

COUNTY OF INYO

PLANNING COMMISSION

MINUTES OF OCTOBER 31, 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
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JOHN VALLEJO

PLANNING DIRECTOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
PROJECT COORDINATOR
COUNTY COUNSEL

The Inyo County Planning Commission met in regular session on Tuesday, October 31, 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.

ITEM 1: **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 10:00.

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

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

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 10:01 A.M.

ITEM 4: **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from September 27, 2017, meeting of the Planning Commission.

MOTION: Moved by Commissioner Scott Kemp and seconded by Commissioner Todd Vogel to approve the Minutes from September 27, 2017.

The Motion passed 4-0.

ITEM 5: **ZONE TEXT AMENDMENT 2017-03/INYO COUNTY, ADDING CHAPTER 18.67 ENTITLED NON-GROUNDWATER NEUTRAL AGRICULTURAL USE OVERLAY DISTRICT TO THE INYO COUNTY CODE** – Inyo County is proposing a zone text amendment that will require Agricultural Uses within the Overlay District, that will adversely impact the groundwater basin, to have a Conditional Use Permit. The County’s Zoning Map will also be updated to include this Overlay District on the community of Pearsonville in the Indian Wells Valley Groundwater Basin within Inyo County.

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

Chairperson Stewart opened the Public hearing at 10:16 a.m.

Jeff Borders addressed the Commission with concerns about the seven day notice the county gives on public meeting items that can impact properties substantially. He also expressed his support for the overlay but requested his parcel remain rural residential and not be changed to open space as the map indicated.

Director Richards explained that no zone change would have occurred without the owner’s knowledge and the map may have had an error and that staff will look into it and get back to him.

The public hearing was closed at 10:21 a.m.

MOTION: Moved by Commissioner Vogel to approve the staff recommendations. Commissioner Kemp seconded the motion.

The Motion passed 4-0

ITEM 6: **SHIPPING CONTAINERS:** Receive a presentation from staff regarding storage and shipping containers on properties in the County; their status as accessory buildings; setback requirements; and, provide comment and direction to staff on the future of this use.

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

Chair Stewart suggested that the Planning Department would benefit from creating an ordinance specific to shipping containers. Commissioner Kemp agreed that development of a possible ordinance and further research would be a good start. Also, Commissioner Vogel suggested separate regulatory provisions for temporary shipping containers.

ITEM 7:

SHORT TERM VACATION RENTALS: On August 23, 2017 staff held a workshop with the Planning Commission to discuss Short Term Rentals in the County and review a discussion draft short term rental ordinance that was prepared based on what other jurisdictions have created and the comments collected at the community workshops. Based on the Commissioner's and public comments the discussion draft has been updated for review, comment, and potentially a recommendation from the Planning Commission to the Board of Supervisors for adoption.

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

Chairperson Stewart opened the Public hearing at 10:57 a.m.

Gary Schley addressed the Planning Commissioners expressing his disagreement of Items 3 and 4 in the Staff report and his opposition to the ordinance.

Ted Pedersen complemented staff on the preparation of the ordinance and asked the planning staff re-consider the parking requirements. If road parking is available it should be an option.

Gary Colbert brought forth a signed document requesting exclusion from his neighborhood allowing for short-term rentals. He expressed that he did not oppose the ordinance just exclude his neighborhood and require short-term vacations be on a ballot.

Ms. Richards explained that his description was much like an overlay. The overlay was not well received by the public in previous public meetings. A conditional use permit will be what is required. The conditional use allows for the surrounding 300ft neighbors to participate when a proposed short term rental has been applied for and taken before the planning commission.

Joan Lewis sought the commission to request staff revisit the ordinance with a more layman approach to writing the ordinance using hosted and non-hosted to clear up confusion. She also, asked for a limit on the number of rooms available for rent and limited the number of times they can rent.

Ms. Greenburg complemented staff on the preparation of the ordinance. Also, she acknowledged the potential revenue that could be brought to Inyo County.

Martin Powell endorsed the ordinance. He expressed moving forward with the ordinance that would allow for revenue to start coming to the county, and the ability to regulate the short term rentals.

Chairperson Stewart closed the Public hearing at 12:24 p.m.

Chairperson Stewart recognized that hosted versus vacation rental was confusing and suggested a change in the terms to hosted, and non-hosted.

Commissioner Kemp was appreciative of the public sharing their concerns as well as work completed by staff.

Commissioner Morley suggested adding a Frequently Asked Questions to the planning website to assist the public.

COMMISSIONERS' REPORT/COMMENTS –

Commissioner Stewart relayed Road department's staff report on the pine creek bridge replacement.

DIRECTOR'S REPORT-

Ms. Richards informed the Commission that the upcoming Cannabis Meetings are scheduled as follows: Nov 8th in the Olancho firehouse, Nov 14th Big Pine Town Hall, Nov 15th Bishop Cerro Coso Community College, Nov 17th Tecopa Community Center

ADJOURNMENT –

With no further business, Chair Stewart requested a motion to adjourn the meeting at 1:10 p.m., and for the Commission to reconvene in December, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Vogel to Adjourn.

Seconded by Commissioner Morley.

Motion passed 4-0

Prepared by:
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Inyo County Planning Department