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## PLUMAS COUNTY PLANNING COMMISSION

Minutes of the Meeting of February 1, 2018

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### **PLANNING COMMISSION MEMBERS:**

**Dr. Robert Abbott**, Vice-Chair (*District 1*)  
**Jeff Greening**, Commissioner (*District 3*)  
**Larry Williams**, Commissioner (*District 4*)  
**John Olofson**, Commissioner (*District 5*)

#### **I. CALL TO ORDER**

The Plumas County Planning Commission (the *Commission*) convenes in a meeting on February 1, 2018, at 10:00 a.m. in the Planning and Building Services Conference Room, Quincy, CA. Vice-Chair Dr. Robert Abbott presides.

#### **II. SALUTE TO THE FLAG**

#### **III. ROLL CALL**

**Commissioners Present:** Dr. Robert Abbott, Jeff Greening, Larry Williams, John Olofson  
**Commissioners Absent:** none

**Also in attendance (Supervisors and staff)**

Supervisor Sherrie Thrall  
Tim Evans, Assistant Planner  
Randy Wilson, Planning Director

#### **IV. CONSENT ITEMS**

**A. Items to be continued or withdrawn from the agenda**  
None.

#### **V. PLANNING COMMISSIONERS' REPORTS/COMMENTS**

*There are no reports from the Commissioners.*

#### **VI. PUBLIC COMMENT OPPORTUNITY**

Ralph Koehne, 45-year resident of Plumas County, submits a handout regarding commercial cannabis. He is concerned with the current proposals for a commercial cannabis ordinance. He would like to be scheduled to be on the agenda at the time that the Planning Commission begins to review the ordinance(s).

#### **VII. ZONING CODE UPDATE: DRAFT TELECOMMUNICATIONS ORDINANCE:** Discussion/workshop

Assistant Planner Tim Evans discusses the changes to the draft ordinance made at the last meeting. He mentions that staff of Plumas Sierra Rural Electric Cooperative has submitted photos of their pole-mounted facilities for the Commissioners to review.

Deputy County Counsel Gretchen Stuhr has not yet responded to an email with questions from the Commission regarding her proposed changes to the Ordinance.

Planning Director Randy Wilson gives a presentation on the Airport Land Use Compatibility Plan and zones. As the proposed Ordinance could potentially impact the plan, the Airport Land Use Committee will review and comment.

Wilson reports that there are proposals for six new towers; mostly from AT&T and Verizon. Keith Chambers adds information about proposed upgrades to facilities in Beckworth and LaPorte. When AT&T and Direct TV combined, the federal government required those companies to develop broadband in underserved areas such as LaPorte. Williams questions the impact of a government-owned 5G network. Chambers explains that AT&T and FirstNet have taken the lead in developing a system whereby out-of-area emergency responders can communicate with others. This system involves co-location at existing facilities. FirstNet would use AT&T's existing network and shared antennas. It may also involve separate antennas, but at existing sites.

Evans reviews the changes:

On page 3, the entire sentence "the words emergency and disaster are interchangeable" has been deleted. "as may be amended" has been added throughout on page 3 and page 5 (definitions). On page 7, some clarifying language was added to part B, based on Deputy County Counsel Gretchen Stuhr's recommendations.

On page 8, there were two changes in sections B and C removing the language "or other zoning approval as required for the zone in which the structure is located".

On page 8, Commissioner Olofson questions Section 5.A.1. wording "per dwelling unit and commercial establishment" if the "and" should be changed to "or". Discussion ensues on the potential number of dishes allowed for commercial establishments; some sports bars may require more than one dish. Wilson asks the Commission if they really want to limit commercial dishes or perhaps take out commercial in this section and address separately. Supervisor Thrall adds that if service is discontinued, the dishes stay because the provider will not remove them, which creates an eyesore. Commissioners discuss leaving this section out of the Ordinance.

Keith Chambers mentions that the Commission may want to manage the aesthetic impacts created by the dishes. Wilson suggests removal of the section after clearing with Counsel. Again, it is a practicality issue for County enforcement.

Wilson continues review of the letters received from Plumas Sierra Rural Electric Cooperative and from DigitalPath. He does not think that option 4, the reduced permitting option resulting in smaller markets is an issue. Discussion ensues regarding pole-mounted facilities, mounted on existing poles. Plumas Sierra Rural Electric Cooperative is stringing fiber onto existing poles and installing small transmitter/receivers on the poles (photos submitted to the Commission).

Since the County is charged with regulation of aesthetics, should they be regulated or be exempt? Keith Chambers adds that these facilities may not only be mounted on utility poles under the utility ownership; some counties own and regulate poles for the purpose of providing street lighting. Perhaps there needs to be more information regarding small cells and if they would be installed on existing poles or additional new poles. Wilson responds that we will need

more information from both Plumas Sierra Rural Electric Cooperative and DigitalPath. Perhaps representatives can be present at the next meeting as they are not at this meeting.

Evans goes on to review changes to the Ordinance. On page 8, the addition of the Zoning Clearance Certificate instead of "other zoning approval as required for the zone in which the structure is located". On page 8 again, under part C, Enlargement subject to the issuance of a special use permit. On page 9, exemption for temporary telecommunications facilities providing public information coverage of a news event for a time period no greater than seventy-two (72) hours; change to no greater than thirty (30) days. Examples of such news events would be floods, fires, a large court trial, etc.

On page 10, part B.1.b. removal of "lawfully established airport" leaving just "airport". Discussion ensues on the definition to be applied to "airport". Supervisor Thrall suggests inviting the County Facilities Services Director to the meeting to discuss.

Keith Chambers' suggested changes are reviewed by the Commission. Chambers suggests change the title of section 7.E. from 'performance bond" to "performance security" to encompass a wider range of types of security. 7.E.2 adding the language: "An instrument of credit or letter or credit, in a form acceptable to the County Counsel, issued by a financial institution subject to regulation by the state or federal government, guaranteeing that all or any portion of the funds available pursuant to the letter of credit guaranteeing payment, upon demand of the County..." Chambers also suggests the addition in section 10.C. of instrument or letter of credit for consistency. Also, amending performance "bond" to performance "security" in that same section and strike the word "either" from the sentence "...and *either* make a claim on the performance security or exercise its rights under the instrument of credit, letter of credit, or preliminary lien agreement." The Commission is in agreement with these suggested changes.

Next discussion item is about facility abandonment and what would constitute an abandonment. Supervisor Thrall explains that there is a cellular facility in Lake Almanor located on County property that is not being used, but the leasee is making an annual rent payment. She inquires how that would play into the Ordinance. Under the current version, this would not qualify as abandoned. Keith Chambers explains that industry engineering standards recommend that the tower/antenna be structurally evaluated at least every five years. Some companies evaluate their facilities every three years. It would seem that if there is no longer any payment being made that the facility would be then considered abandoned. Chambers adds that the FCC has no authority over maintenance. Discussion ensues on FCC compliance procedures.

Wilson explains that the facility would need a building permit to install equipment on any tower or antenna. The question would be if that would trigger the need for a structural analysis. The Building Official, Charles White, will be consulted.

Chambers has one more suggestion to add. Section 8.A.b.3.vii: indent and renumber. Wilson agrees that the section indicated by Chambers should stand alone. He thanks everyone for their participation.

**IX. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES:**

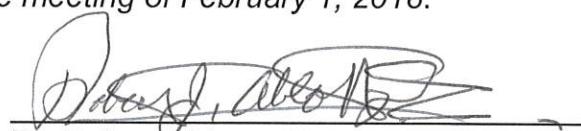
*None*

**X. CORRESPONDENCE:**

*None*

**XI. ADJOURNMENT:**

*M/S/C: Williams/Greening/3-0 to adjourn the meeting of February 1, 2018.*



Dr. Robert Abbott, Chair  
Plumas County Planning Commission



Rebecca Herrin, Assistant Planning Director