
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Meeting of October 20, 2016

PLANNING COMMISSION MEMBERS:

Dr. Robert Abbott, *Commissioner (District 1)*
Dr. Shauna Rossington, *Vice Chair (District 2)*

Larry Williams, *Chair (District 4)*
John Olofson, *Commissioner (District 5)*

I. CALL TO ORDER

The Plumas County Planning Commission (*the Commission*) convenes in a meeting on October 20, 2016, at 10:03 a.m. in the Planning and Building Services Conference Room, Quincy, CA.

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: Dr. Robert Abbott, Dr. Shauna Rossington, Larry Williams, John Olofson

Commissioners Absent: none

Also in attendance (*Supervisors and staff*)

Randy Wilson, Planning Director
Rebecca Herrin, Senior Planner

IV. ADDITIONS TO OR DELETIONS FROM THE AGENDA

There are no additions to or deletions from the agenda. Agenda is accepted as presented:
M/S/C: 4-0.

V. PUBLIC COMMENT OPPORTUNITY

No public comment.

VI. APPROVAL OF MINUTES OF SEPTEMBER 1st, SEPTEMBER 15th and OCTOBER 6th, 2016

M/S/C: Rossington/Williams (4-0) to approve the minutes of September 1, 2016.

M/S/C: Rossington/Olofson (4-0) to approve the minutes of September 15, 2016.

M/S/C: Abbott/Rossington (4-0) to approve the minutes of October 6, 2016.

VII. PLANNING DIRECTOR'S REPORT

Randy Wilson hands out the agenda for the Cannabis Working Group meeting scheduled for this afternoon at 1:00 pm in the Board of Supervisors room, Courthouse. He explains that, as it is the first meeting, it will basically involve "housekeeping" duties such as appointment of the Chair and Vice-Chair and establishment of the meeting schedule.

Wilson also distributes the results of a voluntary survey conducted by the California Department of Agriculture taken to gauge interest across various cities and counties in types of cannabis licenses. Plumas County's result showed 44 potential licenses; no interest in Type 8 (testing lab). Interestingly, there were 930 responses in Nevada County which is "no grow". The survey provides an idea of the interest at this point in time.

Wilson goes on to state that staff is continuing to analyze new state legislation, including changes to the California Environmental Quality Act regarding the official record.

Commissioner Olofson asks Wilson how he sees the cannabis ordinance playing out. Does he anticipate that the Planning Commission will play a role?

Wilson responds that he sees some sort of land use criteria that will require review by the Planning Commission. The County must develop an ordinance in compliance with legislation and the rule-making process of state agencies that will result in guidelines that will be used for the state permitting process. The passage of Proposition 64 which permits recreational cannabis will also require rule-making. Wilson adds that the Ag Commissioner can assume authority to issue state permits. Wilson is working with Information Technology to develop a cannabis website to inform the public as well as decision-makers.

Wilson provides an update on the General Plan Update lawsuit. It will now go to the appellate court. Filing of the opening briefs is due by November 28, 2016, although that date can be extended until after the second week in December. Once the briefs are filed, they can be shared with the Commissioners.

VIII. PLANNING COMMISSIONERS' ANNOUNCEMENTS/REPORTS: *Brief announcements by, or brief reports on their activities by, Planning Commission members.*

Commissioner Olofson announces that he is waiting for a clear agenda item submittal policy, as recommended by County Counsel, so that he can submit items for future agendas.

IX. DISCUSSION OF OPTIONS FOR UPDATING THE ZONING CODE: *Discussion and possible direction to staff.*

Staff discusses the update list that was distributed to the Commissioners.

Floodplain Ordinance Update: Randy Wilson discusses the need to update the floodplain ordinance. Rebecca Herrin adds that the California Department of Water Resources has a model floodplain ordinance for the county to follow.

Noise Ordinance Development: A noise ordinance is required to be developed as part of the General Plan Update. Commissioner Rossington asks if the noise ordinance would permit exemptions for one-time events to allow community activities. Wilson responds that there is an Outdoor Festival ordinance and permit that was developed in response to music events in the

Feather River Canyon. Planning is not involved in the issuance of the permit. Commissioner Williams asks about enforcement of the noise ordinance. Wilson responds that code enforcement would be the enforcement agency.

Dark Sky Lighting Ordinance Development: Wilson explains that dark sky lighting is part of the General Plan Update. Herrin adds that she has been looking to other jurisdictions for examples.

Subdivision Ordinance Update: The subdivision ordinance will need to be updated. Currently, there are old regulations that were adopted by resolution that are not incorporated into code. Commissioner Williams inquires if the Commissioners should be provided copies of the Subdivision Map Act. Wilson responds that there will be materials available when the Commission works on the ordinance. The Zoning Administrator is the hearing officer for the tentative map. Conditions are imposed that confer the right of the developer to file a final map, which is the most costly stage.

Grading Ordinance Development: Wilson goes on to explain that the county does not have a grading ordinance; most issues fall under the building code appendix that deals with grading. Occasionally, driveway construction triggers the need for a grading permit.

Drought Tolerant Landscaping Ordinance Development: The County is required by the state to investigate development of a Drought Tolerant Landscaping Ordinance and there is a model ordinance.

Surface Mining and Reclamation Act (SMARA) Update: The Surface Mining and Reclamation Act (SMARA) also follows the model ordinance and needs updating. A permit to mine and a reclamation plan is required when there is a disturbance of more than one acre. Some zones also require a special use permit as well. The County process involves input provided by the California Department of Conservation, Office of Mine Reclamation, but the County is the Lead Agency.

Local California Environmental Quality Act (CEQA) Update: The County can develop local CEQA guidelines that provide a list of exemptions. This could be a concern due to lawsuits.

Second Dwelling Unit (now “Accessory” Dwelling Units) Code Update: Staff will be providing an analysis of the state legislation that recently changed the name to “accessory” units and updated some requirements. The county code does allow “guest houses” in all residential zones and some minor updates may be all that is needed to bring county code into compliance with state law. This legislation ties into the need for affordable housing.

Sign Code Update: Wilson explains that this may be controversial, as it is in many jurisdictions.

Solar Energy Code Development: Wilson explains that Butte County worked on a model ordinance some years ago. Commissioner Williams questions if the military would be consulted as part of the development of this ordinance. Wilson responds that the military will certainly be involved in the development of the **Department of Defense Noise and Compatibility Code Development.**

Chicken Ordinance Development: Wilson states that there are lots of examples from other jurisdictions; this can also be very controversial.

Update of the Onsite Wastewater Codes-related zoning code, if necessary: Plumas County Environmental Health has been updating the county code to achieve compliance with state law regarding onsite wastewater treatment facilities. The zoning code must be reviewed to ensure that there is consistency. There may be additional development standards required.

Child Day Care Facilities Code Update: These facilities follow state licensing procedures. The state is phasing out group homes.

Commissioner Williams suggests that the list be brought back on a future agenda and that each Commissioner look at the list to establish priorities that can be discussed with staff.

- X. **WORKSHOP:** *Introduction to the existing Plumas County Planning and Zoning Code (Title 9 of the Plumas County Code) and discussion of the continuing update.*

Commissioner Williams suggests that the workshop be bypassed until the next meeting and calls for a motion to adjourn.

XI. **ADJOURNMENT**

There being no further business, motion is made by Commissioner Olofson, seconded by Commissioner Abbott, with a unanimous affirmative vote recorded, to adjourn the meeting of October 20, 2016 to the next regularly scheduled meeting of November 3, 2016.



Rebecca Herrin, Senior Planner



Larry Williams, Chair
Plumas County Planning Commission