
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Meeting of February 7, 2019

PLANNING COMMISSION MEMBERS:

Dr. Robert Abbott, Chair (District 1)
Moorea Hoffman Stout, Commissioner (District 2)
Jeff Greening, Commissioner (District 3)
Larry Williams, Commissioner (District 4)
John Olofson, Vice-Chair (District 5)

I. CALL TO ORDER

Vice- Chair John Olofson calls the meeting to order at 10:04 am.

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: Moorea Hoffman Stout, Larry Williams, John Olofson
Commissioners Absent: Dr. Robert Abbott, Jeff Greening

Also in attendance (Supervisors and staff)

Michael Sanchez, Supervisor District 1
Gabriel Hydrick, County Administrative Officer
Randy Wilson, Planning Director
Rebecca Herrin, Assistant Planning Director
Tim Evans, Assistant Planner
Gretchen Stuhr, Deputy County Counsel III

IV. CONSENT ITEMS

A. There are no changes to the agenda.

V. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Williams mentions that there is a lawsuit from the State against the City of Huntington Beach regarding its Housing Element. Governor Newsom has indicated that there will be more State attention paid to jurisdictions in violation of housing law through lack of housing elements and through lack of implementation of adopted Housing Elements.

Planning Director Randy Wilson gives a short explanation regarding the status of Plumas County's Housing Element update. Housing Element law has changed since the last update. Behavioral Health is working with homeless population needs within the County and may be able to obtain grant money to assist with the update.

Wilson feels that as long as the County makes progress towards updating the Housing Element, the State will be satisfied. Wilson has spoken with several consultants that may be able to assist in completing the update.

Commissioner Stout questions when the funding will be available. Wilson responds that the funding will be requested in the next budget. A Request for Proposals may be necessary. He anticipates that we may see proposals later this summer.

VI. PUBLIC COMMENT OPPORTUNITY

There are no public comments.

VII. WORKSHOP/DISCUSSION: GENERAL REQUIREMENTS: FENCE ORDINANCE: Review and discussion of draft ordinance amending Plumas County Code Title 9, Chapter 2, Article 4, Section 9-2.407. Fences

Several issues led to the development of the update of the fencing ordinance. Department of Fish and Wildlife comments received during the general plan update led to addition of a policy regarding wildlife fencing. These advisory measures have been added to the fence ordinance.

In addition, Wilson explains that the allowance for personal cultivation of cannabis in the County makes it even more important to have clear fencing regulations.

Commissioner Williams shares that the River Valley subdivision in Beckworth has major deer migration corridors which are building exclusion areas. Wilson responds that projects requiring discretionary approvals can require fencing and protection of deer corridors. The ordinance language is designed to cover community and rural areas where grazing is more prevalent. He explains that handouts regarding wildlife fencing will be provided at the Planning counter.

Commissioner Stout adds that fence replacement in Sierra Valley may not meet the new standards of the ordinance. But the County cannot require fencing types retroactively.

Commissioner Olofson shares his experiences with wildlife fencing. In the past, he handed out copies of the Montana fencing handout to his customers and is aware of the information in the publication. Electric fencing was invented in New Zealand. Sheep fencing has a slightly different wire spacing than fencing for other uses; the wires should be at 10", 20" and 30". Sheep tend to go under fences. Several ranchers have used electric fencing for years instead of traditional barbed wire fencing. Different types of wildlife approach fences differently. Bears will generally avoid an electric fence the second time. Visibility is important and the electric tape is visible.

There is resistance from some ranchers to switch fencing types as barbed wire is what has been traditionally used. However, Olofson adds, most ranchers do use smooth wire as the bottom wire.

Wilson explains that the policy (and ordinance) language encourages the use of wildlife friendly fencing and is not mandatory.

Vice-Chair Olofson calls a short break at 11:10 am. The meeting resumes at 11:23 am.

Commissioner Olofson asks for comments/clarifications. He suggests that the wording in h) "It should also be highly visible for both ungulates and birds" be eliminated. In the next paragraph, lowest wire should be at least 10 inches above the ground when sheep are being confined as sheep tend to go under fences.

Commissioner Williams asks for building permit requirements to be added to both a) and d).

Commissioner Olofson calls for any other comments. There are none.

Wilson reminds the Commission that there will be two public hearings on March 7th; for the fence ordinance and for the cannabis cultivation ban ordinance.

VIII. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES:

None.

IX. CORRESPONDENCE:

None.

X. FUTURE AGENDA ITEMS:

Wilson reminds the Commission that there will be two public hearings on March 7th; for the fence ordinance and for the cannabis cultivation ban ordinance.

The topic for the February 21, 2019 meeting will be a workshop on the general plan update land use table. The zoning code needs to be amended to bring it in line with the approved table that contains density and intensity standards.

XI. ADJOURNMENT:

M/S/C: Williams/Stout/3-0 to adjourn the meeting at 11:53 am. The next regularly scheduled meeting of the Commission will be held on March 7, 2019.



John Olofson, Vice-Chair
Plumas County Planning Commission



Rebecca Herrin, Assistant Planning Director