



## COUNTY OF MODOC PLANNING COMMISSION

MEETING MINUTES

MAY 18, 2022

10:00 AM

Planning Commissioners  
Susan Gibbons, District 1  
Greg O'Sullivan, District 2  
Brian Cox, District 3  
Carolyn Carey, District 4  
Dennis Fanning, District 5

Interim Planning Director  
Sean Curtis

### 1. Call to Order

The meeting was called to order at 10:01. Commissioner Carey, Commissioner O'Sullivan, Commissioner Cox, and Commissioner Gibbons were present. Staff present was Planning Director Sean Curtis and Jackie Froeming, Associate Planner. Members of the public who attended are Sandy Stevenson, Shane Starr, Ed Wistos, Mike Watkins, Dolores Browne, Willie Roberts, Dave Thompson, and several other public members whose names cannot be made out.

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

### 3. Public Forum

Member of the Public, Sandy Stevenson, wanted clarification that there was no mention of the Thoms Creek permit (Burich) being denied in the January minutes and that it should be added to the minutes if it was.

Commissioner Carey assured that the permit was denied. Associate Planner Froeming has the resolution of where the permit was denied if anyone wants a copy of it.

Planning Director Curtis suggested getting the January and March minutes, comparing them, and discussing them at the next meeting. Commissioner Carey motioned to have the minutes reconsidered and altered if needed. All in favor.

Member of the Public, Dave Thompson, explained that the residents of Thoms Creek are happy about the resolution to the Burich permit being denied, but there are still concerns about the gun range. There are complaints about the gun range and buildings still up on the property.

Commissioner Carey reminded the group that the gun range was not part of the permit. Commissioner Cox explained that the Planning Commission can deny the permit but cannot do anything to enforce the owner's actions if they move forward anyway. They would need to make a complaint to Code Enforcement.

Planning Director Curtis explained that having the gun range for personal use is not violating any codes and the same for the buildings as long as they stay compliant with the code for their use. Code Enforcement is across various offices throughout the county. But Burich is currently working with Building Inspector Budmark regarding the buildings.

Another public member asked if they are getting close to exceeding the number of buildings they can have on their land. Associate Planner Froeming looked up the coding for Residential-Low Density Zone Chapter 18.32, and the property coverage can be up to 60%.

### **Public Hearing**

**4. PM2022-02 (Lindsay)** - Associate Planner Froeming provided the background and staff report for the proposed Parcel Map. The initial study is complete, and there was one comment from the Department of Toxic Substances on the SEQA posting. The concern is on page 58 of the Staff Report. Planning Director Curtis explained that they are concerned about mining. There is currently no mining on the parcel, which was stated in the study, but Planning will also add, "There is no documented mining activity on or near the project." This additional sentence will not cause the study to be recirculated.

Motion made by Commissioner Carey, seconded by Commissioner Cox for approval of Resolution 2022-02, recommended approval to the Board of Supervisors for Jenifer Lindsay's parcel map project **(PM2022-02)** to separate 1 existing parcel +/- 133 acres into 4 parcels. Parcel 1 consists of 29.77 +/- acres, Parcel 2 consists of 44.10 +/- acres, and Parcel 3 consists of 40.77 +/- acres, and Parcel 4 consists of 18.82 +/- with existing zoning Unclassified (U) changing to Agriculture General (AG). In favor Commissioners Carey, Cox, O'Sullivan, and Gibbons. Motion passed unanimously.

### **6. Planning Director's Report**

Planning Commission needs to fill the open position on the board.

Today's meeting is Susan Gibbon's first meeting on the board. Needing to get training for the Commissioners, may look into Kim Hunter to train.

Working on hiring a new Executive Assistant; there will be an ad in the paper for the next few weeks.

Director Curtis will be going part-time soon, and Jackie will be transitioning to telework this year, in September at the latest. The department will purchase Zoom equipment for the conference room to continue holding meetings. Applicants will also be able to still talk with her over zoom.

The next meeting will likely be about mining. Our current mining consultant Vestra has bought the Hat Creek and Hogsback mines.

---

**7. Commissioner's Reports - None**

**8. Adjourn-** Motion made by Commissioner Carey to adjourn the meeting at 11:12 AM; seconded by Commissioner Gibbons. In favor were Commissioners Fanning and Gibbons. Commissioner O'Sullivan and Cox were absent. Motion passed (3-In Favor, 2-Absent).

**The next meeting is scheduled for July 20, 2022, at 10:00 AM.**

---