

# COUNTY OF INYO

## PLANNING COMMISSION

### MINUTES OF DECEMBER 20, 2017 MEETING

**COMMISSIONERS:**

FRANK STEWART  
CAITLIN MORLEY  
TODD VOGEL  
ROSS CORNER  
SCOTT KEMP

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  
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 Tuesday, December 20, 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** – All recited the Pledge of Allegiance at 10:00.

**ITEM 2:**      **ROLL CALL** - Commissioners: Frank Stewart, Todd Vogel, Ross Corner and Caitlin Morley were present.

Staff present: Cathreen Richards, Planning Director; John Vallejo, County Counsel; Ryan Standridge, Project Coordinator;

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 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. Chair Stewart closed the public comment period at 10:02 A.M.

**ITEM 4:**      **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from December 6, 2017, meeting of the Planning Commission.

**MOTION:** Moved by Commissioner Todd Vogel and seconded by Commissioner Corner to approve the Minutes from December 6, 2017.

The Motion passed 4-0.

**ITEM 5:** The County is proposing Zone Reclassification 2017-05/Inyo County – Commercial Cannabis Activities and Zone Reclassification 2017-06/Inyo County - Expedited Abatement Procedure for Nuisances Caused by Cannabis Cultivation to regulate potential commercial cannabis activities in the unincorporated areas of Inyo County. Staff has been working on the DRAFT ordinances over the past year including conducting a comprehensive public outreach effort and will be requesting the Planning Commission provide a recommendation to the Board of Supervisors to approve the DRAFT ordinances.

Ms. Richards, Planning Director, presented the staff report.

Chairperson Stewart expressed his concern with the renewal cap recommendations and requested clarification of why cannabis business licenses are treated differently from regular businesses.

Mr. Vallejo, County Counsel explained that the cannabis business is new with an unknown impact on the community and the cap allows the County a unique approach on assessing this new industry along with giving the Board the ability to change dependent upon commerce.

Chairperson Stewart opened the Public hearing at 10:32 a.m.

Beth Porter of Olancho expressed concern with the licensing zone map being vague and requested more detail for the borders and believed 5B should include sage flat road.

Susan Patton of Cartago had a question regarding the business licenses timeline not mentioned as to when changes to the number of licenses could be done.

Mr. Vallejo verified the issue pertains to the Business code and not the Land Use. The language used is to be used during the selection process. The Board would have to hold two hearings to make changes to increase or decrease.

Troy Patton of Cartago expressed his concern for the water drawdown in the valley due to the new cannabis growth and asked how the county planned to address the issue.

Mr. Vallejo explained that a conditional use permit would address any water issue in addition to the statewide sustainable water act.

Lowell Shade Sr. of Charleston View requested the commission to consider non-volatile manufacturing be allowed on rural residential zoning.

Jeff Bohl from Olancho asked the staff if water could be sold to possible growers since business cannabis licenses will not be allowed in Olancho.

Mr. Vallejo advised Mr. Bohl to look into the water ordinance and the state laws to sell water.

Lowell Shade Jr. of Charleston View requested the commission consider non-volatile manufacturing on rural residential.

Bob Olin wanted to know how the 1500ft radius notification became part of the notification process.

The public hearing was closed at 11:13 a.m.

Commissioner Morley commended the staff on the solid nuisance abatement ordinance.

Chair Stewart made a motion to remove from 18.78 – General Regulations (F) a requirement for a 1,500-foot radius requirement for mailing notices and leave to default the 300-foot requirement for all other Planning Commission hearing notices.

Seconded by Commissioner Vogel

Motion passed 3-1

Commissioners Vogel and Morley jointly proposed a motion to remove proposed language from 18.21 Rural Residential (RR) requiring parcels to be 12-acres or greater for commercial cannabis cultivation and eliminate the 300-foot setback requirement. Add language requiring that cannabis cultivation complies with the underlying setback requirements of the district, outlined in the development standards.

Seconded by Chair Stewart

Motion passed 3-1

Commissioner Vogel made a motion to add language to 18.21 RR allowing for non-volatile manufacturing on the same parcels and concurrent with cannabis cultivation activities.

Seconded by Chair Stewart

Motion passed 4-0

Commissioner Vogel made a motion notwithstanding the changes requested the remaining ordinances as proposed to be recommended to the Board of Supervisors.

Seconded by Chair Stewart

Motion passed 4-0

Commissioner Morley proposed a motion to approve the proposed Expedited Nuisance Abatement for Cannabis Cultivation ordinance as presented.

Seconded by Commissioner Vogel

Motion passed 4-0

**COMMISSIONERS' REPORT/COMMENTS** –

Each Commissioner present thanked Commissioner Corner for his years of service.

**DIRECTOR'S REPORT-**

Ms. Richards thanked Commissioner Corner for his many years of service.

**ADJOURNMENT** –

With no further business, Commissioner Stewart made a motion to adjourn the meeting at 12:55 p.m., and for the Commission to reconvene at the January meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Vogel to Adjourn.

Seconded by Commissioner Stewart.

Motion passed 4-0

Prepared by:  
Ryan Smith-Standridge  
Inyo County Planning Department