
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Meeting of March 21, 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 10:01 am.

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: Moorea Hoffman Stout, Jeff Greening, Larry Williams, John Olofson

Commissioners Absent: Dr. Robert Abbott

Also in attendance (*Supervisors and staff*)

Randy Wilson, Planning Director

Rebecca Herrin, Assistant Planning Director

Tim Evans, Assistant Planner

Gretchen Stuhr, Deputy County Counsel III

Gabriel Hydrick, County Administrator

IV. CONSENT ITEMS:

A. *There are no changes to the agenda.*

V. PLANNING COMMISSIONERS' REPORTS/COMMENTS:

Commissioner Williams requests clarification on preparation of ordinances on the remaining cannabis issues, as directed by the Board of Supervisors. Supervisor Engel, at the last Planning Commission meeting, seemed to be under the impression that all issues needed to be resolved by October of this year when the moratorium will expire.

Planning Director Wilson explains that the moratorium was on commercial cultivation operations. Due to Plumas County's Euclidean zoning code, uses not specifically listed in the code are not allowed. Once the ban on commercial cultivation is in place, the moratorium can be lifted.

Commissioner Greening asks when the Commission will get to the remaining outstanding cannabis issues. Assistant Planning Director Herrin explains that there will be a public hearing on the commercial cultivation ban ordinance on April 4th. Commissioner Stout asks if there is a

deadline. Wilson responds that there is no timeframe on the other uses (industrial hemp, delivery, retail sales, manufacturing) including personal grows.

Discussion ensues about industrial hemp, production of CBD, Federal law enforcement issues. Wilson adds that keeping of backyard chickens and personal cannabis cultivation have similar impacts and neighborhood compatibility issues.

There are no other Commissioners' reports.

VI. PUBLIC COMMENT OPPORTUNITY:

Gabriel Hydrick, County Administrator, introduces himself.

VII. WORKSHOP/DISCUSSION: Draft Ordinance Implementing Minor Revisions to the Final Environmental Impact Report for the 2035 Plumas County General Plan Update (Table 3-1 Land Use Designations to address permitted density and intensity of each primary land use designation)

Assistant Planning Director Herrin introduces the draft ordinance. Herrin explains that building coverage here is total area covered by buildings or structures, not total impervious surface. Some areas have issues with impervious surface coverage and drainage, but that is not part of the zoning restrictions in Plumas County.

Wilson explains how Timberland Production Zone and Williamson Act contracts work. At this point in time, the County is not receiving subvention funding from the State. Subvention funds are designed to "backfill" loss of tax receipts from the tax breaks received by the landowner under Contract. Wilson adds that the clustering policy applies to Agricultural Preserve lands but not to Timber Resource lands.

County Administrator Hydrick talks about the need for senior care uses. Wilson explains that some uses are precluded from local jurisdiction by the State. These fall into certain categories. Staff agrees to add these definitions to the code when reviewing state authorized facilities and their requirements.

M/S/C: Greening/Stout/4-0 to hold the public hearing on the land use designation density and intensity ordinance on April 18, 2019.

VIII. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES:

Wilson reports that there will be an informational meeting on April 4, 2019 at 5:30 pm regarding the proposed California Highway Patrol facility in East Quincy. The County has raised issues with the Initial Study/Negative Declaration prepared for the project and the purpose of the meeting will be to discuss the project and take comments. As a result of a request from the County, the CEQA public review period has been extended to April 22, 2019.

The Plumas County Jail is close to beginning construction. There was a special use permit for the jail construction and Wilson, as Zoning Administrator, made the decision that the jail could be constructed anywhere on the County property with the exception of the Little League fields. This was a result of public outcry over the potential loss of the fields.

There are no other informational items.

IX. CORRESPONDENCE:

None.

X. FUTURE AGENDA ITEMS:

Commissioner Williams would like to revisit the zoning code update priority list. The backyard chicken ordinance will be on the next agenda as well as discussion of the zoning code prioritization.

Herrin adds that it is time to submit the Annual General Plan progress report to the State.

Wilson has provided copies of SB 1035 regarding Safety Element review. Preparation of the Housing Element triggers update of the Safety Element.

Commissioner Greening asks if there has been progress on state regulations regarding industrial hemp cultivation. Wilson responds that there has not. Commissioner Olofson explains that there will be continued pressure to allow hemp cultivation as it uses less water than other crops. Alfalfa is using too much water and is becoming unprofitable.

XI. ADJOURNMENT:

Commissioner Olofson calls for the meeting to be adjourned.

M/S/C: Greening/Stout/4-0 to adjourn the meeting at 11:13 am. The next regularly scheduled meeting of the Commission will be held on April 4, 2019.



John Olofson, Vice-Chair
Plumas County Planning Commission



Rebecca Herrin, Assistant Planning Director