



COUNTY OF MODOC PLANNING COMMISSION

MEETING MINUTES
SEPTEMBER 15, 2021
10:00 AM

Planning Commissioners
Vacant , 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 10:06AM. Commissioner Cox, Commissioner Carey, Commissioner Fanning were present. Commissioner O'Sullivan was absent. Staff present was Interim Planning Director Sean Curtis, Associate Planner Jackie Froeming, and Executive Secretary Sarah Simon. There were no public members in attendance.

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

3. Consider Minutes – Minutes approved by Commissioner. Motioned Carey and 2nd Fanning, all in favor.

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 two zoning code amendments.

The Public Hearing was opened for the zoning code amendments.

The first zoning code amendment discussed was ZOA2021-03 to amend the Modoc County Code, Title 18 to bring the code in compliance with State Housing Laws. Also, to simplify that particular zoning for rural counties.

Commissioner Cox commented on these amendments. He stated that he was happy with how Consultant Gary Price simplified the explanation of this zoning code amendment.

Director Curtis asked Gary Price to expand on his procedure, after the Board was to adopt the simplified approach. Gary gave Associate Planner Froeming a zoning interpretation.

Commissioners will act after the second zoning code amendment is presented, in case they would like to further discuss.

Gary price Commented saying that this clarification of the amendments was for the staff to better understand the regulations so we can communicate that to the public better.

There were no Public comments on ZOA2021-03

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

Commissioner Cox motioned to keep the public hearing open; at this time 10:20 A.M. to continue. No public present for either zoning code amendments.

Commissioner Cox had Five concerns about the camping ordinance.

- 1) Sturdy built structures
- 2) Local business that have been building “Man Caves” or “She Sheds” also considered a private hunting cabin, most of these or the old-line shacks fall under these regulations for camping.
- 3) RV regulations have been abused on this ordinance and there has been no enforcement.
- 4) Feels that it is a potential liability to the county.
- 5) Feels we are pushing forward a potential liability to the county and an unnecessary regulation.

Commissioner Cox believes that as a commission that they need to vote to move it to the board of supervisors and vote as a commission to submit their concerns as well.

Director Curtis stated that the county is in the midst of bringing consistency to the code enforcement group with other agencies in the county. He also stated that the only type of enforcement happening at the moment is if a complaint is filed.

Commissioner Carey asked Gary if left as just the definitions can the 30 days of camping out of the year go to 90 days; which would cover the summer hunting camps that go on.

Director Curtis believes that once the county has the consistency in the code enforcement then we can go back and change the codes, or we lay it out the way we want which will help the county figure out the code enforcement approach.

Associate Planner Froeming is stating that we don’t have an actual definition of what camping is, but do have a definition for a recreational vehicle to use on their property.

Commissioner Cox asked Gary if they are able to make a clarification for camping purpose between a building versus a tent.

Commissioner Cox motioned to officially closed the public hearing at 11:03 A.M.

Motion made by Commissioner Carey to approve Resolution 2021-06, seconded by Commissioner Fanning. In favor were Commissioners Carey, Fanning, and Cox; Commissioner O'Sullivan was absent. (3- in favor, 1- absent)

Motion made by Commissioner Fanning to approve Resolution 2021-07, seconded by Commissioner Carolyn. In favor were Commissioners Fanning and Carey, Commissioner Cox was nay on this resolution; Commissioner O'Sullivan was absent. (2-in favor, 1-Nay, 1- absent).

7. Commissioner Reports - None

8. Planning Director's Report

Director Curtis went over the new staffing for the department. He reported Jackie Froeming is the new Associate Planner, by next year she will be moving onto remote work. Sarah Simon has filled the Executive Secretary position, which fifty percent is planning. Director Curtis is going to be retiring in the near future. The Byrne property has chosen to withdraw their solar project. Next meeting will be held on October 20th, 2021 at 10 AM.

9. Adjourn- The meeting was adjourned at 11:34 A.M. Motion made by Commissioner Carey: seconded by Commissioner Fanning to adjourn the meeting. In favor were Commissioners Carey, Cox, and Fanning; Commissioner O'Sullivan was absent. (3-In favor, 1-absent).
