



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

MINUTES
THURSDAY, February 17, 2022

1. CALL TO ORDER

Chair Bob Broyer called the special meeting of the Alpine County Planning Commission to order at 5:02 p.m. with Commissioners Nick Hartzell, Jeanne Mortimer, Jim Haen, and Tom Sweeney present.

All Commissioners present were in attendance via Zoom. A quorum was established.

Staff Present: JT Chevallier, Interim Director, Candace H. Stowell, AICP, Deputy Director, and Larry Shoemaker, Planner II.

2. ORAL COMMUNICATION – GENERAL PUBLIC COMMENT

None.

3. MINUTES

3.1. Request approval of regular meeting minutes of January 27, 2022.

Vice-Chair Nick Hartzell requested that the comments by Alpine County Building official Tony Creter be amended to reflect his statement that the Camping Ordinance (18.68.130) was in reaction to an election effort by the Posse Comitatus.

Chair Broyer also requested the Call to Order be amended to include which members attended virtually by zoom.

MOTION: Hartzell / SECOND: Sweeney approving the regular meeting minutes of January 27, 2022 as amended.

AYES: Broyer, Hartzell, Sweeney

ABSTAIN: Haen, Mortimer

MOTION CARRIED

4. UNFINISHED BUSINESS

4.1. Planning Commission Rules of Procedure

Candace Stowell reported that County Counsel did review the Rules of Procedure and recommended some minor revisions related to closed sessions in Section 7 and a time limit of 3 minutes per speaker instead of 5 minutes. County Counsel also stated that the Planning Commission can not require speakers to provide their name or address during public hearings. At the last meeting, the Planning Commission discussed the proposed time limit

change recommended by County Counsel. Stowell noted that 3 minutes per speaker is a typical time limit, but the Chair does not have to limit the time to 3 minutes.

Chair Broyer stated that he still preferred to have the time limit for speakers stay at 5 minutes. He also noted that there are other sections (9c and 14a) which also require members of the public to provide their name and address so there needs to be another revision to the Rules to ensure consistent language.

Commissioner Sweeney stated that he would prefer the 3-minute time limit. Commissioner Sweeney agreed that there needs to be consistent language related to members of the public providing comments.

Commissioner Hartzell commented that he preferred keeping the time limit at 5 minutes. The Planning Commission needs to be credible in the public eye. Commissioner Haen abstained from making any comment. Commissioner Mortimer agreed with the five-minute limit and that allowing the members of the public the extra two minutes is reasonable and agreed there needs to be consistency regarding the name and address for members of the public.

Chair Broyer suggested that since there was consensus, staff would revise the Rules of Procedure regarding consistency on the identification of speakers' names and addresses as well as to retain the five-minute time limit. The revised Rules of Procedure will be brought back to the Planning Commission.

4.2. Housing Element Update (File #2021-065)

Candace Stowell reviewed the proposed programs in the Draft Housing Element. Several programs are mandatory due to state law. Stowell reviewed the other programs and presented some staff recommendations to either streamline or delete some of the proposed programs based on initial feedback received to date.

Commissioner Hartzell expressed his disappointment in the staff recommendations to delete some of the programs in the Draft Housing Element. Commissioner Sweeney commented that the staff suggestions appear reasonable and he would like the Housing Element pared down to something reasonable. Commissioner Haen agreed with Commissioner Sweeney that the document should be slimmed down and any programs that are not applicable should be deleted.

Commissioner Haen asked if ADUs can become affordable housing. Stowell responded that ADUs can provide more affordable housing stock depending on whether the property owners would like to rent the unit or use the unit for relatives or caretakers. ADUs provide non-deed restricted affordable housing. Commissioner Broyer noted that there used to be several secondary units in Bear Valley but these units have disappeared in part due to utility costs.

Commissioner Hartzell noted there is a need to address the accomplishments of the Washoe Nation. Commissioner Hartzell added that the MPUD will receive funding to rebuild the sewer lines and the County could explore some advocacy for the Sierra Pines Mobile Home Park.

Commissioner Broyer asked for staff to bring back the draft Housing Element programs to the Planning Commission on February 24 for final review by the Commission based on

consensus of the Commissioners with strike outs and color coding for additions. Commissioner Haen suggested moving any deleted programs to an appendix. Chair Broyer asked if the deleted programs could be reviewed at the next update of the Housing Element, which will be in 2024.

5. NEW BUSINESS

None

6. PUBLIC HEARINGS

6.1. Death Ride Special Event (File # 2022-001)

The public hearing was opened at 5:10 pm. Larry Shoemaker, Planner II, provided a presentation on the 2022 Death Ride Event, which is put on each year by the Alpine County Chamber of Commerce. Staff is recommending approval of the Special Event Application based on the conditions in the draft permit and a finding that the event is categorically exempt from CEQA based on Section 15304, Class 4.

Staff received a public comment from the Bear Valley CSA concerning the turn around on Highway 4. Chair Broyer expressed his similar concern with the route terminus that is downhill with a dirt turn around. The bicyclists will need warnings. This stop does provide a safety hazard. Shoemaker proceeded to review the Special Permit conditions with the Planning Commission. Staff has received the previous year's Traffic Control Plan and will need an updated traffic control plan.

Becky DeForest, Alpine County Chamber of Commerce, provided a presentation with additional information on the 2022 Death Ride Event. Cory Bolton will be the Course Director this year. DeForest stated that this year's Traffic Control Plan will be adjusted so that the Death Ride can obtain the Caltrans Permit. This year's permit is for up to 3,000 people. To date, there are over 900 people registered for the event. The event will start at 5:00 am and end at 7:00 p.m. The finish line festival will be at Turtle Rock Park. There will be 9 aid stations and a lunch stop. The Chamber is coordinating with Eastern Alpine Fire and the Sherriff's Office Search and Rescue. If the Chamber can obtain a permit from Grover Hot Springs State Park, there will be enough camping availability.

The event would start on Friday, July 15 with set up at Turtle Rock Park Community Center with the event on Saturday, July 16 with closures on Highways 89 and 4. The Turtle Rock Park Campground will be closed due the Tamarack Fire and the Burn Pile area would be limited.

The public hearing opened. Larry Shoemaker provided more information on the public comment emailed to staff on February 17. The public comment was provided by the Bear Valley CSA (CSA Board Member Mike McKee) regarding the Chickaree planned turn around and included several recommendations to increase the safety at this location. Becky DeForest stated there will be additional signage to alert riders for this section of the Death Ride.

Commissioner Sweeney stated that the planning this year is the best he has ever seen. Shoemaker noted that the new Traffic Control Plan can address the safety concerns discussed. Chair Broyer closed the public hearing at 5:57 and asked the Planning Commission for a motion on the Death Ride Special Event Permit.

MOTION: Sweeney/ SECOND: Hartzell approving 1) Special Event Permit based on the analysis in the staff report and the conditions in the Special Event Permit; 2) finding the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 (e), Class 4.

AYES: Broyer, Hartzell, Haen, Mortimer, Sweeney

ABSTAIN: None

NAYS: None

7. OTHER BUSINESS

7.1. Deputy Director's Report

Candace Stowell reported that the Planning Commission will need to hold a regular meeting on February 24 in order to review the General Plan Annual Report and to submit it to the Board of Supervisors. The Annual Report must be submitted to OPR and HCD no later than April 1.

7.2 Items Initiated by the Planning Commission

None

8. ADJOURNMENT

The Planning Commission adjourned at 7:00 p.m. to the next regular meeting of February 24, 2022.



Bob Broyer, Chair

Attest:



Larry Shoemaker, Planner II
Alpine County Community Development