

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: October 6, 2022
TIME: 10:00 a.m.

LOCATION: Plumas County Courthouse Building
Board of Supervisors Chambers
Room 308
520 Main Street
Quincy, CA 95971

STANDING ORDERS

Due to the Coronavirus disease (COVID-19) Public Health Emergency, dated March 16, 2020, the County of Plumas is making several changes related to meetings to protect the public's health and prevent the disease from spreading locally. The Plumas County Health Officer Recommendation Regarding Teleconferencing, issued on September 30, 2021, recommends local legislative bodies, such as commissions, committees, boards, and councils, hold public meetings with teleconferencing as authorized by Government Code section 54953 (e).

Pursuant to Government Code section 54953 (e) and to maintain the orderly conduct of the meeting, the County of Plumas members of the Planning Commission may attend the meeting via teleconference or phone conference and participate in the meeting to the same extent as if they were physically present. Due to Government Code section 54953(e), the Board of Supervisors Chambers, where the Planning Commission meets, will be open to the public but subject to state or federal social distancing or masking requirements, if applicable. It is strongly recommended that individuals attending meetings wear masks.

THE PUBLIC MAY ALSO 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

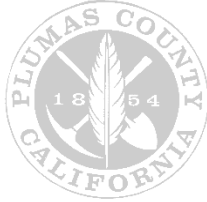
www.countyofplumas.com

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: Tom McGowan, Charles Leonhardt, Harvey West

Absent: Chris Spencer

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.

None

V. **CONSENT ITEMS**

A. *Items to be continued or withdrawn from the agenda*

None

B. *Approval of Meeting Minutes of September 15, 2022*

Motion: Approval of Meeting Minutes of September 15, 2022

Moved by Charles Leonhardt, **Seconded by** Harvey West

Vote: Motion carried.

Yes: McGowan, Leonhardt, West

Absent: Spencer

VI. **DISASTER RECOVERY OPERATIONS CENTER (DROC) AND DIXIE FIRE COLLABORATIVE (DFC) UPDATES FOR BECKWOURTH COMPLEX AND DIXIE FIRES**

Tracey Ferguson, Planning Director, gave an update on the Dixie and Beckwourth Fire recovery phase and stated the following:

- *Meetings will be held for the housing, infrastructure, and economic development of the long-term recovery phase.*
- *The long-term recovery plan may take 9 – 12 months to develop.*
- *On September 12, 2022, a community workshop was held in Greenville to discuss what the long-term recovery plan should include.*
- *Efforts are being made to have additional base camps for housing and the Urgency Ordinance may need to be amended to allow for base camps in more zonings.*
- *Two project that will occur in the Greenville area are:*
 1. *Indian Valley Community Services District repairs to Round Valley Reservoir.*
 2. *Flood control measure will be implemented along Wolf Creek and various drainage flows.*

Commissioner Harvey West commented that the Plumas Stewardship IRSC received funding to clean up the roads in the burn areas.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Charles Leonhardt stated he completed his review of the M-R zoned parcels in District 4 and would discuss further during Item VIII.

Commissioner Tom McGowan stated he attended the builder-developer forum at Nakoma Resort on September 29, 2022. Sierra Pacific Industries, as well as other businesses and professionals, attended the forum and he felt there was great participation at the forum to address the need for housing in Plumas County.

Tracey Ferguson, Planning Director, informed the Commission that she would be posting the presentation given at the builder-developer forum on September 29, 2022, to the County website.

VIII. DISCUSSION: 2019-2024 GENERAL PLAN HOUSING ELEMENT (Tracey Ferguson, AICP, Planning Director)

A. High Density Sites ("M-R" zoning or Multiple-Family Residential) to Accommodate the Lower Income Regional Housing Needs Assessment (RHNA) – continue review of vacant sites tables and mapping by supervisorial district

Tim Evans, Senior Planner, gave a brief update that the previous Planning Commission meeting included going over the changes to the zoning maps and spreadsheets for each district and each commissioner's task was to visit the parcels on the zoning maps and spreadsheet for their district.

Commissioner Charles Leonhardt stated that he visited all of the parcels on his zoning maps and spreadsheet for District 4. He explained that he noted potential issues for some of the parcels and the housing density stated in the spreadsheet may not be possible for some of the parcels.

Tracey Ferguson, Planning Director, explained that a Land Use Element update could be done to apply different zonings to better address housing and that the purpose of the discussion and site visits to the parcels on the zoning maps and spreadsheets is to vet the vacant sites list in the Housing Element.

Commissioner Tom McGowan gave an update that he visited the parcels in District 3 and they were like that of District 4 in that some parcels had potential issues and may not be able to achieve the housing density stated on the spreadsheet.

IX. DISCUSSION: PLANNING COMMISSION REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)

A. Circulation Element Goals and Policies

Tracey Ferguson, Planning Director, directed the Planning Commissioners to read the introduction of the Circulation Element included in their packet of information before the next meeting.

X. DISCUSSION: Update Title 8 (Building Regulations), Chapter 17 (Flood) of the Plumas County Code re: Flood Plain Ordinance and applicable Title 9 (Planning and Zoning) sections (Tracey Ferguson, AICP, Planning Director)

Tracey Ferguson, Planning Director, informed the Commission that the California Department of Water Resources (DWR) engaged the county, and we need to update our Flood Plain Ordinance. She went on further to state county staff will have a meeting with DWR in November and we want to be able to inform DWR that the Planning Commission is working on updating the Flood Plain Ordinance.

Ferguson continued on and explained that two of the types of flood zones we have in the county are FEMA Flood Zone A and FEMA Flood Zone AE. She stated Flood Zone A is the 100-year special flood

hazard area with no base flood elevation determined and Flood Zone AE is the 100-year special flood hazard area with base flood elevation determined.

As presented in the Frequently Asked Questions handout for the Flood Plain Management Model Ordinances, Ferguson read aloud the questions and answers to #1-5 concerning the model flood plain ordinance and existing flood plain regulations from a local jurisdiction. She explained the Planning Commission will workshop the ordinance in the future, Planning staff will bring the sections from Plumas County Code for review by the Commission, and Planning staff will provide an initial draft of the flood plain ordinance for the Commission to workshop in December 2022 or January 2023.

XI. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

Tracey Ferguson, Planning Director, explained the Planning Department has received multiple Owner Initiated Mergers recently to merge contiguous parcels, and there is a continuous flow of building permits.

Tim Evans, Senior Planner, stated the Planning Department received a special use permit application for the expansion of a lawful nonconforming use to allow for additional housing at the mobile home park in Vinton.

XII. FUTURE AGENDA ITEMS

A. Guest Speaker: Roger Diefendorf, Executive Director, Plumas County Community Development Commission (PCCDC) / Housing Authority (Invited)

No future agenda items discussed.

XIII. ADJOURNMENT to the regular meeting scheduled on October 20, 2022 **Motion:** Adjournment to the regular meeting scheduled on October 20, 2022 **Moved by** Charles Leonhardt, **Seconded by** Harvey West. **Vote:** Motion carried. **Yes:** McGowan, Leonhardt, West **Absent:** Spencer