

COUNTY OF INYO

PLANNING COMMISSION

MINUTES OF FEBRUARY 22, 2017 MEETING

COMMISSIONERS:

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

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
DIANE FORTNEY
JOHN VALLEJO

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

The Inyo County Planning Commission met in regular session on Wednesday, February 22, 2016, 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.

ITEM 1: **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by Commissioner Gentry at 10:00.

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

Staff present: Cathreen Richards, Interim Planning Director; Diane Fortney, Project Coordinator; 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 January 25, 2017 meeting of the Planning Commission.

MOTION: Moved by Commissioner Vogel and seconded by Commissioner Gentry to approve the Minutes from January 25, 2017.

The Motion passed 4-0.

ITEM 5: CONDITIONAL USE PERMIT (CUP) No. 2017-01 AND VARIANCE (VAR) No. 2017-01/ FRONTIER MOTEL – The applicant has applied for a CUP and a VAR to make an existing nonconforming sign compliant under the County’s Sign Ordinance and under the setback requirements of the Highway Service and Tourist Commercial (C2) zoning district. The sign is located at the Best Western, Frontier Motel at 1008 S. Main Street in the community of Lone Pine. The sign has been at the motel since the early 1980s and the electronic component has been there since 2012.

Ms. Richards, Interim Planning Director, presented the staff report to the Commission.

Applicant Travis Powel, Frontier Motel, was in attendance and available for questions.

Chair Stewart opened the public hearing at 10:04 a.m.; there was no one from the public that wished to comment.

MOTION: Moved by Commissioner Corner to make certain Findings with respect to and approve Conditional Use Permit 2017-01/Frontier Motel and Variance 2014-01/Frontier Motel, subject to the Conditions of Approval as recommended by staff

The motion was seconded by Commissioner Gentry.

The Motion passed 4-0

ITEM 6: DRAFT 2016 GENERAL PLAN ANNUAL PROGRESS REPORT – The Commission will review the draft 2016 General Plan Annual Progress and provide input.

Ms. Fortney, Project Coordinator, present the Draft 2016 General Plan Annual Progress Report to the Commission.

No modifications were requested by the Commission

MOTION: Moved by Commissioner Gentry to accept the Inyo County 2016 Annual Progress Report.

The motion was seconded by Commissioner Vogel.

The Motion passed 4-0

ITEM 7: WORKSHOP – SHORT TERM VACATION RENTALS – The Commission requested an update regarding Short Term Vacation Rentals.

Mr. Schaniel, Associate Planner, provided a workshop concerning Short Term Vacation Rentals to the Commission.

Commissioner discussed the many options available for allowing and disallowing the operation of short term vacation rentals within the unincorporated areas of the County.

Definition of “short term vacation rental” was provided: A stay of 30 days or less, currently not allowed in residential zoning. Hostels are treated as hotel/motel and are allowed in commercial zoning.

Areas of concern if activity allowed expressed by the Commission included:

- Collection and policing of Transient Occupancy Tax (TOT);
- Increase in Personal Property Tax
- Positive/Negative effects to property values and property versatility;
- Possibility of Negative effects on neighborhoods;
- Impacts on municipalities;
- Impacts to Planning Staff if Conditional Use Permit and/or Overlay options are implemented;
- Will Short Term Vacation Rentals compete against local Hospitality or will this activity meet an unserved/underserved visitor need?
- Mono County placed a moratorium (2015) on accepting Short Term Vacation Rental use applications within the overlay area while Ordinance goes back to Public for possible revision. Under the current overlay: 6 approved applications, 6 denied;
- Majority of marketing and booking of vacation rentals is handled online may complicate oversight and
- Competition of Short Term Vacations Rentals may impact City of Bishop TOT, which represents 30% of the City of Bishops budget.

Commissioner Corner recommended the book: Air B&B Story Book for reference in understanding the issues this activity presents.

Commission requested staff research available bed count of Hotel/Motels and current Short Term Vacation Rentals advertised online within the unincorporated areas of the County.

ITEM 8: **WORKSHOP –MARIJUANA/CANNABIS** – The Commission will updated and review the draft presentation and tentative schedule for countywide community meetings to collect ideas and comments from the public regarding potential marijuana regulation.

Ms. Richards, Interim Planning Director, provided a workshop concerning Cannabis and upcoming Public Outreach to the Commission.

Commission discussed the issue and the following was noted:

- Inyo County voters are aligned with the State concerning this issue;
- County could adopt State rules;
- It is possible to regulate out of existence
- In some areas within the State cannabis related activity can increase property value;
- County needed to express views on for Commercial Use since code does not expressly disallow.

- Regulation of Cannabis for both commercial and recreational use is complicated

COMMISSIONERS' REPORT/COMMENTS –

- Commissioner Vogel commented that he will be unavailable for the March meeting.
- Commissioner Gentry commented on receiving calls after last month's meeting supporting the continued operation of the 711 Materials Cement Batch Plant in Keeler. He also noted that no public outreach for Cannabis was schedule to be held in Darwin.

DIRECTOR'S REPORT-

- Ms. Richards commented that the Board of Supervisor's appointed a new 2nd District Planning Commissioner and she would be available to attend in March.

ADJOURNMENT - With no further business, Chair Stewart requested a motion to adjourned the meeting at 12:10 p.m. Commission to reconvene in Regular Session on March 22, 2017 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Vogel to Adjourn.

Seconded by Commissioner Corner.

Motion passed 4-0

Prepared by:
Diane Fortney
Inyo County Planning Department