



SIERRA COUNTY PLANNING COMMISSION

REGULAR MEETING MINUTES

August 10, 2023

Chair: James Kelley		Vice Chair: Liz Fisher
Lawrence Allen	Janet Baldrige	Mike Filippini

Location: Sierra County Courthouse | Board of Supervisors Chambers | 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.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 10:02am.

Commissioners Present: Lawrence Allen, Janet Baldrige, Mike Filippini, Liz Fisher, James Kelley

Staff Present: Planning Department Staff: Brandon Pangman, Corri Jimenez, Monica Beachell;

Assessor Department Staff: Eric Jackson

Public Present: Supervisor Lila Heuer, Bill Copren, Catherine Snyder.

2. APPROVAL OF AGENDA

Motion: Allen/Filippini Approved without changes. Vote 5/0

3. APPROVAL OF MINUTES

7/27/2023 Minutes approved as presented.

Baldrige/Filippini Approved without changes. Vote: 4/0 (Allen abstained)

4. CORRESPONDENCE

None.

5. PUBLIC COMMENT OPPORTUNITY

None.

6. WORKSHOPS

6.1. Presentations on Williamson Act Contracts, Conservation Easements, and Timber Production Zoning by Planning & Assessor Departments Staff with guest speaker Bill Copren, former Sierra County Assessor.

Director Pangman and Planner III Corri Jimenez led the presentation. Aiming to provide the commissioners with the legal framework of the zoning and contracts, the staff wanted to also show the unique constraints within Sierra County:

- Approximately 70% the land in Sierra County is Federal (USFS jurisdiction)
- Approximately 30% is private property, which is constrained by:

- Restrictive zoning- including TPZ, A1, and GF
- Williamson Act contract restrictions
- Conservation Easement restrictions
- This leaves approximately 5% of land in Sierra County that is unconstrained and available for things like affordable housing and infrastructure development.

Director Pangman and Planner Jimenez detailed the history of timber production zoning, Williamson Act contracts, and conservation easements in Sierra County – including how property owners enter or exit these types of property constraints. Bill Copren gave a historical perspective on how these types of property constraints have changed over time, and their effects on the tax basis of properties. Eric Jackson provided data on current laws and regulations on these types of property assessments, particularly on Prop 13, assessment information on dirt values, and AUM carrying capacity.

7. PUBLIC HEARING

None.

8. BUSINESS REQUIRING ACTION OR DISCUSSIONS

- 8.1.** Discussion on potential new ordinances and updates to existing ordinances, including public feedback on camping and short-term rentals.

Director Pangman gave an overview of the workflow in the Planning Department, the forthcoming General Plan update with Mintier Harnish which will address updating existing ordinances, and feedback from the public on camping on private property.

9. PLANNING DIRECTOR’S STAFF REPORTS

None (this item was addressed in 8.1).

10. PLANNING COMMISSIONERS’ REPORTS

None.

11. ADJOURNMENT

Motion to adjourn: Filippini/Allen. Vote: 5/0

Meeting was adjourned at 12:17pm. The next regularly-scheduled Planning Commission is on September 14, 2023.

Respectfully submitted,

Monica Beachell

Monica Beachell
Department Specialist

Approved as Witnessed

A handwritten signature in black ink, appearing to read 'Brandon Pangman', with a long horizontal line extending to the right.

Brandon Pangman
Commission Secretary