

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

FRANK STEWART
CAITLIN (KATE) J. MORLEY
TODD VOGEL
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SCOTT KEMP

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SECOND DISTRICT
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FIFTH DISTRICT

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PLANNING DIRECTOR
PROJECT COORDINATOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
COUNTY COUNSEL

Items will be heard in the order listed on the agenda unless the Planning Commission rearranges the order or the items are continued. Estimated start times are indicated for each item. The times are approximate and no item will be discussed before its listed time.

Lunch Break will be given at the Planning Commission's convenience.

The Planning Commission Chairperson will announce when public testimony can be given for items on the Agenda. The Commission will consider testimony on both the project and related environmental documents.

The applicant or any interested person may appeal all final decisions of the Planning Commission to the Board of Supervisors. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days per ICC Chapter 15 [California Environmental Quality Act (CEQA) Procedures] and Chapter 18 (Zoning), and 10 calendar days per ICC Chapter 16 (Subdivisions), of the action by the Planning Commission. If an appeal is filed, there is a fee of \$300.00. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at County Administrative Center Independence, California. If you challenge in court any finding, determination or decision made pursuant to a public hearing on a matter contained in this agenda, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Inyo County Planning Commission at, or prior to, the public hearing.

Public Notice: In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Planning Department at (760) 878-0263 (28 CFR 35.102-3.104 ADA Title II). Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Planning Department 2 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format (Government Code Section 54954.2).

October 31, 2017

10:00
A.M.

1. PLEDGE OF ALLEGIANCE.

2. ROLL CALL – Roll Call to be taken by staff.

3. PUBLIC COMMENT PERIOD – This is the opportunity for anyone in the audience to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

Action
Item

4. APPROVAL OF MINUTES – Approval of minutes from the September 27, 2017 Planning Commission Meeting.

Public
Hearing &
Action
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 at the community of Pearsonville in the Indian Wells Valley Groundwater Basin within Inyo County.

- Workshop**
- Public Hearing & Action 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.
 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.

COMMISSIONERS' REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR'S REPORT

Planning Director, Cathreen Richards, will update the Commission on various topics.

CORRESPONDENCE – INFORMATIONAL