

# COUNTY OF INYO

## PLANNING COMMISSION

### MINUTES OF JULY 25, 2018 MEETING

**COMMISSIONERS:**

FRANK STEWART  
CAITLIN MORLEY  
TODD VOGEL  
SCOTT STONER  
SCOTT KEMP

FIRST DISTRICT (CHAIR)  
SECOND DISTRICT  
THIRD DISTRICT (VICE-CHAIR)  
FOURTH DISTRICT  
FIFTH DISTRICT

Inyo County Planning Commission  
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**STAFF:**

CATHREEN RICHARDS  
CLINT QUILTER  
KEVIN CARUNCHIO  
RYAN SMITH-STANDRIDGE  
JOHN VALLEJO

PLANNING DIRECTOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
PROJECT COORDINATOR  
COUNTY COUNSEL

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The Inyo County Planning Commission met in regular session on Wednesday, July 25, 2018, in the Administration Building, in Independence, California. Commissioner Stewart opened the meeting at 09:59 a.m.

These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

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**ITEM 1:**      **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 09:59.

**ITEM 2:**      **ROLL CALL** - Commissioners: Frank Stewart, Todd Vogel, and Scott Stoner, were present.

Staff present: Cathreen Richards, Planning Director; Ryan Standridge, Project Coordinator; Steven Karamitros, Senior Planner; Tom Schaniel, Associate Planner; Josh Dan Assistant Planner and Terry Walker, County Counsel.

Staff absent: Kevin Carunchio, County Administrator; Clint Quilter, Public Works Director

**ITEM 3:**      **PUBLIC COMMENT PERIOD** – This item provides the opportunity for the public to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

Before opening the Public comment period Chair Stewart announced Item 8 was being pulled from the Agenda. Chair Stewart opened the Public Comment Period at 10:00 A.M. There was no one from the public who wished to comment on any planning subject that was not scheduled on the Agenda. Chair Stewart closed the public comment period at 10:00 A.M.

**ITEM 4:**     **APPROVAL OF MINUTES** – Approval of minutes from the June 27, 2018 Planning Commission Meeting.

**MOTION:**     Moved by Commissioner Todd Vogel and seconded by Commissioner Scott Stoner to approve.

The Motion passed 3-0

**ITEM 5:**     **HEARING ON NON-HOSTED SHORT TERM VACATION RENTAL NO.2018-04/STEWART**-Receive a presentation from staff regarding NH-STR-2018-04/Stewart. The applicant has applied for a Non-hosted Short Term Vacation Rental permit, located at 100 Hardy Rd, in Bishop. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

Mr. Dan, Assistant Planner, presented the staff report.

Chair Stewart opened the Public Hearing at 10:04 a.m.

No one from the Public wished to speak on Conditional use 2018-03/Stewart and the hearing closed at 10.04 a.m.

Chair Stewart pointed out although the name is spelled the same there is no relation therefore no Conflict of Interest.

**MOTION:**     Moved by Commissioner Todd Vogel and seconded by Commissioner Scott Stoner to approve.

The Motion passed 3-0

**ITEM 6:**     **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-05/CAMPBELL** – The applicant applied for a non-hosted short term vacation rental permit, located at 1090 Shahr Ave, in Lone Pine. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

Mrs. Standridge, Project Coordinator, presented the staff report.

Chair Stewart opened the Public Hearing at 10:08 a.m.

No one from the Public wished to speak on Conditional use 2018-05/Campbell and the hearing closed at 10.08 a.m.

**MOTION:** Moved by Commissioner Todd Vogel and seconded by Commissioner Scott Stoner to approve with the Findings and Conditions of Approval as presented by staff.

Motion Passed 3 – 0.

**ITEM 7:** **SOLAR PROJECT 2018/01 BARKER-** The applicant is applying for a Renewable Energy Permit to construct a 1 megawatt (MW) photovoltaic solar facility using 3,500 fixed tilt or single-axis tracker solar panels. The project site is located on two 5-acre parcels that are highly disturbed with no natural vegetation or structures on site.

Mr. Karamitros Senior Planner presented the staff report.

Chair Stewart opened the Public Hearing at 10:13 a.m.

No one from the Public wished to speak on solar project 2018/01/Barker and the hearing closed at 10.13 a.m.

**MOTION:** Moved by Commissioner Frank Stewart and seconded by Commissioner Todd Vogel to approve with the Findings and Conditions of Approval as presented by staff.

Motion Passed 3 – 0.

**ITEM 8:** **Non-Hosted Short Term Rental Permit 2018-03/Gleason** – The applicant has applied for a Non-Hosted Short Term Rental permit for their residence located at 2483 Sunrise Drive, in the West Bishop neighborhood of unincorporated Inyo County, California. A Non-Hosted Short Term Rental permit is required before an applicant can begin renting a residence for periods of 30 days or less. The requirements for this permit are specified in Inyo County Code Chapter 18.73. The project is exempt from CEQA

Item has been rescheduled for August.

#### **COMMISSIONERS' REPORT/COMMENTS** –

None

#### **DIRECTOR'S REPORT-**

Director Richards announced Associate Planner Josh Dan took a position in Florida and would be leaving the Department. Also, she informed the Commissioners of Marty Williams owner of Silver Canyon Mini Storage has appealed the decision the Commission made on Conditional use 2018-01/Silver Canyon.

#### **ADJOURNMENT** –

With no further business, Commissioner Stewart made a motion to adjourn the meeting at 10:29 a.m., and for the Commission to reconvene at the August 22<sup>nd</sup> meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Stoner to Adjourn.

Seconded by Commissioner Vogel.

Motion passed 3-0.

Prepared by:  
Ryan Smith-Standridge  
Inyo County Planning Department