



PLANNING COMMISSION
COUNTY OF ALPINE, STATE OF CALIFORNIA
Administration Building, Board Chambers
99 Water Street, Markleeville, CA 96120

MINUTES

Thursday, January 27, 2022

1. CALL TO ORDER

Vice-Chair Nick Hartzell called the meeting to order at 5:02 p.m. with Commissioners Bob Broyer and Tom Sweeney present. Commissioners Haen and Mortimer were absent. A quorum was established. All of the commissioners and staff participated virtually.

Staff present: Candace H. Stowell, AICP, Deputy Director; Larry Shoemaker, Planner II; Tony Creter, Building Official.

2. ORAL COMMUNICATION – GENERAL PUBLIC COMMENT

None.

3. MINUTES

3.1. Request approval of special meeting minutes of November 18, 2021.

Vice-Chair Nick Hartzell requested approval of the minutes. Commissioner Broyer requested changing the signature line to show Nick Hartzell as Vice-Chair instead of former Chair Jim Holdridge, and to note in future meeting minutes who was in attendance in person or virtually.

MOTION: Bob Broyer / SECOND: Tom Sweeney approving the regular meeting minutes of November 18, 2021 as amended.

Commissioner Broyer - Yes

Commissioner Sweeney- Yes

Commissioner Hartzell- Yes

4. UNFINISHED BUSINESS

4.1 Planning Commission Rules of Procedure

Candace Stowell reported that County Counsel had reviewed the draft Rules of Procedure. The recommended edits are shown in the Rules of Procedure agenda packet in track changes. Modifications include procedures for postings for special meetings, procedures for closed sessions, removing the requirement for speaker self-identification, and changing the public comment period from 5 minutes to three minutes per speaker.

Commissioner Broyer commented that all the edits were good, with the exception of reducing the comment period to three minutes. Commissioner Hartzell agreed the five-minute limit should be retained. Commissioner Sweeney disagreed and recommended supporting the three-minute limit outlined by County Counsel. Commissioner Broyer inquired if the Chair may modify the public comment period length as needed during meeting.

Candace Stowell confirmed that the language in the procedures specifies that the Chairperson *may* limit the public comment period to a specified number of minutes and this is at the discretion of Chair. Commissioner Broyer proposed a four-minute time limit, with Commissioner Hartzell in agreement, Commissioner Sweeney in disagreement. To gain input from all of the Commissioners, it was agreed to table the item until the next meeting of the Planning Commission.

MOTION: Broyer / SECOND: Sweeney- Table the Item until the next meeting.
Commissioner Broyer- Yes
Commissioner Sweeney- Yes
Commissioner Hartzell- Yes

4.2 Housing Element Update (File 2021-065)

Chair Hartzell stated that the item has been pulled at the request of staff. Candace Stowell stated that she would provide an update under the Deputy Director Report (item 7.1).

5. NEW BUSINESS

5.1 Death Ride Special Event (File 2022-001): Larry Shoemaker noted that Community Development has received an initial Special Event permit application for the 41st annual- “Death Ride Tour of the California Alps” endurance cycling event. The public hearing on the Special Event application will be scheduled for the February meeting.

Becky DeForest, Executive Director of the Alpine County Chamber of Commerce, provided a presentation on the 2022 Death Ride event via Zoom. The 2022 event will be utilizing a route which starts and finishes at Turtle Rock Park, traversing State Highways 89 and 4 to approximately Lake Alpine, CA before cyclists turn back. The route includes Monitor Pass, Ebbetts Pass, and the Pacific Grade.

There were over 2,211 attendees registered for 2021, which exceeded 2020 and past events. The event gathers participants from throughout the United States and World. A large portion of event attendees noted that this was their first time participating in the event and that many planned to stay in the Markleeville area boosting local commerce. DeForest discussed the on-going planning considerations for the 2022 event taking in account that Turtle Rock Park was significantly damaged. The event date has been modified to minimize fourth of July Holiday weekend impacts.

Commissioner Broyer inquired how the rider demographics for the 2022 registrations compare to the cycling industry at large. DeForest noted that the registrations anecdotally match the cycling industry at large, but doesn’t have exact figures at hand, but that concerted efforts are being made to expand the ridership base.

5.2 Camping Regulations

Larry Shoemaker reported that new property owners in Alpine County were interested in discussing the legalities of camping on their own undeveloped land. Section 18.68.130 permits temporary camping on a private parcel for up to 16 days per year. The period may be extended by the Planning Commission based on approval of an occupancy permit. Staff provided a presentation outlining existing county regulations, staff concerns, and camping regulations in other jurisdictions. Following the presentation, the Planning Commission discussed the current regulations.

Commissioner Hartzell noted rulings from the 9th Circuit Court of Appeals legalizing basic human-need for shelter and sleep, and does not wish to criminalize private property owners who choose to sleep on their own undeveloped land. Commissioner Hartzell stated that he doesn't support the code as written today, or any more restrictive ordinances.

Alpine County Board of Supervisor Terry Woodrow commented that Bear Valley's new subdivision's Covenants, Conditions, and Restrictions (CC&R's) state "No camping whether or temporary or permanent, or temporary structures are allowed on any lots."

Larry Shoemaker stated the existing regulations as written would require the Planning Commission to approve a camping extension for property owners. Candace Stowell noted that the existing process is cumbersome and that permitting an extended time limit for camping should be routed through Community Development staff and not the Commission.

Commissioner Broyer expressed concern over the necessity of any changes to the ordinance due to the infrequency of applications.

Tony Creter, Building Official, commented that the origin of the camping ordinance was in reaction to encampments by the Posse Comitatus. Creter also noted that long-term camping potentially taxes capabilities of sanitary waste containment.

Following discussion, it was moved to table the item until the March meeting.

MOTION: Sweeney/ SECOND: Hartzell: Table item until March meeting.

Commissioner Broyer- Yes

Commissioner Sweeney- Yes

Commissioner Hartzell- Yes

5.3 Election of Chair

Due to the resignation of Chair Jim Holdridge on December 1, the Commissioners nominated a new Chair.

MOTION: Sweeney / SECOND: Hartzell: Nomination of Commissioner Bob Broyer to be the next Planning Commission Chair.

Commissioner Sweeney- Yes

Commissioner Hartzell- Yes

Commissioner Broyer- Yes

6. PUBLIC HEARINGS

None

7. OTHER BUSINESS

7.1. Director's Report – Candace Stowell

Candace Stowell provided information on the upcoming Joint Board of Supervisors / Planning Commission Workshop, which is scheduled for February 1st, 2021 and outlined the schedule for public input on the Draft Housing Element update. After the public comment period has closed, the housing consultant will prepare a tracked version of the draft document to reflect changes and will transmit the document to the California Department of Housing and Community Development for review.

7.2 Items Initiated by Commissioners

None

8. ADJOURNMENT

The Commission adjourned at 6:28 pm with a special meeting to be held on February 17th, 2022 at 5:00pm.



Bob Broyer, Chair

Attest:



Larry Shoemaker, Planner II
Alpine County Community Development