



COUNTY OF MODOC PLANNING COMMISSION

MEETING MINUTES

APRIL 5, 2023

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 10:09AM. Commissioner Carey, Commissioner Fanning, Commissioner Gibbons, Commissioner Parker, and Commissioner Ratliff were present. Staff present was Interim Planning Director Sean Curtis and Associate Planner Jackie Froeming (via Zoom). The Public in attendance were John Gary and Fred Norris.

2. **Approval, Deletions or Modifications to the Agenda – None**

3. **Public Forum - None**

4. **Public Hearings**

1. **UP2023-01 Garrett Dow**

Director Curtis provided the staff report and background on this Use Permit. Applicant has completed the registration process with the state, obtaining the use permit is the next step, and afterwards he will have to complete additional requirements for Modoc County Environmental Health.

The public hearing was opened at 10:20AM

Public Member John Gray commented on his concerns about water and crop irrigation.

Public Member Fred Norris commented that he was opposed to the Hemp Grow.

The public hearing was closed at 10:35AM

Motion made by Commissioner Fanning and seconded by Commissioner Gibbons to approve Use Permit **(UP2023-01)** and adopt the Notice of Exemption for this project. In favor were Commissioners Carey, Fanning, Gibbons, Parker, and Ratliff.

Motion passed unanimous. All in favor.

5. **Planning Director's Report**

Director Curtis reported that the Planning Department is expecting proposals for 2 solar farm projects. He also reported that currently the Planning has 2 parcel map projects that have been turned into the office and they are being reviewed. He briefly discussed the Code Enforcement Committee and how the County is working on a plan to deal with the RV issues.

Director Curtis discussed that the Planning Commission will be the Williamson Act review committee. He commented that he had recommended to the Board that any place in the Williamson Act Rules of Procedure that states Review Committee that the wording be changed to Planning Commission. In addition, the rules of procedure states in Section III(A)(3) that when a contract is issued *“all legal separate parcels shall be voluntarily merged upon the recordation of an approved Land Conservation Contract”*. Director Curtis has been working on errors in several Williamson Act contracts that will need to be brought before the Review Committee.

6. Discussion Items

Associate Planner Froeming discussed Ethic’s Training and provided a link to FPPC website where it can be completed. She also reported that the required annual Housing Element progress report has been turned into Housing and Community Development (HCD).

7. Commissioner Reports - None

8. Adjourn - The meeting was adjourned at 11:54 A.M.

Motion made by Commissioner Fanning and seconded by Commissioner Gibbons to adjourn. Motion passed unanimously. All in Favor.
