*
- *Brown Act Training*
- *Planning Commission Facebook Page*

XIII. **ADJOURNMENT** *to the regular meeting scheduled on May 18, 2023*

Motion: *Adjournment to the regular meeting scheduled on May 18, 2023*

Moved by Harvey West, **Seconded by** Moorea Hoffman Stout

Vote: *Motion carried.*

Yes: *Spencer, Hoffman Stout, Montgomery, Leonhardt, West*