

# COUNTY OF INYO PLANNING COMMISSION

## DRAFT MINUTES OF JANUARY 25, 2017 MEETING

### COMMISSIONERS:

FRANK STEWART  
VACANT  
TODD VOGEL  
ROSS CORNER  
JOHN (JIM) GENTRY

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

Inyo County Planning Commission  
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### STAFF:

CATHREEN RICHARDS  
CLINT QUILTER  
KEVIN CARUNCHIO  
DIANE FORTNEY  
JOHN VALLEJO

INTERIM 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, January 25, 2017, in the Administration Building, in Independence, California. Commissioner Corner opened the meeting at 10:00 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** – The Pledge of Allegiance was led by Commissioner Corner at 10:00 a.m.

**ITEM 2: ROLL CALL** - Commissioners: Corner, Stewart, Vogel and Gentry were present.

Staff present: Cathreen Richards, Interim Planning Director; Diane Fortney, Project Coordinator and John Vallejo, County Counsel.

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

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

There was no one from the public that wished to comment on any planning subject that was not scheduled on the Agenda.

**ITEM 4: APPROVAL OF MINUTES (Action Item)** – Approval of minutes from the October 26, 2016 Planning Commission Meeting.

MOTION: Moved by Commissioner Stewart and seconded by Commissioner Gentry to approve the Minutes from October 26, 2016 as presented.

The Motion passed 4-0

**ITEM 5:**     **NOMINATION & ELECTION OF CHAIR PERSON** – The Commission will accept nominations for chair-person for 2017 and hold an election.

**MOTION:**   Moved by Commissioner Vogel to nominate Commissioner Stewart Chair:  
The motion was seconded by Commissioner Gentry.

The Motion passed 4-0

**ITEM 6:**     **NOMINATION & ELECTION OF VICE-CHAIR PERSON** – The Commission will accept nominations for vice-chair-person for 2017 and hold an election.

**MOTION:**   Moved by Commissioner Gentry to nominate Commissioner Corner Vice-Chair  
The motion was seconded by Commissioner Vogel.

The Motion passed 4-0.

**ITEM 7:**             **CONDITIONAL USE PERMIT (CUP) NO. 2016-02 – 7/11 MATERIALS, INC.** - 7/11 Materials, Inc. has applied for a CUP to locate a portable Portland Cement Concrete (PCC) plant near Swansea east of Lone Pine, primarily to furnish materials to the City of Los Angeles Department of Water and Power (DWP) Owens Lake Dust Mitigation Project, along with providing materials to other potential projects requiring similar materials. The Plant will process materials into a finished project for delivery. The project site is relatively disturbed by past similar operations, and the proposal will result in minimal environmental impacts as well as beneficial economic development and dust mitigation activities. The project is consistent with the General Plan and Zoning Ordinance.

Ms. Diane Fortney, Project Coordinator, presented of the staff report to the Commission

Public Hearing opened at 10:12 a.m. There was no one from the public that wished to comment.

**MOTION:** By Commissioner Gentry to make certain findings and conditions with respect to and approve Conditional Use Permit 2016-02/7-11 Materials.

The motion was seconded by Commissioner Corner.

The Motion passed 4-0

**ITEM 8:**             **AMENDED CONDITIONAL USE PERMIT (CUP) 2014-01-7/11 MATERIALS INC.** On February 26, 2014, the Commission approved Conditional Use Permit (CUP) No. 2014-01/711 Materials, Inc., which allowed the applicant to *temporarily* locate a portable concrete plant to furnish materials to the Los Angeles Department of Water and Power (LADWP) Owens Lake Dust Mitigation Project, along with any other potential projects in the area that might need similar materials. On February 24, 2016 the Commission extended the CUP for an additional year. The applicant has submitted a request, dated December 8, 2016, to extend CUP No. 2014-01 until May 28, 2017.

Continued need to provide materials to the LADWP Owens Lake Dust Mitigation Project and other regional constructions projects has made it apparent that a batch plant will be required in the future. The applicant is working on entitling an alternative location for the batch plant, and this extension is necessary to complete that process in a timely manner and in coordination with Great Basin Unified Air Pollution Control District.

Ms. Diane Fortney, Project Coordinator, presented of the staff report to the Commission

Public Hearing opened at 10:18 a.m. There was no one from the public that wished to comment.

**MOTION:** By Commissioner Corner to make certain findings with respect to and approve Amendment to Conditional Use Permit 2011-01/7-11 Materials to extend the term to May 28, 2017.

The motion was seconded by Commissioner Gentry.

The Motion passed 4-0

**ITEM 9:** **NATURAL RESOURCE ADVISORY COMMITTEE** - The Natural Resource Advisory Committee (NRAC) acts as a technical committee on natural resource matters with the goal providing pertinent information and making recommendations to the Board of Supervisors and Planning Commission. Several of the Committee's positions have been vacant, and a Request for Appointment has been received in response to the County's Notice of Vacancy to recruit new members. The Planning Commission will consider making a recommendation regarding the appointment to the NRAC to the Board of Supervisors.

Commissioners Stewart and Gentry expressed concerns that the Alternate Committee members had not been notified that of the Vacancies and the date in which Letters of Interest were due. Commission members discussed concerns.

**MOTION:** by Commissioner Gentry to direct Planning staff to request the Board directs staff to re-advertise the NRAC positions and then bring back a request for a recommendation to the Planning Commission for the NRAC Position.

The motion was seconded by Commissioner Corner.

The Motion passed 4-0

**Chair Stewart call a recess at 10:35 am to reconvene at 10:39 am.**

**COMMISSIONERS' REPORT/COMMENTS** –

- Commissioner Gentry informed the Commission that he will submit his resignation letter at the February meeting with an effective date of March 23, 2017.
- Commissioner Corner compliment former Planning Director, Joshua Hart for his work and professionalism while servicing the County of Inyo.

**DIRECTOR'S REPORT-**

- Ms. Richards provided a handout created at the Board of Supervisors request on Public Lands within the County of Inyo.
- Notification of Public Outreach for Marijuana Policy and Ordinance will be provided to the Commission.
- Ms. Richards suggested agendizing a workshop concerning Short Term Vacation Rentals for the February 22, 2017 meeting,

**ADJOURNMENT** - With no further business, Chair Stewart requested a motion to adjourned the meeting at 10:47 a.m. Commission to reconvene in Regular Session on February 22, 2017 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Gentry to Adjourn.

Seconded by Commissioner Corner.

Motion passed 4-0

Prepared by:  
Diane Fortney  
Inyo County Planning Department