
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Regular Meeting of March 5, 2020

PLANNING COMMISSION MEMBERS:

Vacant, (District 1)

Moorea Hoffman Stout, Commissioner (District 2)

Vacant, (District 3)

Larry Williams, Chair (District 4)

John Olofson, Vice-Chair (District 5)

I. CALL TO ORDER

Chair Larry Williams calls the meeting to order at 10:00 am.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Commissioners Present: Moorea Hoffman Stout and John Olofson (attend by teleconference), Larry Williams is present

Commissioners Absent: None

Also in attendance (Supervisors and staff)

Tracey Ferguson, AICP, Planning Director

Rebecca Herrin, Assistant Planning Director

Tim Evans, Associate Planner

Jennifer Langston, Code Enforcement Officer

Charles White, Building Official

Jerry Sipe, Director of Environmental Health

Tim Gibson, Agricultural Commissioner

Tracy Schohr, University of California Cooperative Extension

Gretchen Stuhr, Deputy County Counsel

IV. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda: None.

B. Approval of the minutes of the meeting of February 20, 2020:

M/S/C: Olofson/Stout/3-0 to approve the minutes.

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

V. PLANNING COMMISSIONERS' REPORTS/COMMENTS:

Chair Williams reports that, at the meeting of the Board of Supervisors held this past Tuesday, March 3, 2020, there was a discussion regarding replacements and appointments to Board committees. The prospect for the appointment of a District 1 Planning Commissioner is bleak due to the lack of a Supervisor for District 1. Williams feels that the Commission will be shorthanded for some time.

VI. PUBLIC COMMENT OPPORTUNITY

There are no public comments.

VII. WORKSHOP: REVIEW AND DISCUSSION OF DRAFT ORDINANCE PERMITTING COMMERCIAL SOCIAL EVENTS, INCLUDING WEDDING VENUES, IN AGRICULTURAL ZONES

Assistant Planning Director Rebecca Herrin initiates the discussion regarding the draft ordinance. An email was received from the California Department of Transportation (CALTRANS) regarding issues of Parking, Traffic Management Plan, Signage and Encroachment Permit for Access. Herrin discusses the items in the email and proposed changes to the ordinance. There is discussion regarding signage and CALTRANS encroachment permit requirements.

Chris Spencer, of the Lost Marbles Ranch, states that there is a lot of discussion taking place and statements of facts that may be without basis. For example, the requirement for the preparation of a Fire Safety/Fire Management Plan from the "appropriate structural fire protection agency." Spencer's property is not in a fire district and cannot be annexed. She explains that this requirement would present a problem for many property owners who cannot satisfy the requirement. Herrin responds that the County is aware of the issue with incomplete coverage provided by structural fire protection agencies.

Chair Williams questions the number of events. Ferguson responds that staff is trying to determine a reasonable number of events under the administrative use permit requirement. Vice-Chair Olofson responds that he has some experience with an operation in Sierra County that started out small and now has two weddings per weekend. He feels that weddings can be easily held from May through October and that this is a jobs issue. He feels that property owners and applicants should be allowed more decision-making regarding numbers of events.

Jerry Sipe, Director of Environmental Health, explains that there may be infrastructure implications and carryover impacts on water and wastewater systems with a larger number of permitted events. He suggests that some sort of tiered permitting procedure be developed with separate requirements for larger numbers of events. More events would trigger additional infrastructure requirements.

Planning Director Ferguson explains that the necessary environmental review of the draft ordinance under the California Environmental Quality Act (CEQA) may result in some changes. Chair Williams asks if it will be possible to get an advance copy of the revised draft ordinance and Ferguson responds "yes."

VIII. DISCUSSION AND POSSIBLE ACTION: 2019 GENERAL PLAN ANNUAL PROGRESS REPORT:

Planning Director Ferguson presents the report and explains that the State mandates that the report be filed no later than April 1st of each year. She defers to the Commission for comments.

Vice-Chair Olofson reads from a prepared statement indicating that the report does not give an indication of the lack of progress or change in implementing the General Plan. He feels that the lack of progress should be acknowledged in the report.

Ferguson responds that the numerous zoning ordinances adopted by the County which implement the General Plan are listed in the report. She suggests that those ordinances could be cross-referenced in Section II. General Plan Elements as General Plan Policy Implementation. The report conforms to Government Code requirements. The information required by the Governor's Office of Planning and Research has been addressed bullet by bullet, including the implementation measures accomplished during 2019. Ferguson asks Vice-Chair Olofson if the report is deficient or if the County's work is deficient?

Olofson responds that his intent was to review the plan element by element and now the Commission is out of time. In some elements, nothing has been accomplished and there has been no progress in implementation, such as in the Economics Element.

Chair Williams discusses some edits to the document.

M/S/C: Stout/Olofson/3-0 to forward the 2019 General Plan Annual Progress Report to the Board of Supervisors, subject to the changes discussed.

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

IX. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES: There is no discussion.

X. CORRESPONDENCE: There is no correspondence to report.

XI. FUTURE AGENDA ITEMS: Continuation of the commercial social events ordinance workshop and the discussion of the General Plan Land Use Element goals, policies, and implementation measures.

XII. ADJOURNMENT:

M/S/C: Olofson/Stout/3-0 to adjourn the meeting at 12:20 p.m. The next regularly scheduled meeting will be March 19, 2020.



Larry Williams, Chair
Plumas County Planning Commission



Rebecca Herrin, Clerk of the Planning Commission