



**SIERRA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, June 16, 2022**

**Chair: Mike Filippini**  
**Vice Chair: Janet Baldrige**  
**Liz Fisher**  
**Irv Christensen**  
**James Kelley**

**LOCATION: Board chambers**  
**Sierra County Courthouse**  
**100 Courthouse Square**  
**Downieville, CA 95936**

*This meeting was open to the public for in-person viewing/participation, as well as available via video/teleconference.*

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**1. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 10:08 am.

Commissioners Present: Chairman Mike Filippini, Liz Fisher, Janet Baldrige, and Irv Christensen.  
James Kelley was absent.

Staff Present: Commission Secretary/Planning Director Tim Beals, Assistant Director Brandon Pangman, and Planner Corri Jimenez. Monica Bechel, the future Planning Department secretary, was in attendance.

**2. APPROVAL OF AGENDA**

Thursday, June 16, 2022 regular meeting agenda, approved without changes

Motion: Christensen/Baldrige **Approved** without changes. Vote: 4/0; Commissioner Kelley absent

**3. APPROVAL OF MINUTES**

May 12, 2022 minutes approved as presented.

Motion: Fisher/Baldrige **Approved** without changes. Vote: 4/0; Commissioner Kelley absent

**4. CORRESPONDENCE**

None.

**5. PUBLIC COMMENT OPPORTUNITY**

None.

**6. WORKSHOPS**

None.

**7. PUBLIC HEARINGS**

None.

**8. BUSINESS REQUIRING ACTION OR DISCUSSION**

**8.1. Short Term Rental Ordinance**—Chairman Filippini allowed the public to speak, and Director Beals clarified that the public hearing had closed. Debbie and Bradley Stocking who own a short-term rental at

115 Church Street, Downieville, have put it on the market and had questions how the ordinance would affect their sale.

Mr. Stocking came to the podium and asked if the prospective buyer wants to use it as a STR, “will they have to wait two years? Can they get a STR permit or not?” Director Beals said that the ordinance won’t be adopted by the Board of Supervisors for two to three months at the least. If a new buyer bought the house after the ordinance goes into effect, these rules will apply. Mrs. Stocking said her realtor (Rebecca Mooers) said the 2-year cooling period would affect their sale, and Director Beals said, “it would depend on what the Board does.” Mr. Stocking asked about the fee structure, which the Director said, “it would be a decision made by the Board, not the Planning Commission, and only the Board has the authority to set fees.”

The Stockings left, satisfied, and the ordinance as a business item continued forwarded. Chairman Filippini asked staff, “...if there was anything else?” Director Beals said that Section J on “Violations/Enforcement” will probably be changing at the Board level. He mentioned there were options for enforcement that include nuisance, infraction, misdemeanor, etc. County Counsel will fine tune these provisions. Commissioner Baldrige asked what was different on this final version compared to the ordinance sent out a week ago. Mr. Pangman walked through the minor technical adjustments but mostly it was the same; however, in a different order and would be an infraction (J.1). The current version included a “wobbler” as an option if the District Attorney wanted to prosecute it as a misdemeanor or leave it as an infraction as “enforcement options.” Chairman Filippini was satisfied with the process to-date. He recognized it was not simple and still needed to go to the Board of Supervisors for a tune-up and final adoption. He also mentioned, “we took in public comment” and “staff did a good job.” Commissioner Christensen agreed and chimed in he “was satisfied with the job done.” Commissioner Fisher mentioned it was a “long, arduous journey but was satisfied.”

Commissioner Fisher made the motion to adopt Resolution 2022-02, recommending the ordinance attached as Exhibit A go to the Board of Supervisors for adoption. Director Beals said the Planning Commission may see this again, if the Board makes significant changes and they may be “obliged to send it back.”

Motion: Fisher/Baldrige **Approved** without changes      Vote: 4/0; Commissioner Kelley absent

## 9. PLANNING DIRECTOR’S/STAFF REPORT

Director Beals asked the Planning Commission if they wanted to do a field trip to maybe a B&B or a Wedding venue, such as Dancing Pines or Mitchell Meadows. Commissioner Fisher asked what about Sierra Hot Springs or Big Springs, which the Director replied that it may be a good trip to visit during their construction. Other options as field trips thrown out by the commissioners included Verdi and Long Valley.

Director Beals offered for the next July meeting to meet at the Sierraville School since there were two planning projects (Goddard ZV and Constellation Creek ZA/CUP) in the Sierraville area. After the meeting, the commissioners could take a tour to the Independence Lake/Webber Lake as well as see these wedding venues. The Director asked what day worked best and Tuesdays were preferable.

Commissioner Baldrige asked about the laptops that were turned in and if they were going to get tablets. Mr. Pangman commented that the Board of Supervisors approved funding for these items.

## 10. PLANNING COMMISSIONERS’ REPORTS

Chairman Filippini mentioned he attended Loyalton’s TimberFest last month and reported there was good turnout as an event. He commented that now the town was having a classic car show.

## 11. ADJOURNMENT

Motion to adjourn: Christensen/Fisher Vote: 4/0; Commissioner Kelley absent

The meeting was adjourned at 12:10 pm with the next regular Planning Commission Meeting scheduled “at the convenience of the Planning Department.” No official meeting was announced.

Respectfully submitted,

Corri Jimenez

Corri Jimenez  
Planner II

Approved as Witnessed

Tim H. Beals

Tim H. Beals  
Commission Secretary

