



# SIERRA COUNTY PLANNING COMMISSION

## MEETING MINUTES

Thursday, March 10, 2022

**Chair:** Mike Filippini  
**Vice Chair:** Janet Baldrige  
**Liz Fisher**  
**Irv Christensen**  
**James Kelley**

**LOCATION:** Board of Supervisors Chambers  
Sierra County Courthouse  
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.*

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### 1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 10:09 am by Chairman Filippini.

Commissioners Present: Chairman Filippini, Liz Fisher, James Kelley, Janet Baldrige; Irv Christensen attended telephonically.

Staff Present: Commission Secretary/Planning Director Tim Beals; Assistant Director/Planner Brandon Pangman, and Planner II, Corri Jimenez.

Members of the public attended the meeting using the video/telephonic link provided.

### 2. APPROVAL OF AGENDA

Thursday, March 10, 2022 special meeting agenda.  
One item/workshop heard.

Motion: Kelley/Fisher **Approved** Vote: 4/0 (Commissioner Christensen's vote was unclear)

### 3. WORKSHOP:

#### *Proposed policies concerning "Short-term rentals" (AirBnB, Vrbo, etc.)*

Public workshop for discussion/direction to staff on a final, draft Short-term Rentals Ordinance. This meeting was not a formal public hearing, and no action was taken.

Planning Director Tim Beals addressed the Commissioners, providing details regarding the purpose of the Planning Commission Special Meeting, being conducted as a workshop to provide feedback, suggestions, etc., so a draft set of policies on the definition and regulation of Short Term Rentals (STRs) could be created by staff. The draft ordinance itself, as a proposed policy, will be formally introduced at a duly-noticed future public hearing before the Planning Commission, which will then forward their recommendations for adoption to the Board of Supervisors.

Mr. Beals further explained there has been increased interest in the development of reasonable regulation of properties with several neighborhood communities where STRs are perceived to be affecting housing availability and affordability, as well as complaints of disturbance in neighborhoods and other potential nuisance and life/safety concerns.

At 10:27 am there was a technical issue with the phones. After a short pause, the issue was resolved, the meeting continued with Mr. Beals further addressing the Commissioners.

Mr. Beals stated the "boiler plate material" includes language to implement the policy, permits, etc. and explained Planning staff has contacted other county Planning offices for examples of their short term rental policies. Staff has been monitoring these constantly-evolving policies in other jurisdictions. Mr. Beals stated there are many examples of issues, and no one has a great solution to all of the problems.

Next, staff Planner Corri Jimenez addressed the Commission and asked if there were any comments or questions regarding the presentation of background materials and information thus far. There were none heard. Ms. Jimenez then explained the purpose and intent of the proposed policy. Definitions and proposed policies pertaining to land use/zoning, permits, application fees, appeal process, and compliance with other county codes were provided.

Also mentioned during the meeting was Transient Occupancy Tax (TOT), registration with the Tax Collector's Office, Environmental Health Department involvement, solid waste concerns, and so on.

Parking was discussed in some detail, as parking has been in the forefront of complaints heard. Off-site parking, parking permits, and other aspects of parking plans, problems, and solutions were discussed between Commissioners, Planning staff and members of the public online.

Brief discussion ensued regarding: policy/permit enforcement, out-of-county homeowners, availability of rental properties for local residents, fire safety, and more input about parking.

Mr. Beals stated that permit and violation fees have not been set but will be in place when the final ordinance is adopted, and these fees ultimately must be set by the Board of Supervisors.

Further items of concern discussed by the Commissioners included: fire safety, bear-proofing, terms and scope of permits, snow removal, inspections, and general Standards of Use and Operation; as well as: noise restrictions, landline phones, dogs and fenced yards, exterior lighting, rental rules to be posted by homeowner, and potable water service and testing.

Members of the public voiced concerns and made suggestions to the Commissioners regarding an STR policy.

The detailed and complex discussion ended with Chairman Filippini closing the workshop item. It was announced that once Planning staff completes the draft policy the item will be scheduled and noticed for a public hearing.

**4. ADJOURNMENT:**

Motion: Kelley/Fisher      **Approved:** Vote: 5/0

The March 10, 2022 Meeting adjourned at 1:07 pm. The next regular Planning Commission meeting is scheduled to be held Thursday, April 14, 2022 at Downieville.

Respectfully submitted,

Jill Molaris  
Jill Molaris  
Administrative Secretary

Approved as Witnessed:

  
Tim H. Beals  
Tim H. Beals  
Planning Commission Secretary