


COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: June 1, 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=T21qNFFGem1PWXBIUFFZSnJwZEIKdz09>

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@countyofofplumas.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

Absent: Moorea Hoffman Stout

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 May 4, 2023

Motion: Approval of Meeting Minutes of May 4, 2023

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

Vote: Motion carried.

Yes: Spencer, Montgomery, Leonhardt, West

Absent: Hoffman Stout

C. Approval of Meeting Minutes of May 18, 2023

Motion: Approval of Meeting Minutes of May 18, 2023

Moved by Harvey West, **Seconded by** Jack Montgomery

Vote: Motion carried.

Yes: Spencer, Montgomery, Leonhardt, West

Absent: Hoffman Stout

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:

- She was unable to attend the meeting on May 20, 2023, held by Dixie Fire Collaborative.
- She looked into the CDBG-DR funding for disaster recovery. There is \$55.9M in funding.
- She is in contact with Kate Anderson with the town of Paradise concerning developers building housing in Paradise. There is the potential for the developers to come to Plumas County.
- There is a project in the Long-Term Recovery Plan to update or amend the Land Use Element of the 2035 General Plan to accommodate higher density and this is a project that would be initiated through the Planning Department.

Commissioner Harvey West inquired as to the number of building permits issued for fire recovery. Chuck White, Building Services Director, stated that there have been six (6) manufactured home permits issued, fifteen (15) single-family dwelling permits issued, fourteen (14) single-family dwelling permits pending, and four (4) manufactured home permits pending.

Commissioner Chris Spencer inquired about the number of structures lost in the Beckwourth and Dixie Fires overall and in Warner Valley. Ferguson stated between 600 and 700 structures total and 80 to 100 structures in Warner Valley.

Commissioner Harvey West asked White to explain the purpose of Title 25. White stated that Title 25 is a way to go about getting away from Title 24 requirements for energy standards and that due to the structure being built to Title 25, it would be noted on the deed for the property.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Jack Montgomery stated that Tyler Pew will give a presentation on workforce housing for

The Almanor Foundation and he will share the final report from the presentation.

Commissioner Charles Leonhardt stated that he attended a meeting with Ferguson that involved Sierra Pacific Industries to discuss workforce housing.

Commissioner Jack Montgomery asked staff about the project that Collins Pine plans to move forward with for housing. Ferguson stated that a Planned Development Permit was approved for the housing project at Collins Pine for up to eight (8) dwelling units for workforce housing.

VIII. PRESENTATION (MAT FOGARTY, DIXIE FIRE COLLABORATIVE) – TINY HOMES ON WHEELS. HOW TO SOLVE PLUMAS' HOUSING PROBLEM

The Tiny Home presentation was given by Mat Fogarty, Dixie Fire Collaborative, as reflected in the in the presentation slides, which included slides for the following:

- *Severe Housing Problem*
- *Tiny Homes on Wheels*
- *Build vs. Buy vs. Rent*
- *Tiny Homes on Wheels vs. New Small Home*
- *Placer Tiny Homes on Wheels Ordinance*

Commissioner Charles Leonhardt stated that tiny homes are licensed by the Department of Motor Vehicles (DMV). White explained that there is nothing in the building code for tiny homes that are licensed by the DMV.

Fogarty explained that Placer County has specific requirements for building in their ordinance that address tiny homes on wheels. Fogarty went on further to explain that tiny homes on wheels could be used as a dwelling or accessory dwelling unit.

Commissioner Harvey West explained that tiny homes are permitted in Plumas County as an RV which would be subject to the camping requirements.

Ferguson commented that staff would inquire with Environmental Health as to whether the tiny home would be considered one (1) bedroom or if it would be based on occupancy in terms of the septic system requirements.

White explained that the commercial portion of the building code looks at occupancy and if the tiny home is looked at the same way, a 400 square foot tiny home would have an occupancy of two (2).

Ferguson explained that camping in a tiny home, which if it is classified as an RV by the DMV, would be subject to the camping time limit of 120 days in a calendar year with the health requirements met.

Sara James, Deputy County Counsel, stated that it would be best, from other ordinances that she's read, to have the tiny homes meet ANSI standards in order to be used as a dwelling.

Commissioner Charles Leonhardt stated there are two (2) directions for tiny homes:

1. *Construct a small unit that is just a small dwelling.*
2. *A tiny home is built to ANSI standards and inspected by the Building Department.*

Commissioner Charles Leonhardt stated that the Planning Commission would continue to look at this and
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directed Fogarty to follow up with the Planning Commission in a few months.

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

A. *Conservation and Open Space Element Goals and Policies*

Ferguson noted that the review of the Introduction was done on May 18, 2023, and then read aloud the Conservation and Open Space Element Goal 7.1 Conservation and Open Space, Policies 7.1.1 through 7.1.4, Goal 7.2 Biological Resources, and Policies 7.2.1 through 7.2.3, with the following comments by Planning staff:

- *Policy 7.1.1 Open Space Land Use Definition: Plumas County has an Open Space (OS) zoning.*
- *Policy 7.1.2 Conservation and Open Space Program: The County has authority, but streams are regulated federally and by the State.*
- *Policy 7.1.3 Collaborative Open Space Land Use Management: Plumas County Coordinating Council (PCCC) hasn't met for some time, but they met with Debra Lucero, County Administrative Officer, and John Mannle, Director of Public Works. PCCC is a mechanism to engage federal and State partners.*
- *Policy 7.1.4 Conservation Easements: Example is Feather River Land Trust (FRLT) establishing conservation easements for recreation purposes.*
- *Policy 7.2.1 Habitat Protection: Certain agencies require the protection of habitats.*
- *7.2.2 Species and Habitat Avoidance: Avoidance of habitat is addressed in the California Environmental Quality Act (CEQA) process.*
- *7.2.3 Land Use Management: "Density" refers to residential and "intensity" refers to commercial. This is seen in subdivisions to maintain open space. For example, having deer migration corridors that do not permit building.*

X. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

Tim Evans, Senior Planner, explained that his last day working for the Planning Department will be June 9, 2023, as he accepted a position working for Washoe County's Planning Department.

Commissioner Charles Leonhardt stated that he will not attend the Planning Commission meeting on June 15, 2023.

XI. FUTURE AGENDA ITEMS

Ferguson noted that the following items would be on future agendas:

- *Camping Ordinance*
- *Brown Act Training*

XII. ADJOURNMENT to the regular meeting scheduled on June 15, 2023

Motion: Adjourn to the regular meeting scheduled on June 15, 2023

Moved by Chris Spencer, Seconded by Harvey West

Vote: Motion carried.

Yes: Spencer, Montgomery, Leonhardt, West

Absent: Hoffman Stout