

COUNTY OF PLUMAS
PLANNING COMMISSION AGENDA
REGULAR MEETING

DATE: December 4, 2025
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=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

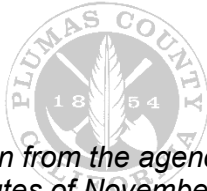
II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Chris Spencer, Vice-Chair	(District 1)
Richard Foster	(District 2)
Jack Montgomery	(District 3)
Dayne Lewis	(District 4)
Harvey West, Chair	(District 5)

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.



V. CONSENT ITEMS

- A. *Items to be continued or withdrawn from the agenda.*
- B. *Approval of Regular Meeting Minutes of November 20, 2025.*

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

VIII. DISCUSSION AND POSSIBLE ACTION: ADOPT RESOLUTION NO. P.C. 2025-03 – RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE BOARD OF SUPERVISORS ACKNOWLEDGE THE PLUMAS HOUSING COUNCIL AND SUPPORT THE COUNTY IN BECOMING AN ADVISORY BOARD MEMBER OF THE PLUMAS HOUSING COUNCIL (Tracey Ferguson, AICP, Planning Director)

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

- A. *Agriculture & Forestry Element Goals and Policies (Continued)*

X. 11:00AM PUBLIC HEARING – FRANKS CODE AMENDMENT (CA 6-24/25-02) (Tracey Ferguson, AICP, Planning Director)

Proposed Project – Modification of Sec. 9-2.1284(c)(2), Article 12.8 Lot Line Adjustment, Chapter 2 Zoning of Title 9 Planning and Zoning of Plumas County Code such that the width requirement for a lot line adjustment would include provisions to account for the lot line adjustment of parcel that is nonconforming to the width requirement of the applied zoning district. In addition, to address historic Title 9 Planning and Zoning internal inconsistencies for lot line adjustments, amendments are proposed by staff to ensure no need for interpretation by the Planning Director concerning lot line adjustment requirements.

XI. 11:00AM CONTINUED PUBLIC HEARING – PAPANOS GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPA 3-23/24-01) (Tracey Ferguson, AICP, Planning Director)

Proposed Project – General Plan Amendment and Zone Change of a property located at 24158 Highway 70, Twain (APN 002-410-018-000) (4.27 acres) to modify the Plumas County 2035 General Plan land use designation of "Mining Resource" and primary zoning district "M" (Mining) to a "Resort and Recreation" General Plan land use designation with a "Rec-P" (Prime Recreation) primary zoning district, while retaining the "SP-ScR" (Special Plan Scenic Road – Highway 70) and the "SP-ScA" (Special Plan Scenic Area – Feather River Canyon) combining zones.

XII. INFORMATION ITEMS/ON-GOING PROJECT UPDATES (Tracey Ferguson, AICP, Planning Director)

- A. *Status of Planning Department follow up from October 16, 2025, Public Comment by Elisa Adler and Selena Jayo*
- B. *Status of review of 2024 – 2029 Plumas County General Plan Housing Element 7th Cycle Update, with the State Department of Housing and Community Development (HCD) pursuant to the Review Letter dated November 14, 2025*

XIII. FUTURE AGENDA ITEMS

1. *Code Amendment Workshop #1 – Article 41, Telecommunications, Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code pursuant to Resolution No. 2025-9082 of the Board of Supervisors – February 5, 2026*
2. *2035 General Plan Public Health & Safety Element Update Workplan – February 5, 2026*

XIV. ADJOURNMENT to the regular meeting scheduled for December 18, 2025.