



COUNTY OF MODOC

PLANNING DEPARTMENT

MODOC COUNTY PLANNING COMMISSION

MEETING MINUTES

FOR WEDNESDAY SEPTEMBER 17, 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 by Commissioner Carey at 10:03 am. Commissioners Carey, Fanning, Ratliff and Parker were present. Commissioner Gibbons was absent. Staff present were Senior Planning Jackie Froeming via Zoom and Interim Director Sean Curtis and Administrative Assistant Jill Titterington. Also, present Via Zoom were Jasmine Leary and Brett from Epic Wireless and Gary Price from Price Consulting. In person were near by property owners to the Epic Wireless project James and Lesha Keller and Janene Montoya a Tribal Travel Planner.

1.A. Approval, Deletions or Modifications to the Agenda

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

2. Public Forum – Opened and Closed. At 10:04. No Comments from the public.

3. Meeting Minutes Approved – June 25, 2025

A motion was made by Commissioner Fanning to approve the Minutes from June 25, 2025. This was seconded by Commissioner Ratliff. In favor were Commissioners Carey, Fanning, Ratliff and Parker. All in favor. The motion passed unanimously. Commissioner Gibbons as absent.

4. Public Hearings -- Opened at 10:06

4.A. Epic Wireless Use Permit 2025-03 – The Senior Planner Jackie gave a brief summary of the project.

Scott Ward entered the meeting at 10:11.

Jim and Lesha Keller, Property owners attended and spoke about their concerns.

Janene Montoya asked some questions. Jackie and Sean answered some questions on the Study done 5 years ago and the CEQA process.
Commissioner Carey Closed the public hearing at 10:35 am.
(Jim and Lesha Keller left the meeting.)

Resolution of the Modoc County Planning Commission approving USE Permit 2025-03 for the installation of a New 150-Foot Communications Tower, (9) Antennas, (9) Radios, (2) Microwave Dishes and Associated support Equipment with space and structural capacity reserved for future antennas, dishes, and co-location equipment. Located on a portion of Assessor Parcel Number (025-180-013-000) at 370 County Road 50 in Davis Creek, CA. Township 45N. Range 14E, North ½ Section 19; M.D.B.M. Filed by EPIC Wireless Group, LLC.

At 10:58 Commissioner Carey read the **Modoc County Planning Commission Resolution 2025-06**. Motion to approve by Commissioner Fanning. Seconded by Commissioner Parker. In favor were Commissioners Carey, Fanning, Parker and Ratliff. All in favor. The motion passed unanimously. Commissioner Gibbons was absent.

(Jasmine and Brett from Epic Wireless attending via zoom, left the meeting.)

5. Housing Element Implementation: at 10:37 Gary Price updated the commissioners on the housing element Programs. The LDRD and the encouraging of ADU's was discussed.

(At 10:39 Scott ward left the meeting.) (Gary Left the meeting at 10:58)

6. Williamson Act: At 10:55 Planning Director Sean Curtis updated the commissioners on the Williamson Act. He reviewed the original Williamson Act Contract guidelines. They discussed using underlying zoning to amend the contracts.

Commissioner Parker did not have a report and left at 11:29.

7. Planning Director's Report:

At 11:55 Planning Director Sean Curtis updated the commissioners on the geothermal project in Surprise Valley.

8. Commissioner Reports: No Commissioners had a report.

Adjournment: The meeting was adjourned at 12:10. Commissioner Fanning motioned to adjourn. Commissioner Ratliff seconded it. The motion passed unanimously. In favor were Commissioners Carey, Fanning, Ratliff. All in favor. The motion passed unanimously. Commissioner Parker and Gibbons were absent.