



# Mariposa County

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PLANNING DEPARTMENT



## MINUTES OF THE WAWONA TOWN PLANNING ADVISORY COMMITTEE

August 11, 2023

### A. 9:00 AM Called to Order and Roll Call

Eugene Spindler, Chair, called the meeting to order. Chair Spindler established a quorum via roll call. Members present included Ken Kehrer, Chuck Jones, Alton J. Brown, Roger Soulanille, Marty Cerles, Edward Mee, and Richard Jacobson.

Individuals excused include Tony Christianson, Gale Banks, Paul Koubek, and Gary Wuchner.

### B. Introductions

Steve Engfer/Planning Director, Rosemarie Smallcombe/District One county Supervisor, Danielle Bondshu/Clerk of the Board, Ben Goger/Housing Development Specialist. Chair Spindler had each public member introduce themselves.

### D. Public Comment on Non-Agenda Items

Supervisor Smallcombe gave a brief overview of the new style agenda.

Public member Wayne asked a clarifying question in regard to future agenda items, asking if the items would appear on subsequent agendas or at the tail end of this meeting. Supervisor Smallcombe noted it would appear again in the next meeting as there were many items members wanted to discuss.

### E. Presentations

1. Receive a presentation from Mariposa County's Public Works Department on Solid Waste Services and Decide Whether to Recommend that the County Proceed with a Rate Increase for Waste Collection Services in Wawona

Sam Cerveny/Deputy Director of Public Works, gave a PowerPoint Presentation. He noted everyone will be required to pay the same rate. He noted fourteen properties that were not paying.

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department .

Public comment was received by David Sischo/Resident, Heidi Hailey (?)/Resident, Mike Heckler (?)/Resident, Wayne Herringer/Resident, and Pat Sischo/Resident.

Discussion ensued in regards bins that were difficult to operate, leaving some bins overflowing and cost increase to residents; Mr. Cervený noted if any resident has issues operating a garbage bin to contact the Public Works Office, they keep a log and contact Recology as there are daily fees if bins are not kept operation and fees go to the Wawona fund. Further discussion ensued in regard to applying a fee or charging more vacation rentals for trash services. Mr. Cervený noted it would need to be investigated. Supervisor Smallcombe asked Mr. Cervený to go back over the next steps and timeline. Mr. Cervený noted if the committee recommends moving forward Public Works would go to the Board of Supervisors to begin the Proposition 218 process, then there would be a public hearing, letters would be sent out to stakeholders, and they would wait for protests to come in.

Further discussion ensued, Christian Mueller/Redwoods noted there are already so many fees and he would not want to be responsible for imposing another. Mr. Sischo noted he would also like to see the County be responsible for pine needle pickup.

Seven of the eight committee members in attendance agreed on the following direction.

***DIRECTION: Proceed with the 218 process, contingent on having information at the public hearing laid out if and if not, it is possible to have additional fees to STRs; if so, what the method is, including if the use of Transient Occupancy Tax can be used toward a credit.***

**10:38 AM** Recessed for a brief break and reconvened at 10:51 AM

2. Receive a Presentation on Mariposa County's Study of Short-Term Rentals in the County from Ben Goger, Housing Development Specialist

Ben Goger/Housing Specialist, gave a PowerPoint Presentation. He noted they have hired a company that specializes in small towns.

Public comment was received by Charlotte Gibb/Resident who asked when they would need to make a decision on building a Short-Term Rental. Mr. Goger noted he did not know but was sure significant discussions would be had before that option was removed.

Discussion ensued.

**Result: Information Received**

## **F. Discussion and Possible Action**

1. Review, Discuss, and Recommend Approval of the Wawona Town Planning Advisory Committee's Annual Report to Mariposa's Board of Supervisors

Supervisor Smallcombe introduced the item. Discussion ensued, and additions to the goals included;

- Define and assess specific plan violations in Wawona.
- Develop and communicate Wawona's response to options identified in the County STR

study.

Edward Mee made a motion to approve and submit the two additions.

Alton Brown amended the motion to include the addition of a new member. It was noted that the number was chosen, so there wasn't an overlap between this committee and the WAPOA Board. It was noted it would be added to a meeting moving forward for discussion as it would need to be a by-law change.

On motion by Edward Mee, Seconded by Ken Kehrer, the Annual Report was approved unanimously.

**Result:    Approved**

**2.     Review, Discuss, and Recommend Approval of the WT PAC's Updated Bylaws by Mariposa's Board of Supervisors**

Supervisor Smallcombe introduced the updated bylaws. Mr. Jacobson commended staff and noted it should be adopted as written.

Further discussion ensued, including the addition of amending the purpose to include the right for WTPAC to review the Memorandum of Understanding between the County and the Park Service. As well as the addition of adding specific dates to have their annual report approved.

Additions were withdrawn after further discussion and the discovery of missing pages.

On motion by Edward Mee, seconded by Rick Jacobson, the item was tabled unanimously until completed documentation is added.

**Result:     Tabled**

**G.    Approval of Minutes**

**1.     Approve the Minutes of the June 2, 2022, Meeting**

On motion by Ken Kehrer, seconded by Alton Brown, the minutes of June 2<sup>nd</sup>, 2022, were approved unanimously, with Mr. Jacobsen and Marty Cerles abstaining.

**Result:     Approved**

**L.    Information Updates**

**1.     Board of Supervisors, District 1**

Supervisor Smallcombe updated the committee on the ambulance bay and read the report by the County's Lobbyist. She noted the House and Senate have merged their list of earmarks and this would be included.

Discussion ensued further in regard to the MOU between the County and the Park Service.

2. Planning Commissioner, District 1

None.

3. Wawona District Ranger

None.

**M. Future Agenda Items**

1. Wawona Golf Course Update

It was noted that the golf course is being worked on and is sort of playable by Dave.

2. Community Needs for Water Storage

3. SDA Camp Wawona Project Update

Chair Spindler noted they are sending the description and are working on the roads and getting encroachments.

4. Pine Needle Pick Up

5. Update on Ambulance Bay

**N. Adjournment**

Chair Spindler noted a possible future meeting date, which was currently October 6<sup>th</sup>, 2023. After a unanimously approved motion, the committee adjourned at 1:29 PM.

Respectfully Submitted by,

Danielle Bondshu  
Clerk of the Board of Supervisors

Gene Spindler  
Chair, WTPAC