

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: March 2, 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 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:

Chris Spencer, 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.

None



V. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda

None

B. Approval of Meeting Minutes of February 16, 2023

Motion: Approval of Meeting Minutes of February 16, 2023

Moved by Harvey West, **Seconded by** Chris Spencer

Vote: Motion carried.

Yes: Spencer, Montgomery, Leonhardt, West

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

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

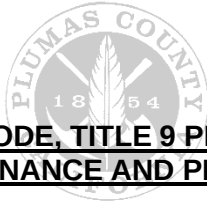
- Community meetings were held to get public comment on the Long-Term Recovery Plan.
- A community meeting was held in Greenville on February 18th, in Chester on February 21st, and in Quincy on February 23rd.
- A community meeting was scheduled to be held in Vinton on February 27th but was rescheduled due to weather – rescheduled time and date to be determined.
- At each community meeting, an overview of the Long-Term Recovery Plan and the 54 projects proposed as part of the Long-Term Recovery Plan was presented. Meeting participants were given twelve (12) stickers to choose their top projects on the project boards at the meeting, with one gold star sticker for their top project, and a red sticker for the project they do not want.
- All of the information presented at the community meetings is available on the County website under the 2021 Wildfires Long-term Recovery Information page, including a survey that can be completed to provide the same Long-Term Recovery Plan input requested at the community meetings.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Chris Spencer stated the fire district consolidation in the eastern portion of the County is ongoing, the Portola City Council approved the consolidation, but the Beckwourth and Sierra Valley Fire Protection Districts rescheduled their meetings to discuss the consolidation. Spencer also commented that the Planning Commissioner training held by the Institute for Local Government has been rescheduled to March 10th in Oroville.

Commissioner Charles Leonhardt stated he attended the meeting held on February 21st by Congressman Kevin Kiley in Quincy and explained the meeting was focused on topics such as wildfires and insurance.

Commissioner Harvey West explained that he posted some information to the Planning Commission Facebook page.



VIII. WORKSHOP: PLUMAS COUNTY CODE, TITLE 9 PLANNING AND ZONING, DRAFT AMENDMENTS TO CAMPING ORDINANCE AND PRIME OPPORTUNITY AREAS DEFINITION

Tim Evans, Senior Planner, explained the workshop is the second workshop to be held for the draft amendments to the Camping Ordinance and Prime Opportunity Areas definition. As stated in the Staff Report, Evans presented the following questions and answers that arose at Workshop #1:

1. Should the 120-day time limit and number of camping spaces currently set forth in PCC Sec. 9-2.405 – Camping be increased?

The Plumas County 2019-2024 Housing Element, Program 6, Camping Time Limit, directs the County to amend Section 9-2.405 (Camping) of the Plumas County Code to remove the camping limitation on private lands (non-camp ground use) of 120 days in a calendar year, thereby increasing the camping time limit to 365 days per year, to provide for alternative affordable housing opportunities for those that need it, for example, caregivers or property owners that desire to remain on the property while under construction of a dwelling.

Concerning increasing the number of camp spaces, the Commission suggested potentially increasing the number of camp spaces specifically permitted in the agricultural zoning districts (AP and GA) and in the Timberland Production Zone (TPZ) to accommodate temporary workers in ranching operations and logging.

2. Should a permit be required to register the recreational vehicle or tent being used for camping on a property?

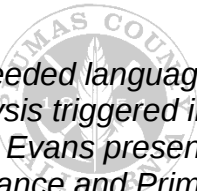
Jennifer Langston, Chief Code Enforcement Officer, Plumas County Code Enforcement, commented that the 120-day time limit is difficult for Code Enforcement to prove, requires substantial time and resources to do so, and explained requiring registration or a permit for the camping spaces would help with enforcement of PCC Sec. 9-2.405 as there would be a record for the camping use being conducted on the property.

3. Should there be seasonal camping requirements?

The Commission and Jennifer Langston, Chief Code Enforcement Officer, discussed potential options of having seasonal camping requirements:

1. *Two sets of camping requirements, one set of requirements for a prime recreation season (to be defined as to which months would be included) and another for a year-round (365 days) camping use.*
2. *The camping requirements for a prime recreation season and/or year-round camping could require a permit and/or registration process.*

Evans explained the discussion at Workshop #1 had many important points to investigate further, but a point that may not have come across in Workshop #1 from Planning staff is the clarification language presented in the draft Camping Ordinance and Prime Opportunity Areas definition has been language Planning staff and Code Enforcement staff needed months ago due to the inconsistency between the 2035 General Plan and Plumas County Code. Evans went on further to state further amendments, such as those discussed in Workshop #1, would


likely prolong the adoption of the needed language for possibly six (6) months or more due to the research required and the analysis triggered in conformance with the California Environmental Quality Act (CEQA). Evans presented the two-step approach to the development of the Camping Ordinance and Prime Opportunity Areas definition being to:

- 1. Recommend the language, as presented, to the Board of Supervisors for adoption to address the inconsistency between the 2035 General Plan and Plumas County Code.*
- 2. Continue Planning Commission workshops to review, discuss, and amend the Camping Ordinance and/or Prime Opportunity Areas definition to address the questions brought forth by the Commission and Plumas County Code Enforcement at Workshop #1.*

Evans presented example ordinances from other counties (Placer, Nevada, and Butte counties) and recommended the Commission direct Planning staff to:

- 1. Prepare the ordinance of the draft amendments to the Camping Ordinance and Prime Opportunity Areas definition, as presented; and*
- 2. Prepare the Planning Commission Resolution recommending the Board of Supervisors adopt the ordinance.*

Commissioner Jack Montgomery inquired as to how Planning staff will ensure the development of the Camping Ordinance continues. Evans explained that Planning staff will ensure it is brought before the Commission to continue being developed and added that Program 6 of the Housing Element of the 2035 General Plan states Plumas County will review removal of the 120-day camping time limit, which would require Planning staff to bring the Camping Ordinance to the Commission for review and amendment.

Ferguson stated that the interpretation is not changing from how it has been in the past, we are simply reconciling an inconsistency between the 2035 General Plan and Plumas County Code.

Commissioner Harvey West presented concerns of the ordinance not coming back to the Commission for further development, possibly taking years to complete, and inquired about the Commission continuing discussion of additional language at the workshop.

Commissioner Charles Leonhardt stated he would prefer not to revise the language any further until a future workshop.

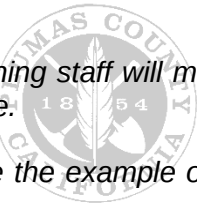
As a result of the presentation by Planning staff, the Commission directed staff to prepare the ordinance and resolution for the following regularly scheduled Planning Commission meeting, with the following meeting being the public hearing for the draft Camping Ordinance and Prime Opportunity Areas definition.

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

A. Circulation Element Goals and Policies, and Implementation Measures

Ferguson read aloud the Circulation Element Implementation Measures #1-12, with the following comments by Planning staff:

Implementation Measure #1: The Plumas County Transportation Commission has completed a Pedestrian and Bike Plan.



Implementation Measure #2: Planning staff will make a note that “major thoroughfare” needs to be defined in the Plumas County Code.

Implementation Measure #4: Gave the example of the Complete Streets project for Highway 36 in Chester.

Implementation Measure #5: Updates to the Short Range Transit Plan would be completed by the Plumas County Transportation Commission.

Implementation Measure #6: Planning staff will reach out to Jim Graham, Principal Transportation Planner, Plumas County Public Works, concerning the countywide bus stop improvement plan.

Implementation Measure #8: Gave the example of requiring bike racks, such as those at Plumas Charter School, in the amendment to Plumas County Code to require bicycle and pedestrian facilities for new development

Implementation Measure #9: The Airport Land Use Commission ensures the Code, etc., is in line with the Airport Land Use Compatibility Plans. The General Plan must be in conformance with the Airport Land Use Compatibility Plans

Implementation Measure #10: Planning staff will inquire with Public Works regarding the paving of additional roadways.

Implementation Measure #11: Planning staff will inquire with Public Works as to if there have been and triggers to develop the Traffic Fee Impact Program. Planning staff will provide the Development Standards within Plumas County Code at a future meeting to the Commission.

X. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

A. 2022 Annual Progress Report

Ferguson explained that the Annual Progress Report (APR) is required by the State law and is due April 1st of each year to the California Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR). Ferguson stated Planning staff will bring the report before the Commission at the March 16, 2023 Planning Commission meeting.

Ferguson noted, beyond the APR, that she will be giving a presentation to Firesafe Council concerning the State Fire Safe Regulations and Seneca Hospital District applied for a General Plan Amendment and Zone Change for the construction of a new hospital facility in Chester.

XI. FUTURE AGENDA ITEMS

Ferguson noted that Planning staff will put a discussion of the Facebook page on the agenda for a future meeting.

XII. ADJOURNMENT to the regular meeting scheduled on March 16, 2023

Motion: Adjournment to the regular meeting scheduled on March 16, 2023

Moved by Chris Spencer, **Seconded by** Harvey West

Vote: Motion carried.

Yes: Spencer, Montgomery, Leonhardt, West