



## COUNTY OF MODOC PLANNING COMMISSION

### MEETING MINUTES

MAY 25, 2021

10:00 AM

Planning Commissioners  
James Laacke, 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 10:02AM. Commissioner Cox, Commissioner Carey, Commissioner Fanning, and Commissioner Laacke were present. Commissioner O'Sullivan was absent. Staff present was Interim Planning Director Sean Curtis and Executive Secretary Jackie Froeming. There were no public members in attendance

#### 2. Approval, Deletions or Modifications to the Agenda – Motion made by Commissioner Laacke to place nominations for a new Vice-Chair on the agenda. Seconded by Commissioner Fanning. This item will be place on the agenda as item 2a.

#### 2a. Nomination for Vice-Chair – Motion made by Commissioner Laacke to nominate Carolyn Carey for vice-chair, seconded by Commissioner Fanning. In favor were Commissioners Cox, Fanning, and Laacke. Motion passed. Carolyn Carey is the new Vice-Chair for the planning commission.

#### 3. Correspondence

The correspondence from Stantec Consulting Services, Inc. was entered into the record of this meeting.

#### 4. Public Forum - None

### Public Hearing

#### 5. Zoning Code Amendments

Consultant Gary Price joined the meeting via telephone for this agenda item. He presented the background and staff report on the zoning code amendments.

The Public Hearing was opened for the zoning code amendments.

The first zoning code amendment discussed was ZOA2021-01 to amend the Modoc County Code, Title 18 to bring the code in compliance with State Housing Laws.

Commissioner Laacke directed questions to Consultant Gary Price on the definitions of floor space and living area. He wanted clarification.

Commissioner Cox commented on these definitions.

Director Curtis also commented on these sections and wanted to clarify if these are the state definitions.

Commissioner Laacke also has questions on the following section I. Owner occupancy; paragraph ii. He also commented on page 34 of the staff packet f. Parking: section iii; wanting clarification.

Commissioner Cox also commented on this section and wanted clarification on the county would be able to regulate parking.

Consultant Gary Price answered the questions and clarified the zoning code for the Planning Commission.

Commissioner Laacke asked about Section J the last part of the paragraph which states “This requirement shall apply to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished”

Commissioner Fanning stated that in his district they have this type of housing which is within the Newell area and is farm worker housing.

Commissioner Cox commented on the same section

Consultant Gary Price responded to the Planning Commission and will be removing that sentence from the zoning code update.

There were no public comments on ZOA2021-01.

Motion made by Commissioner Laacke; seconded by Commissioner Fanning to approve resolution 2021-05 making a recommendation to the Board of Supervisors to adopt amendments to the zoning code for compliance with recent State of California housing statutes and related changes that implement the General Plan. In favor were Commissioners Carey, Cox, Fanning, and Laacke. Commissioner O’Sullivan was absent. Motion passed (4 in-favor, 1 absent)

The second zoning code amendment discussed was ZOA2021-02 for amendments to the zoning code clarifying camping regulations within the county.

Commission Cox had concerns about the camping ordinance which he stated.

The Commission and Planning Staffing discussed the camping ordinance with the consultant.

ZOA2021-02 was tabled and the public hearing was continued to the next meeting for further discussion.

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**7. Commissioner Reports - None**

**8. Planning Director's Report**

Director Curtis reported on the solar project at Perez. Staff is waiting on an amended application. He reported on a possible wind project in the Newell area which will also extend over state lines to Oregon. The Senior Planner position is still being advertised. Director Curtis invited the Commission to the upcoming Ag Luncheon.

**9. Adjourn -** The meeting was adjourned at 12:10 P.M. Motion made by Commissioner Fanning; seconded by Commissioner Carey to adjourn the meeting. In favor were Commissioners Carey, Cox, Fanning, and Laacke. (4-In favor, 1-absent).

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