MIDPINES PLANNING ADVISORY COMMITTEE

MEETING MINUTES *FINAL*

DATE: **WEDNESDAY, February 14, 2024**
TIME: **6:00 P.M. – 8:00 P.M.**
LOCATION: **Midpines Community Center**
Midpines Park, 6364 Highway 140
Midpines, CA 95345

1. Roll Call
   Seeing a quorum, the regular meeting of the Midpines Planning Advisory Committee (MPAC) was called to order by Chair Francisco at 6:03 PM.
   Present: Gary Francisco, Heather Huppe, Eileen Collins, Caroline McGrath (Arrived @ 6:05 PM), Charles Lammers, Adam Ferguson, Nancy Parke, Angela Heiss, Candy O'Donel-Browne (Arrived @ 6:08 PM)
   Excused: Rosemarie Smallcombe (Supervisor), Art Baggett (Planning Commissioner)
   Staff: Polina Pivak, Hannah Harrison, Steve Engfer
   Guests: Ava Burns, Jeanette Gamble

2. Approval of Minutes:
   a. Meeting of December 13, 2023

   By a unanimous vote, the MPAC approved a motion by Collins, with a second by Lammers, to accept the minutes with corrections.

   Note: Heiss and Parke were unable to vote on the minutes, because they were not present at the December 13th meeting.

3. Public comments

   No Comment

4. Review and Recommend on Working Lands, Working Artist Phase 2 Project Proposals
   i. *Discussion began with the panels in the bus shuttle stop. Francisco thought the location was good but was concerned with vandalism. Burns said there was no way to make public art immune to vandalism, but these pieces will be durable and are removable if they need to be repaired. Francisco suggested using plexiglass to shield panels. Lammers added that would be easier to replace the plexiglass than to replace the panels. MPAC has consensus and approves the panels at the bus stop with the suggestion of using plexiglass to protect the panel.*
   ii. *Discussion moves to the panels on the community hall doors. McGrath was concerned the location was too far away from the bus stop and where people gather. Lammers questioned the size of the panels and if they would fit with the lock and handle. Francisco was concerned because the doors are often used as a bulletin board. MPAC discussed the usefulness of having art like this that could act as wayfinding signage and expanding art in the Midpines Park in the future. MPAC has consensus and approves the panels on the community hall.*
   iii. *Discussion moves to the sculpture. Burns presented a map of Midpines Park with two possible locations for the statue. Lammers prefers the raised location closer to the fire department. Collins agrees and adds that it will cause people to walk around and see the panels on the community hall. Francisco was concerned about the location being too close to the playground and suggested closer*

to the flagpole. Lammers suggested scooting it further away from the playset and using inexpensive solar lighting. Lammers was concerned that the flagpole location would be too exposed. Francisco suggested placing it to the left side of the flagpole island. MPAC has consensus and approves the design of the sculpture. Lammers makes a motion to approve the raised location by the fire station (the bright X on the map) seconded by Ferguson. Committee approves location unanimously.

5. Committee Business
    a. Election of Officers
        i. Chair

Lammers nominates Francisco. Heiss seconds. Francisco accepts. Vote is unanimous.

        ii. Vice-Chair

Ferguson nominates Huppe. Heiss seconds. Huppe accepts. Vote is unanimous.

        iii. Secretary

Lammers nominates that the Planning Department continue with secretarial duties. Collins seconds. Vote is unanimous.

    b. Preparation of Annual Report

Pivak asked for assistance on sections C, D, & E of the Annual Report and for the committee to review it on their own time. The committee identified some issues impacting committee effectiveness (section C). Committee identified some goals for Midpines for the next year (section D). Pivak will add amendments and will add it as an action item to the next meeting's agenda to approve the Annual Report.

    c. Community Plan
        i. Discuss 12/13/2023 Workshop and Public Comment Received
            1. Consider any potential edits to the Plan due to comments.

Francisco begins discussion on public comments. McGrath raised concerns that the Octagon location does not seem suitable for much development due to topography and traffic concerns. The committee unanimously denies considering rezoning Octagon parcel. The committee begins discussion again, and Francisco says that the issue is with land use and density due to Midpines rural character and the scenic highway overlay. The main concern from committee is that approving the rezone will increase density. The committee rescinds denial. Lammer makes a motion to direct staff to obtain more information about the rezoning request, because the description is too broad, McGrath seconds. Motion is approved unanimously.

The committee raised concerns over the location of the open watershed overlay on the public comment parcels near Whitlock and Highway 140. Francisco points out that the watershed overlay exists to protect the rural character of the town, and Huppe adds that it also protects the community's watershed. The committee unanimously denies considering rezoning of this parcel.

        ii. Discuss and Vote on Next Step in Engagement Process
            1. Hold Another Workshop or Direct Staff to Finalize Community Plan and CEQA Document (inclusive of any edits per preceding agenda item) and to Begin Adoption Process

Francisco points out that since the committee is reviewing public comments that would revise the plan, the adoption process cannot begin. Ferguson adds that the workshops are no longer necessary because they have had enough. The committee decides to not hold another workshop. Collins suggests adding Open Watershed Overlay and Scenic highway Overlay to the map in the Community Plan.

6. Updates and Activity Reports
    a. Muir Lodge Site –Status Update

None

    b. Oak Fire – Update, Evacuation Routes and Lessons Learned Discussion
        i. Review and Discuss Oak Fire Recommendations Letter Responses

Committee discussed letter from Public Works Director Hansen. Lammers requested more signage for evacuation routes and wants to hear more from the Director on what is proposed for signage. Engfer stated that he would check with Hansen regarding this item.

    c. KOA/Terramor Status Update

None

    d. Whispering Pines/Bear Creek Cabins Update

None

    e. Oak Road Bridge Project Update

Parke reports that Cal Trans will not have funding available for the project until after FY 27/28.

    f. CALTRANS Project/Study Update

Waiting for update from Smallcombe

    g. Ferguson Update

Waiting for update from Smallcombe

    h. Planning Commissioner Update

None

    i. Supervisor Updates

None

7. Future agenda items

    - *Clarification from Fischers on Octagon Parcel*
    - *Approve 2023 Annual Report*
    - *Existing agenda items (project updates and activity reports)*

8. Adjourn

The meeting adjourned at 8:49 P.M. by Chair Francisco.

Minutes Submitted by,

Hannah Harrison, Community Design and Development Planner