



**PLANNING COMMISSION  
COUNTY OF ALPINE, STATE OF CALIFORNIA**

**AGENDA**  
THURSDAY, FEBRUARY 27, 2020  
5:00 P.M.

Nick Hartzell, Chair  
Jim Holdridge, Vice-Chair  
Tom Sweeney  
Erin Kelly

**Meeting Location:**  
Administration Building  
99 Water Street  
Markleeville, CA 96120

The Planning Commission welcomes you to its meetings, which are regularly scheduled for the last Thursday of each month. Your participation and interest are encouraged and appreciated. All members of the public are encouraged to participate in the discussion on any items on the agenda at the time the items come up for Commission consideration. Speakers are requested to identify themselves before speaking. Whenever possible, lengthy testimony should be presented to the Commission in writing and only pertinent points presented.

All proceedings are conducted on English. The Commission is committed to making its proceedings accessible to all citizens. Individuals with special needs may call 530-694-2140. All inquiries must be made at least 48 hours prior to the meeting.

So far as practical, unless otherwise altered by the Chair of the Commission, the order of business for the Commission meeting is as follows. Please note that designated times are for that particular item only.

**1. CALL TO ORDER**

**2. ORAL COMMUNICATION – GENERAL PUBLIC COMMENT**

Any person may make comments during the Oral Communication – General Public Comment period on items of interest, within the subject matter jurisdiction of the Commission, that are not listed on the posted agenda. No action will be taken on any oral communication item. All oral communications must be directed to the Commission as a whole, not to individual Commission members and not to the audience.

**3. MINUTES**

3.1. Request approval of regular meeting minutes of December 5, 2019

**4. UNFINISHED BUSINESS**

4.1. **Short term rental regulations of County Code 18.73** - Discussion and possible direction to staff

## **5. NEW BUSINESS**

- 5.1. **Planning Commission rules** - Discussion and possible direction to staff of revisions to County Code 2.68 and the Rules of Procedure adopted by Planning Commission resolution including consideration of alternate members

## **6. PUBLIC HEARINGS**

- 6.1. **Revision to the Safety Element of the Alpine County General** (5:15 pm) – Review and possible recommendation to the Board of Supervisors of the Safety Element, a mandatory element of the Alpine County General Plan. It establishes goals, policies and implementation measures intended to avoid or minimize injury and protect property by reducing the exposure of the community to the following hazards: wildland fire; geologic hazards; floods; noise, and; hazardous materials. Applicant: Alpine County Community Development Department
- 6.2. **Morgan Final Map Amendment** (5:30pm) – Amendment to the Final Parcel Map of Parcel “A” – Book 1, Page 75-78-1 (Book 4, Pages 26-27 of recorded maps) to remove a map note prohibiting further subdivision. The project includes two lots located at 20601 and 20701 State Route 88 accessed from Memdewee Down, a private road. (APNs 001-300-022, 001-300-023). Planning Case #2020-05. Applicant: Carole Morgan, David Devore.
- 6.3. **121 West Fork Lane Above Ground Utility Variance** (5:45 pm) – Requested hardship variance to allow construction of above ground utilities to serve a new residence to be located at 121 West Fork Lane in Woodfords, CA. The variance would allow utilities to be constructed from an existing utility pole at the southeast corner of the lot. APN: 001-110-009 Planning Case #2020-04. Applicant: Ryan Swehla

## **7. OTHER BUSINESS**

- 7.1. **Director’s Report** – Brian Peters
- 7.2. **Items initiated by Commissioners**

## **8. ADJOURNMENT**

The Commission will adjourn to the next regular meeting with the meeting date, time and location to be determined.