



Mariposa County

Mariposa County MINUTES of the Planning Commission
<http://www.mariposacounty.org/>



ART BAGGETT
WARREN GRAY
MICK HERMAN
DENI SMITH, VICE CHAIR
JOHN MCCAMMAN, CHAIR

DISTRICT I
DISTRICT II
DISTRICT III
DISTRICT IV
DISTRICT V

PLANNING COMMISSION ACTION SUMMARY MINUTES-FINAL JANUARY 19, 2024

A. Call to Order and Roll Call

Chair McCamman called the meeting to order at 9:00 am.

B. Pledge of Allegiance

The pledge was led by Commissioner Gray.

C. Public Comment on Non-Agenda Items

No Public Comment was received.

D. Approval of Minutes

1. Planning

Planning Commission - Regular Meeting - December 15, 2023

By Motion of Commissioner Smith, Seconded by Commissioner Baggett, the Planning Commission approved the Minutes of December 15, 2023, as presented. Motion Passed.

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith and Commissioner McCamman

NOES: None

ABSTAIN: None

EXCUSED: None

Before moving on to the next item, Chair McCamman announced a change in the order of agenda items F1 and F2. F2 will be heard first, followed by F1.

E. Action Items

1. Planning

Selection of Chair and Vice Chair for 2024 Planning Commission.

By Motion of Commissioner Herman, Seconded by Commissioner Gray, the Planning Commission appointed Commissioner Baggett as the Chair of the Planning Commission for 2024. Motion Passed.

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith and Commissioner McCamman

NOES: None

ABSTAIN: None

EXCUSED: None

By Motion of Commissioner Baggett, Seconded by Commissioner Herman, the Planning Commission appointed Commissioner Smith as the Vice Chair for 2024. Motion Passed.

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith and Commissioner McCamman

NOES: None

ABSTAIN: None

EXCUSED: None

Commissioner McCamman then passed the gavel to Commissioner Baggett.

2. Planning

Nominate and Appoint a Planning Commissioner to the Agricultural Advisory Committee for 2024

By Motion of Commissioner McCamman, Seconded by Commissioner Smith, the Planning Commission appointed Commissioner Herman to be the Planning Commission representative for the Agricultural Advisory Committee for 2024. Motion Passed.

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith and Commissioner McCamman

NOES: None

ABSTAIN: None

EXCUSED: None

F. Discussion and Possible Action

Chair Baggett reminded the Commission of the change in the agenda items that was announced by Commissioner McCamman at the beginning of the meeting, F2 will be heard first, then F1.

2. Planning

PC Short Term Rental Study Ad-Hoc Committee Discussion, Report and Possible Action to request Staff to include information in the Amended Resolution to the Board of Supervisors. (See Following Agenda Item for Additional Information).

Chair Baggett stated that the information from the Ad-Hoc committee isn't ready yet to be presented to the Commission and a report will be provided at the next meeting. Both he and Commissioner Smith stated that of the 26 initial recommendations in the study that the Ad-Hoc has reduced that down to about 6, which will result in a more condensed report and are reflective of the most pertinent issues.

Also to be mentioned in the report will be:

Pre- Approved Accessory Dwelling Unit (ADU) plans (using the Housing Trust fund to fund)
Changing from 3 bedrooms to 5 bedrooms for Vacation Rentals
Housing Trust Fund, exploring option of a \$7.50 a night for TOT to fund the Trust fund to provide free permits for AUD for anyone who wants to build one.

Chair Baggett also stated that the report will not repeat all the background information as that information is reflected in the reports coming from the Planning Department and Housing Advisory Committee.

Planning Director Engfer went over the timeline:

- Final Report from Ad-Hoc, to be heard by the Planning Commission 2/2/24.
- Which will result in a Final Recommendation from the Planning Commission to the Board.
- Recommendation will advance to the Board together with the context for the Short-Term Rental (STR) study, community engagement and any other Advisory Committee recommendations such as the Housing Programs Advisory Committee.

1. Planning

Discussion and Recommendation for amendments to Planning Commission Resolution No. 2023-13 to the Board of Supervisors, Recommending the Board of Supervisors initiate Mariposa County Zoning Ordinance amendments to §17.108.180 "Bed and Breakfast And Residential Transient Rentals", "A. No more than three (3) bedrooms are available for occupancy by transients for vacation rentals." To up to five (5) bedrooms.

Commissioner McCamman stated that because there are other items that will be recommended to the Board that he would like Resolution 2023-13 rescinded.

Discussion was held by the Commission.

Motion was made by Commissioner McCamman, Seconded by Commissioner Smith, the Planning Commission rescinded Planning Commission Resolution 2023-13. Motion Passed.

NOES: None
ABSTAIN: None

EXCUSED: None

G. Commissioner Reports

No Reports were received.

H. Information Items

Planning Director Engfer reported on the Development Code progress, explaining the need for 4-5 meeting for the PC to look at a few articles at each meeting, joint workshops for the PC and the Board, and then follow up meetings with the PC which will result in the PC recommendations to the Board.

Discussion was held about having workshops in other areas of Mariposa County and changing the times to encourage public engagement.

I. Future Agenda Items

Discussion about Ad-Hoc committee report and recommendations at the next meeting, time frame and process to advance to the Board.

Discussion about draft house plans and the time frame for approval and implementation.

J. Adjournment

There being no further business the meeting was adjourned at 9:44 am

Respectfully submitted,

ART BAGGETT, Chair
Mariposa County Planning Commission

CAROL SUGGS, Secretary
Mariposa County Planning Commission