

# COUNTY OF INYO PLANNING COMMISSION

## DRAFT MINUTES OF APRIL 26, 2017 MEETING

### COMMISSIONERS:

FRANK STEWART  
CAITLIN MORLEY  
TODD VOGEL  
ROSS CORNER  
VACANT

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

Inyo County Planning Commission  
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### STAFF:

CATHREEN RICHARDS  
CLINT QUILTER  
KEVIN CARUNCHIO  
THOMAS SCHANIEL  
VACANT  
JOHN VALLEJO

INTERM PLANNING DIRECTOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
ASSOCIATE PLANNER  
PROJECT COORDINATOR  
COUNTY COUNSEL

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The Inyo County Planning Commission met in regular session on Wednesday, April 26, 2017, in the Administration Building, in Independence, California. Commissioner Stewart 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 recited by all at 10:00.

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

Staff present: Cathreen Richards, Interim Planning Director; Thomas Schaniel, Associate Planner; 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 February 22, 2017 meeting of the Planning Commission. Question as to whether only Commissioners Stewart and Corner could vote for approval since they were the only ones present at the February 22, 2017 meeting. John Vallejo County Counsel stated that any of them could vote on approval even if they were not in attendance.

**MOTION:**    Moved by Commissioner Corner and seconded by Commissioner Stewart to approve the Minutes from February 22, 2017.

The Motion passed 3-0.

**ITEM 5: TENTATIVE PARCEL MAP NO. 409/STEWARD & STEWARD** – The applicant proposes to subdivide a 159.3-acre parcel (APN 018-070-05 & 018-100-03) into four parcels plus a remainder. The new parcels and remainder will range from 18.54 acres to 39.82 acres. The property is known as Steward Ranch and is located at 120 Death Valley Road and 125 Steward Ranch Road and is approximately 2.8 miles east of the community of Big Pine. The proposed parcels and remainder are zoned Rural Residential with a 2.5-acre minimum (RR-2.5) and are designated by the General Plan Land Use Element as Rural Residential Medium Density (RRM). The Commission will consider adopting a Mitigated Negative Declaration for the project pursuant to CEQA.

Mr. Schaniel, Associate Planner, presented the staff report to the Commission.

Chair Stewart opened the public hearing at 10:05 a.m.; Mr. Earl Wilson Lone Pine resident expressed some concern about the potential loss of agriculture land residential. Staff responded that there is no development plans at this time. Commissioner Corner questioned the Fire District issue. Staff explained that the State Subdivision laws requires that if a property is not already in a fire district boundary an annexation or out of area service agreement with a fire district is a required to subdivide.

**MOTION:** Moved by Commissioner Corner to make certain Findings with respect to and approve Tentative Parcel Map No. 409/Steward and Steward, subject to the Conditions of Approval as recommended by staff.

The motion was seconded by Commissioner Stewart.

The Motion passed 3-0

**ITEM 6: 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.

Ms. Richards, Interim Planning Director, presented the Staff report and requested that the Commission make a recommendation to the Board of Supervisors to appoint Mr. Earl Wilson and Mr. Randy Keller to the Natural Resources Advisory Commission.

**MOTION:** Moved by Commissioner Corner to recommend Mr. Wilson and Mr. Keller to the Board of Supervisors for the NRAC.

The motion was seconded by Commissioner Stewart.

The Motion passed 3-0

**ITEM 7: WORKSHOP – SHORT TERM VACATION RENTALS** – The Commission requested additional information/research regarding Short Term Vacation Rentals.

Mr. Schaniel, Associate Planner, provided the information as requested by the Commission at the February 22, 2017 meeting on Short Term Vacation Rentals.

Mr. Earl Wilson, Lone Pine resident described a vacation rental he has been made aware of that includes the house and converted garage; he thinks there should be some kind of screening of people. Commissioner Corner discussed the City of Bishop’s work on an ordinance and the public hearing the City held; he felt the meeting was over represented by people in favor as he is hearing a lot of the opposite; he is also concerned about the impacts to the more traditional hospitality industry from short term vacation rentals. The Commissioners encouraged public outreach for the issue.

**COMMISSIONERS’ REPORT/COMMENTS –**

- Commissioner Stewart expressed concerns about ATV traffic in the Round Valley Area just to the south of an Adventure Trails Route. He believes that the route maybe attracting additional illegal activities. He requested an update from staff on the Adventure Trails program and monitoring.

**DIRECTOR’S REPORT-**

- Ms. Richards reported that the first round of cannabis regulation meetings were completed and that there was a good turnout of people and staff had received a lot of great comments.
- Ms. Richards reported that on May 16, 2017 staff would be bringing the short term vacation rental issue back to the Board of Supervisors as well as the growing issues of shipping containers throughout the County.

**ADJOURNMENT** - With no further business, Chair Stewart requested a motion to adjourn the meeting at 11:45 a.m. Commission to reconvene in Regular Session on June 28, 2017 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Stewart to Adjourn.

Seconded by Commissioner Corner.

Motion passed 3-0

Prepared by:  
Cathreen Richards  
Inyo County Planning Department