

## **Alturas Planning Commission**

### **Regular Meeting**

City Hall Council Chambers

July 10, 2019 5:30 p.m.

The meeting was called to order by Chairman Bill Hall at 5:30 p.m.; followed by roll call and the Pledge of Allegiance. **Commissioners present:** Bill Hall, Marlene Hamilton, and Tom Romero. **Commissioners absent:** Chris Lauppe, and Robert Dolan. **Staff present:** Planning Director Jennifer Andersen, Mayor Pro-Tem Mark Steffek, and City Clerk Macey Binning. **Public attending:** 0.

No one is present under the public forum.

**MOTION** by Commissioner Hamilton, **SECONDED** by Commissioner Romero to approve the minutes of the May 08, 2019 meeting. **ALL AYES.**

**MOTION** by Commissioner Romero, **SECONDED** by Commissioner Hamilton approve draft template of operation and maintenance agreement. With the amendment to the document adding verbiage on maintaining color spectrum that was approved in site plan. **ALL AYES.**

**MOTION** by Commissioner Romero, **SECONDED** by Commissioner Hamilton to approve Site Plan for Zayo Fiber-Optic Shelter (SP2019-01) as proposed. located at 400 W. Court Street. **ALL AYES.**

### **PLANNING DIRECTOR/COMMISSIONER'S REPORTS:**

Planning Director Andersen informed the Commissioners that the Humane Society will receive a State donated cargo container obtaining emergency supplies for animals in case of a disaster. One requirement before receiving the cargo container is to have a location. Former Public Works Director Picotte suggested it be located immediately south-west of the Masten Ramsey Facility that the City owns. Planning Director Andersen wanted to know if the Planning Commissioners had any objections before it was presented at the City Council Meeting.

All Planning Commissioners indicated they did not have any objections.

Planning Director Andersen also requests that the August 14<sup>th</sup> Planning Commission Meeting be moved one time from 5:30 p.m. to 6:00 p.m., because of a prior commitment that day.

Commissioners were not opposed to changing time from 5:30 p.m. to 6:00 p.m. for the August 14<sup>th</sup> meeting.

Ms. Andersen also updated the Commissioners on the progress of the housing element. Ms. Andersen has been working on the statistics for the City of Alturas for the housing element related to its demographics (population changes as well as, income level, and age of housing) which has been very time consuming. Ms. Andersen is now on the next chapter of the

housing element which includes program development. Ms. Andersen noted that the housing targets provided by the State's Office of Housing and Community Development (HCD) indicate that by 2024 Modoc County will need 20 additional housing units affordable to various income levels (seven of which are to be located within the City). However, Ms. Andersen did not feel this was support by the demographics. So, while the housing element will plan to encourage at least 7 new housing units (as required by HCD), it will also propose programs to address the surplus of housing that is expected if demographic trends do not change. Ms. Andersen's calculations indicate that if population trends do not change, Modoc County is likely to have a 1,400-housing unit surplus by 2024, rather than a need for 20 more units. In addition to this demographic inconsistency, Ms. Andersen noted that the State has been relying on demolition permits to determine how many housing units are removed from the housing pool, and since many property owners fail to demolish houses here until well past their useful life due to the local economy, and very few actually secure demolition permits when they do, reliance upon demolition permits is not advisable when determining the number of remaining habitable units. In addition to completing the Housing Condition Survey, Ms. Andersen will check with Dominic Budmark to see if the City has issued any demolition permits in the past 10 years. However, to her knowledge the City has not issued even one. All of this information will be reflected in the housing element to assist with housing policy and program development.

Mayor Pro-Tem Steffek had a few items, he asked if anyone was aware of why the Storage Unit project kept grading the property.

Ms. Andersen replied that sometimes when you start projects items come up that may need to be changed. Though, she was not sure of the reason in this case.

Mayor Pro-Tem informed the Planning Commissioners that Fire Marshal Hunter has sent out his weed abatement letters. This is the first time since the new ordinance was put in effect. Hopefully improvements will be made.

With no further business to come before the Commission, **MOTION** by Commissioner Romero, **SECONDED** by Commissioner Hamilton to adjourn the meeting at 6:21 p.m. **ALL AYES.**

Respectfully,

*Macey Binning*

Macey Binning  
Planning Commission Secretary