
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Regular Meeting of October 17, 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: Moorea Hoffman Stout, Jeff Greening, Larry Williams, John Olofson

Commissioners Absent: Dr. Robert Abbott

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A. Items to be continued or withdrawn from the agenda: None.

B. Approval of minutes of the meeting of September 5, 2019.

M/S/C: Williams/Greening/4-0 to approve the minutes of the meeting of September 5, 2019.

V. PLANNING COMMISSIONERS' REPORTS/COMMENTS:

Commissioner Greening reports that he spoke with Dr. Robert Abbott, who is in Michigan living with his son and recovering from illness. He plans on being there through the winter.

VI. PUBLIC COMMENT OPPORTUNITY

There is no public comment.

VII. ADOPT RESOLUTION NUMBER P.C. 2019-8 RECOMMENDING TO THE BOARD OF SUPERVISORS

that the ordinance amending Plumas County Code Title 9 (Planning and Zoning) Chapter 2, Article 2 (clarification that "Horticulture" does not include "Industrial hemp" and addition of definition of "Agricultural processing") and Articles 30 and 31 (addition of "Agricultural processing" as a use subject to the issuance of a special use permit in the Agricultural Preserve and General Agriculture zones) be incorporated into the Plumas County Code and that the Board find the ordinance adoption is exempt from CEQA under section 15061(b)(3). Discussion (Tracey Ferguson, AICP, Planning Director).

Planning Director Tracey Ferguson, AICP, summarizes the issues that were discussed at the public hearing held on October 3, 2019. Testimony during the public hearing indicated that members of the public were interested in looking at limited cultivation of Industrial hemp in the R-10 and R-20 zoned areas, while the proposed ordinance removes these areas from cultivation (Industrial hemp is proposed to be precluded from the definition of "Horticulture" and so would not be permitted in the S-1, S-3, R-10 and R-20 zones).

Ferguson has included the current code definition of "Nursery" as well as the state's definition of "Industrial hemp" which includes all portions of cultivation from seed to mature plant. The Planning Commission voted on October 3, 2019 to recommend that the ordinance be forwarded to the Board of Supervisors for adoption, but that the Board consider potentially allowing some sort of limited cultivation or nursery use in the R-10 and R-20 zones.

Vice-Chair Olofson opens the discussion of the resolution to the public.

Reginald Colson recommends that zoning be flexible enough to allow cultivation on 10-acre parcels in order to keep the small farmer in business. The cultivation on these parcels would not be for biomass or seed production but for high end "flowers" that would be used to produce CBD. He does not feel that larger farms are being fully utilized. The impact is from smell; he feels that there is no problem with security as there is no value in stealing hemp.

Christi Goodman of the Plumas County Growers Association states that there will be a missed opportunity if the ordinance does not allow for smaller sized parcels to be utilized. She is in support of the ordinance regardless.

Kevin McInerney, Industrial hemp grower in Sierra Valley, asks if there are any questions for him from the Planning Commissioners. There are none at this time.

Vice-Chair Olofson closes the public comment opportunity.

Commissioner Stout comments that it appears that public commenters are looking for activity to be allowed on parcels smaller than 10 acres. She adds that this is not the first time that the Commission has heard from constituents regarding small scale operations and cottage industries. Stout would like to add to the resolution language to allow operations on S-1, S-3, R-10 and R-20 zoned parcels. Assistant Planning Director Herrin explains that unless this provision is part of the ordinance, it can't be added to the recommendation in the resolution. The resolution is intended to reflect the decision made at the meeting of October 3, 2019, which did not amend the ordinance. Ferguson adds that the Commission would need to review the mapping on GIS in order to evaluate potential impacts of adding these areas to those allowing Industrial hemp operations.

M/S/C: Williams/Greening/4-0 to adopt the Resolution P. C. 2019-8 making recommendations to the Board of Supervisors.

VIII. CONTINUED DISCUSSION: STRATEGY FOR PLANNING COMMISSION REVIEW OF THE 2035 GENERAL PLAN

Planning Director Ferguson recommends that the Land Use Element be reviewed by the Planning Commission in full as it relates to all the other elements. The Housing Element (Element 2) has been sent to the State for final approval. There are implementation measures associated with the Housing Element; two have been satisfied (Accessory Dwelling Unit ordinance and Emergency Shelter ordinance). The update of the zoning code to incorporate noise standards could be number 4 or 5 on the priority zoning code list, depending on when the Noise Element is reviewed. The Circulation Element has several companion documents such as the Active Transportation Pedestrian and Bicycle plan and the Regional Transportation Plan.

The Economic Element is a stand-alone element although it affects other elements. The review will involve a conversation with the Board of Supervisors and other economic development entities. The Public Health and Safety Element needs an update which is triggered by the adoption of the Housing Element. The Hazard Mitigation Plan update will require some review of the General Plan as well. There are state law changes that need to be incorporated into the Public Health and Safety Element. This review is more staff-directed than consultant-directed.

The Conservation and Open Space, the Agriculture and Forestry and the Water Elements do not have companion documents.

Ferguson asks for direction from the Commission. She adds that field trips to areas around the County are a possibility. Deputy County Counsel Gretchen Stuhr counsels that the Brown Act requires notice for any meetings, including field trips.

M/S/C: Stout/Greening/4-0 to accept the recommendation of the Planning Director and to direct staff to select the sequence of elements for the review.

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

Ferguson discusses the changes made to the original resolution and incorporated into the September 30, 2019 version. A 4/5 vote will be required for any amendment to the resolution. There is discussion regarding various aspects of the rules of conduct.

M/S/C: Greening/Williams/3-1 to cancel the meeting if there is no quorum established on the day before the meeting.

M/S/C: Greening/Williams/4-0 to remove the words "in the future" at the end of Item III. Planning Commission Responsibilities.

Discussion takes place regarding changing the time for determination of the quorum on the day before the meeting from 5:00 pm to 4:30 pm.

M/S/C: Greening/Williams/4-0 to adopt the resolution, as amended.

X. PRESENTATION: PLANNING COMMISSION FY 2019-20 BUDGET

Ferguson presents copies of the FY 2019-20 Planning Commission budget for discussion. This is for information only. There is discussion of purchasing Kindle Fire tablets for Planning Commission use only. The tablets would remain property of the County.

XI. INFORMATIONAL ITEMS/ONGOING PROJECT UPDATES

Ferguson reports on the updates. The Department of Public Works will be working on a grading ordinance, but a draft will not be available until 2020. The Housing Element was adopted by the Board of Supervisors. The Hazard Mitigation Plan will be underway shortly, as a consultant is being recruited. The 2035 General Plan Table 3-1 implementation ordinance was adopted by the Board of Supervisors. This past Tuesday, the Board of Supervisors held public hearings on the Fence ordinance and the MWEL0 ordinance, which are proposed to be adopted at the meeting of November 5th.

XII. CORRESPONDENCE

There is no correspondence.

XIII. FUTURE AGENDA ITEMS

Ferguson reminds the Commissioners to bring their copies of the General Plan to the November 7th meeting.

XIV. ADJOURNMENT:

M/S/C: Stout/Williams/4-0 to adjourn the meeting.

The next regularly scheduled meeting will be held on November 7, 2019 at 10:00 am.



John Olofson, Vice-Chair
Plumas County Planning Commission



Rebecca Herrin, Clerk of the Planning Commission