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**PLUMAS COUNTY  
PLANNING COMMISSION**

Minutes of the Regular Meeting of January 16, 2020

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**PLANNING COMMISSION MEMBERS:**

**Vacant**, (*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. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**Commissioners Present:** Moorea Hoffman Stout (by teleconference), Larry Williams, John Olofson

**Commissioners Absent:** Jeff Greening

**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**A. Items to be continued or withdrawn from the agenda:** None.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 December 19, 2019**

*M/S/C: Williams/Stout to approve the minutes of the meeting of December 19, 2019*

*Ayes: Commissioners Stout, Williams, Olofson. Noes: None.*

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

There are no Planning Commissioners' reports or comments.

**VI. PUBLIC COMMENT OPPORTUNITY**

There are no public comments.

**VII. DISCUSSION: BOARD OF SUPERVISORS 01/14/2020 AGENDA ITEM 2D (PLANNING)**

*Adopt **RESOLUTION** of Intention to Review and Consider Amendments to the Plumas County Code for the Purpose of Establishing Commercial Wedding Venues as an Allowed Use and to Review and Consider Amendments to Resolutions that Established the Uniform Rules Governing Agricultural Preserves, Including Compatible Uses.*

Planning Director Tracey Ferguson, AICP, give a report on the status of the item. The Board of Supervisors approved the adoption of the Resolution of Intention (2020-8459) at the meeting of January 14, 2020. This will allow the zoning code amendment and amendment of the Uniform Rules for Agricultural Preserves including compatible uses, to go forward. Ferguson anticipates there will be Planning Commission workshops in February and March with the Board of Supervisors hearing in April. After adoption, permits will need to be obtained by the applicants/property owners to ensure compliance.

Issues anticipated in regards to the Kinship Ranch permit would be structural fire protection, emergency access (CALTRANS encroachment permit), and obtaining Environmental Health approval for water supply and onsite wastewater disposal.

Willo Vieira of the Ag Commissioner's office suggests that John Steffanic, Fair Manager, be consulted as he oversees the Outdoor Festival application process which would appear to be similar.

Commissioner Olofson questions why the resolution does not give direction to the Planning Commission. Assistant Planning Director Rebecca Herrin explains that this resolution serves as an application to allow weddings in the agricultural zones. On other issues, such as cannabis, the Planning Director went to the Board of Supervisors for direction. Olofson expresses concern with fees and red tape.

**VIII. DISCUSSION: PLANNING COMMISSION REVIEW OF THE 2035 GENERAL PLAN:**

*Land Use Element, continued.*

Ferguson provides analysis of the Land Use Element and discusses the handout provided. The Commission discusses each goal and policy and implementation measure.

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

Ferguson explains that there was a hearing held before the Planning Director on January 8, 2020 regarding a proposed demolition permit in Genesee at 7205 Genesee Road. The hearing was held to gather public comment on the value of the building to the public interest, which is required by the Special Plan Historic Building (SP-HB) zoning code. She is working on a decision based on evaluation of the comments received.

**XI. CORRESPONDENCE**

There is no correspondence.

**X. FUTURE AGENDA ITEMS**

Ferguson states that the addition of the wedding venue ordinance may require the Commission to revisit the zoning code priority list. The Board of Supervisors approved funding for a consultant to work on the subdivision ordinance. She suggests that the floodplain ordinance be elevated to the top of the list after the wedding venue code amendment.

Also, the Annual Report to the Office of Planning and Research (OPR) on implementation of the General Plan and the Housing Element needs to be scheduled.

Ferguson discusses a flyer distributed to the Commissioners regarding the kickoff meeting of the Local Hazard Mitigation Plan Update to be held January 29, 2020 from 5:30 pm to 7:00 pm.

A Planning Committee meeting will be held from 1:30 pm to 4:30 pm that same day. She encourages each Commissioner to post copies of the flyer in their communities.

Ferguson then reports on various projects: Department of Public Works draft grading ordinance, Model Water Efficient Landscape Ordinance (MWELO) reporting to the State, Plumas-Sierra Continuum of Care meetings, the Point in Time (PIT) count of local homeless persons that will be taking place on January 28<sup>th</sup>.

Ferguson has distributed copies of the 2019 OPR Legislative summary to the Commissioners. She adds that there are many housing bills that may have implications on Plumas County programs.

The 2020 handbooks on CEQA Guidelines and Planning and Zoning law for the Commission have been ordered. These resources will be available in the Commission library.

The SB2 Grant of \$160,000 has been awarded to Plumas County initiating the accessory dwelling unit program whereby pre-approved sets of plans will be made available for purchase by the public.

Ferguson reminds the Commission that Chair and Vice-Chair elections will need to be held and, as the item was not on today's agenda, will take place at the next meeting.

Vice-Chair Olofson would like to see the Annual Report on every agenda until completion.

**XI. ADJOURNMENT:**

*M/S/C: Williams/Stout/3-0 to adjourn the meeting at 12:12 pm. The next regularly scheduled meeting will be February 6, 2020.*

  
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John Olofson, Vice-Chair  
Plumas County Planning Commission  
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Rebecca Herrin, Clerk of the Planning Commission