
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Regular Meeting of February 20, 2020

PLANNING COMMISSION MEMBERS:

Vacant, (District 1)

Moorea Hoffman Stout, Commissioner (District 2)

Vacant, 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: None

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A. Items to be continued or withdrawn from the agenda: None.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 January 16, 2020

M/S/C: Williams/Olofson to approve the minutes of the meeting of January 16, 2020

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

V. PLANNING COMMISSIONERS' REPORTS/COMMENTS:

Commissioner Larry Williams asks for a moment of silence for Commissioner Jeff Greening, who represented District 3 on the Commission, and recently passed away.

VI. PUBLIC COMMENT OPPORTUNITY

There are no public comments.

VII. ELECTION OF 2020 PLANNING COMMISSION OFFICERS:

M/S/C: Olofson/Stout/3-0 to elect Larry Williams as 2020 Chair of the Planning Commission.

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

M/S/C: Williams/Stout/3-0 to elect John Olofson as 2020 Vice-Chair of the Planning Commission.

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

VIII. WORKSHOP: REVIEW AND DISCUSSION OF SAMPLE ORDINANCES PERMITTING COMMERCIAL SOCIAL EVENTS, INCLUDING WEDDING VENUES, IN AGRICULTURAL ZONES

Assistant Planning Director Herrin presents the staff report. Planning Director Tracey Ferguson explains that the purpose of the ordinance is to permit for-profit commercial social events, including weddings and other celebrations and gatherings, in the Agricultural Preserve (AP) and the General Agriculture (GA) zones.

Assessor Chuck Leonhardt explains that the uses must be found to be compatible uses under provisions of the Williamson Act if the property is zoned AP (Agricultural Preserve) and is located within the boundaries of a Williamson Act. Ferguson responds that the Board of Supervisors will need to review the compatible use provisions, as established in Exhibit "C" (Uniform Rules Governing the Establishment and Administration of Agricultural Preserves, Including Compatible Uses), which is an attachment to land conservation contracts that specifies which uses shall be conducted.

Leonhardt adds that as Williamson Act property owners receive a tax benefit in exchange for keeping their property exclusively in agriculture, his office would need to examine the scope of the operation in order to determine how the commercial operation would be assessed.

Leonhardt suggests that a provision be added to the ordinance to distinguish between non-Williamson Contract and Williamson Contract lands. It is likely that there are certain aspects of commercial social event uses that may not impact agricultural usage of the lands as much as other aspects. A determination of compatibility may require consultation with the County Agricultural Commissioner or others.

Discussion ensues about a threshold for requiring permits for the events. Denise Geissinger, property owner of the Kinship Ranch, states that there are some requests for weddings involving 25-40 people, while some involve up to 300 or more. Mike Geissinger adds that 150 people would be an average for an event such as a wedding.

Vice-Chair Olofson stresses that he doesn't want to see excessive requirements. Leonhardt explains that, as open space lands are involved, the analysis of potential impacts needs to occur. Buffers for the new uses would seem reasonable.

Commissioner Williams would like to have no restriction on the hours of operation. He would like to see the process be complaint driven; if there were a problem with noise, a complaint would be filed and appropriate action taken. Commissioner Stout sees merits in both approaches; either hours of operation established in the ordinance or no hours of operation in the ordinance, if the property is isolated. If the goal is to have an administrative review process rather than a special use permit requirement, then Stout would be in favor of location requirements or establishment of buffers rather than hours of operation.

Commissioner Williams asks for the draft ordinance to be prepared for review at the next meeting. Assistant Planning Director Herrin responds "yes."

Vice-Chair Olofson asks if there are any further suggestions for staff?

Commissioner Stout asks if the draft ordinance could be sent in advance of the meeting. Assistant Planning Director Herrin responds "yes."

Tracy Schohr, of the UC Cooperative Extension, expresses concerns with the timing of the ordinance in regards to the pending wedding season.

IX. DISCUSSION: PLANNING COMMISSION REVIEW OF THE 2035 GENERAL PLAN:

Planning Director Ferguson presents the agenda item. There are five goals and policies remaining in the Land Use Element for discussion.

Vice-Chair Olofson requests that the item be postponed and that the Commission take up discussion on Item X. 2019 General Plan Annual Progress Report. Commissioners Williams and Stout agree.

X. DISCUSSION: 2019 GENERAL PLAN ANNUAL PROGRESS REPORT

Planning Director Ferguson reports to the Commission. The General Plan Annual Progress Report is due on April 1, 2020. Both the Governor's Office of Planning and Research and the State Department of Housing and Community Development receive copies of the report.

Ferguson has received a good working draft from staff and plans on bringing the report to the Commission at the meeting of March 5th. The report will need to be presented to the Board of Supervisors for their acceptance at the meeting of March 17th in order to send to the State by April 1st.

Vice-Chair Olofson has had concerns with the report in the past. The Planning Commission did not review properly in his opinion. There has not been sufficient progress in implementation. He would like the report to reflect this.

Ferguson responds that the report is designed to address what the County has accomplished in 2019 towards implementation of the 2035 General Plan. She notes the timeframes for implementation in the Plan have not yet been determined and that the current element-by-element review of the General Plan by the Planning Commission can address implementation timeframes. Discussion takes place about the State's role in reviewing the County General Plan.

XI. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

Commissioner Williams reports that he attended the January 29th initial meeting of the Local Hazard Mitigation Plan planning committee meeting. He felt it was well attended with 40 members of the committee present. Ferguson explains that the initial task by Foster Morrison consulting is to gather information for a risk assessment inventory and to identify hazard events since 2014. Ferguson states the Planning Commission is welcome to continue to participate in upcoming planning committee meetings. The draft plan is anticipated to be sent to California Office of Emergency Services (Cal OES) and to the Federal Emergency Management Agency (FEMA) in late August/early September 2020.

XII. CORRESPONDENCE

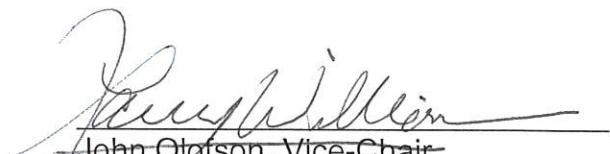
There is no correspondence.

XIII. FUTURE AGENDA ITEMS

Summary of discussion of the Land Use Element with any future action on policies and implementation should be finished by the March 19th meeting. Vice-Chair Olofson requests discussion of the implementation section timeframes. Ferguson responds that once there is a summary, the timeframes can be discussed.

XIV. ADJOURNMENT:

M/S/C: Williams/Stout/3-0 to adjourn the meeting at 12:00 noon. The next regularly scheduled meeting will be March 5, 2020.


John Olofson, Vice-Chair
Plumas County Planning Commission
Larry Williams - Chair



Rebecca Herrin, Clerk of the Planning Commission