
PLUMAS COUNTY PLANNING COMMISSION

Minutes of the Regular Meeting of September 5, 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 10:00 am.

II. SALUTE TO THE FLAG

III. ROLL CALL

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

Also in attendance (Supervisors and staff)

Tracey Ferguson, AICP, Planning Director
Rebecca Herrin, Assistant Planning Director
Tim Evans, Associate Planner
Gretchen Stuhr, Deputy County Counsel

IV. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda: Item X. Resolution 2019-7 "Resolution Recommending to the Board of Supervisors that the 2019-2024 Housing Element CEQA Addendum and the 2019-2024 Housing Element be Adopted" is inserted into the agenda at Item VIII. There are no objections.

V. PLANNING COMMISSIONERS' REPORTS/COMMENTS:

Commissioner Greening discusses a bill recently signed by Governor Newsom. Senate Bill 99 now requires cities and counties in California, upon the next revision of the housing element on or after January 1, 2020, to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes.

VI. PUBLIC COMMENT OPPORTUNITY

There is no public comment.

VII. PUBLIC HEARING: PROPOSED ORDINANCE AMENDING PLUMAS COUNTY CODE TITLE 9 (PLANNING AND ZONING) CHAPTER 2, ARTICLES 2, 4, 13 THROUGH 23, 25 AND 26: ACCESSORY DWELLING UNITS AND EMERGENCY SHELTER (as required by state law).

Rebecca Herrin, Assistant Planning Director, gives a presentation regarding the proposed ordinance.

Vice-Chair Olofson opens the public hearing. There being no testimony or comment, the public hearing is closed.

M/S/C: Williams/Greening/3-0 to adopt Resolution 2019-6 recommending to the Board of Supervisors that the ordinance amending Plumas County Code Title 9 (Planning and Zoning), Chapter 2, Articles 2, 4, 13 through 23, 25 and 26: Accessory Dwelling Units and Emergency Shelters be incorporated into the Plumas County Code and that the Board find the ordinance adoption is exempt from CEQA under Section 15061(b)(3).

VIII. RESOLUTION 2019-7: RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS THAT THE 2019-2024 HOUSING ELEMENT CEQA ADDENDUM AND THE 2019-2024 HOUSING ELEMENT BE ADOPTED

M/S/C: Greening/Williams/3-0 to adopt Resolution 2019-7 Recommending to the Board of Supervisors that the CEQA Addendum to the 2009-2014 Housing Element Initial Study/Negative Declaration 646 be adopted and that the 2019-2024 Housing Element also be adopted.

IX. CONTINUED WORKSHOP/DISCUSSION: AMENDMENT OF AGRICULTURAL ZONES TO ALLOW “AGRICULTURAL PROCESSING”

Planning Director Tracey Ferguson, AICP, explains that this is the second workshop held to discuss the proposed ordinance to amend the code to define “Agricultural Processing” and to allow such uses in the Agricultural Preserve (Article 30 of Chapter 2) and General Agriculture (Article 31 of Chapter 2) zones subject to the issuance of a special use permit.

Ferguson explains the handout distributed to the Commission that outlines the proposed zoning code changes. The proposed definition for “Agricultural Manufacturing” has been dropped however, portions of that definition have now been incorporated into the proposed definition for “Agricultural Processing”. Ferguson reads the definition and discusses the modifications made to the draft ordinance based on comments received at the first workshop held at the August 15, 2019 meeting of the Planning Commission.

“Agricultural Processing” shall mean the making of agricultural commodities or products by hand or machinery that changes the natural condition of the commodity or product through refinement for further processing or consumer use. Does include (a) the processing of industrial hemp as defined in Plumas County Code Section 9-2.251.5 and (b) farm machinery equipment fabrication and assembly...

In addition, the proposed ordinance goes on to clarify that “Agricultural Processing” does not include cannabis or composting as defined in Plumas County Code.

Processing of “plant and animal” was removed. No slaughterhouses are permitted under this proposed ordinance. Wording of “grown or produced primarily on the premises” has been removed as well.

The special use permit process will allow the County to address compatibility issues through permit processing. Vice-Chair Olofson asks for comments from the audience.

Ag Commissioner Tim Gibson expresses concern regarding the prohibition of composting. Ferguson explains that there is no change to the code overall as composting is regulated by Environmental Health under Title 6 of the Plumas County Code.

Commissioner Greening expresses concern that the definitions may be limiting. For example, is hemp block construction permitted or excluded? Commissioner Williams adds that in Canada, hemp is being utilized to manufacture surfboards, airplanes and hemp seed oil is turned into fuel.

Assistant Planning Director Herrin suggests that the wording “including but not limited to” could be added to clarify that other uses will be permitted in addition to those specifically listed. Jane Roberti is in favor of the addition of that proposed wording. She is also in favor of the removal of the condition that the processed materials be produced “primarily” on the premises.

Vice-Chair Olofson questions the difference between a special use permit and a site development permit. Herrin answers that the review for a site development permit is triggered by a building permit, but a special use permit is required for particular uses in particular zones that may be incompatible. A special use permit would typically take about 3 to 6 months for processing. Staff is recommending that Agricultural Processing in Agricultural Preserve (AP) and General Agriculture (GA) zones be permitted, subject to the issuance of special use permits.

Ferguson adds that the timeline for processing of special use permit applications is dependent on the diligence of the applicant and good communication between the applicant and planning staff. There are also statutory timelines for processing.

The public hearing on the proposed ordinance will be held during the meeting of the Planning Commission on October 3, 2019.

IX. DISCUSSION: RESOLUTION NO. P.C. 10-002 PLANNING COMMISSION RULES OF CONDUCT

Vice-Chair Olofson requested that this item be on the agenda for discussion and amendment. Commissioner Greening wants the Wednesday email reminder procedure to be added to the resolution and the existence of a quorum be determined by 4:30 pm the day before the scheduled meeting with notice to the Commissioners of the cancellation of the meeting. There is further discussion, but no action on the item. Ferguson will come back with draft changes to Resolution 10-02 at the next meeting.

X. Item X. Resolution 2019-7 was moved to VIII. on the agenda at the beginning of the meeting.

XI. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

Planning Director Ferguson reports on the status of the SB 2 Housing Grant application submittal and discusses the upcoming Board of Supervisors hearing on the Housing Element. Ferguson is expecting comments from both the Plumas Crisis and Intervention Resource Center (PCIRC) and from President Kevin Trutna of Feather River College.

XII. CORRESPONDENCE

There is no correspondence for discussion.

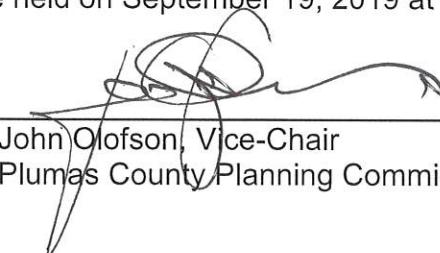
XIII. FUTURE AGENDA ITEMS

Ferguson reports that Bob Perreault, Director of the Department of Public Works, will be presenting the Active Transportation Program Pedestrian/Bicycle Plan at the next meeting of the Planning Commission to be held on September 19, 2019. The zoning ordinance priority list will be on the agenda for discussion as well as the 2035 General Plan review process.

XIV. ADJOURNMENT:

M/S/C: Greening/Williams/3-0 to adjourn the meeting.

The next regularly scheduled meeting will be held on September 19, 2019 at 10:00 am.



John Olofson, Vice-Chair
Plumas County Planning Commission



Rebecca Herrin, Assistant Planning Director