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**PLUMAS COUNTY**  
**ZONING ADMINISTRATOR**  
Minutes of the Regular Meeting of July 14, 2022

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The Plumas County Zoning Administrator convened in a meeting on July 14, 2022, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Senior Planner, Tim Evans, is in attendance.

**I. PUBLIC COMMENT OPPORTUNITY**

No public comment is presented.

**II. SPECIAL USE PERMIT: MATT ANCHORDOGUY (HAPPY CAMP, LLC); APN 104-091-003; T.28N/R.8E/S.19 MDM**

The request to establish a 3,000 square foot storage facility for boat and recreational vehicle (RV) storage located at 329 Peninsula Drive, Lake Almanor, is presented. Tim Evans, Senior Planner, gives a presentation as reflected in the staff report. Tracey Ferguson, Zoning Administrator, questions if a representative for the applicant is present. Matt Anchordoguy, applicant, and Andy Wood, contractor with North Valley Building, are present. Ferguson inquires with the applicant, Matt Anchordoguy, if the intent is to have a commercial storage use. Anchordoguy confirms it is only for personal use so he does not have to transport his personal boats, RVs, trailers, and other recreational vehicles back to where he lives. Ferguson notes that the expressed clarification by the applicant of the use of the building as a private use for storage, or what would then be referred to as a “garage,” is coming out in the meeting, which was previously unclear.

Ferguson inquires with the applicant and contractor if there are any questions or comments on the conditions or staff report. Clarification on Condition #2 is requested. Wood states the intent is to not store the vehicles outside for a prolonged period, but asks if they may park a boat, trailer, RV, or other recreational vehicle outside the building temporarily.

The public hearing is opened at 10:08 a.m.

Ferguson explains that Charles White, Building Services Director, is in attendance per her request to answer any questions in relation to Type IIB vs. Type VB construction. Wood informs the building type does not change the construction they are proposing, just the bathroom portion of the plans (e.g., door material type) and they wouldn't have a problem changing that. White comments on the roof potentially shedding stormwater onto the adjoining property and inquired with Wood as to whether they would be proposing some type of drainage to retain and/or redirect the stormwater on the property. Wood replies that they are open to addressing stormwater drainage.

Ferguson reads aloud the public comments and each staff response as presented in Table 1 of the staff report, as well as the additional comments received by email on July 11, 2022. Comments included concerns regarding drainage and stormwater onto adjoining properties, the building setback from the front of the property, improving traffic safety and ingress/egress to the property, the parcel being allowed to have a “storage” use, and if there are any landscaping requirements. In response, Ferguson states a grading and drainage plan will be prepared as part of the building permit package to address onsite drainage. Anchordoguy states he located the building setback similar to the setback location of the adjoining property owners’ building. Anchordoguy confirms they only use the paved County roadway for access to and from the property and explains the use of a neighboring property or driveway would not happen and is not necessary. Ferguson states the Recreation Commercial (R-C) zoning is throughout the area and some adjacent property owners may not be aware the R-C zoning standards permit a “storage” use with issuance of a special use permit. There are no landscaping requirements in the R-C zoning.

There being no further comments, the public hearing is closed at 10:29 a.m.

Ferguson clearly notes that “storage” is defined in the Plumas County Code (Section 9-2.290) as “the holding of goods, exclusive of warehousing,” and that a “garage” is defined in the Plumas County Code (Section 9-2.237) as “a building, or portion of a building, constructed with provisions for the noncommercial sheltering of vehicles.”

Ferguson asks White to clarify for the record if there is a square footage limitation on a “garage” and if a garage may have a bathroom. White states there is no size limitation and a garage may have a bathroom.

Based on the Plumas County Code, evidence provided during the hearing, and the applicant’s clarification of the intent of the use of the building as noncommercial sheltering of vehicles or a private “garage” as opposed to holding of goods or commercial “storage,” staff revised the recommendation to the Zoning Administrator that the project be considered withdrawn by Matt Anchordoguy, applicant, and the Zoning Administrator neither deny nor approve the special use permit, as a “garage” is permitted by right in the R-C zoning, without the need for a discretionary special use permit.

Ferguson states that even though a special use permit is not required for a “garage,” the applicant will still need to obtain an encroachment permit from Plumas County Public Works prior to the issuance of the building permit, meet the sewage disposal requirements of Environmental Health for the bathroom facility, and prepare a grading and drainage plan as part of the building permit package.

Ferguson notes the members of the public who submitted comments will be made aware of this meeting outcome and the withdrawal of the application.

## **DECISION**

Tracey Ferguson, Zoning Administrator, considers the application withdrawn by the applicant and takes no action to approve, approve with conditions, or deny the project. Ferguson requests an email be sent for the record to Tim Evans, Senior Planner, by Matt Anchordoguy, applicant, or Andy Wood, contractor, affirming the application is withdrawn.

## **ADJOURN**

There being no further business, the meeting adjourns at 11:01 a.m. The next regularly scheduled Zoning Administrator meeting is set for August 10, 2022, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.



Tim Evans, Senior Planner



Tracey Ferguson, AICP, Zoning Administrator