



COUNTY OF MODOC PLANNING DEPARTMENT

MODOC COUNTY PLANNING COMMISSION

Meeting Minutes

FOR WEDNESDAY JANUARY 22, 2025

10:00 AM

Planning Commissioners

Susan Gibbons,	District 1
Danny Parker,	District II
Richelle Ratliff,	District III
Carolyn Carey,	District IV
Dennis Fanning,	District V

Interim Director, Sean Curtis

1. Call to Order:

The meeting was called to order at 10:01 AM. Commissioners Carey, Fanning, Gibbons, and Parker were present. Commissioner Ratliff was absent. Staff present were Senior Planner Jackie Froeming, Interim Director Sean Curtis and Admin Assistant Jill Titterington. Also in attendance, Bruce Price with SHN Consulting & Wendy Johnston from Vestra Representing Hat Creek Construction (via Zoom),

2. Meeting Minutes -

The Meeting Minutes from December 18, 2024, were approved as presented.

Motion was made by Commissioner Gibbons to approve the minutes and this was seconded by Commissioner Fanning. In favor were Commissioners Carey, Fanning, Gibbons. None opposed. Commissioner Parker abstained. Commissioner Ratliff was absent. The motion passed unanimously.

3. Approval, Deletions or Modifications to the Agenda

Motion made by Commissioner Parker to approve the Agenda. This was seconded by Commissioner Gibbons. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously.

4. Reorganization of the Planning Commission (Election of the 2025 Chair and Vice-Chair)

Interim Director Sean opened the floor for the motion for the Chairman. Commissioner Fanning made the motion to have Commissioner Carey remain the Chairman. The motion was seconded by Commissioner Gibbons. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously.

Commissioner Parker made the motion Commissioner Fanning remain the Vice-Chair. Commissioner Gibbons seconded the motion. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously.

Closed at 10:03 am

5. **Public Forum** – No Public attended. 10.04 am

6. **Public Hearings:** Opened at 10:04 am -

1. Bruce Grove from SHN Consulting gave a summary on the project about Hat Creek Construction's continued work at Shaw Pit.

- **Shaw Pit Mining Use Permit and Reclamation Plan Amendment** -Applicant Perry Thompson, Vice President of Hat Creek Construction & Materials, Inc., is requesting an amendment to Use Permit/Reclamation Plan 96-52 to include: 1) an approximately 7-acre expansion, 2) a revised removal volume, and 3) extension of end date. The project area reflects an expansion of approximately 7 acres of the existing operational mine. ... The proposed project is located approximately 14 miles northwest of Adin off County Road 85A on the Shaw Ranch, Assessor's Parcel Number (APN) APN 010-420-170, Section 35, Township 41N, Range 7E, M.D.B.&M.

The Public Hearing was opened at 10:14 AM

No Public Comments

The Public Hearing was closed at 10:14 AM

2. **Resolution to Approve the Use Permit Extension UP96-52EXT and to Amend the Use Permit/Reclamation plan.** Commissioner Carey read the Resolution. Motion to approve by Commissioner Gibbons. Seconded by Commissioner Fanning. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously.

Bruce Price with SHN Consulting & Wendy Johnston from Vestra Representing Hat Creek Construction (via Zoom) left.

7. **Planning Director's Report** - Interim Director Sean Curtis Mentioned the lowering of the square footage of the ADU's and Jackie updated the Commissioners on Housing Element and the progress and status. The projects of the Planning departments on ROS, LLA and Parcel maps completed. They updated the Planning Commissioners on the status of the Code Enforcement process and the Geothermal project in Surprise Valley, the Radar Site, ArcGIS website progress. Scott Ward, the Interim Building Official, explained the potential benefit of reducing the minimum sq. ft. of the ADU to 320 sq. ft. Scott left the meeting at 10:54 am. Planning Director's report concluded.

8. **Commissioner Reports:** None

Next meeting tentatively March 19, 2025

9. **Adjourn:** The meeting was Adjourned at 10:57 am. Motion was made by Commissioner Gibbons and Seconded by Commissioner Fanning. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously. Commissioner Ratliff was absent.

The next Planning Commission meeting is scheduled for March 19, 2025 at 10:00 AM.