



# Mariposa County

Mariposa County AGENDA 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 OCTOBER 6, 2023

### A. Call to Order and Roll Call

Chair McCamman called the meeting to order at 9:04 AM.

| Attendee Name | Title                     | Status  | Arrived |
|---------------|---------------------------|---------|---------|
| Art Baggett   | District I Commissioner   | Present | 9:13 AM |
| Warren Gray   | District II Commissioner  | Present | 9:00 AM |
| Mick Herman   | District III Commissioner | Present | 9:00 AM |
| Deni Smith    | District IV Commissioner  | Present | 9:00 AM |
| John McCamman | District V Commissioner   | Present | 9:00 AM |

### B. Pledge of Allegiance

Commissioner Herman led the pledge.

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

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda.

Public comment was received by None.

After Chair McCamman closed public comment, he noted that agenda item F.1. Short Term Rental Study (STR) Update Presentation will be deferred to the next Planning Commission meeting on October 20, 2023, due to excused staff.

Recess was taken at 9:10 AM and the meeting was reconvened at 9:13 AM upon the arrival of Commissioner Baggett.

## **D. Approval of Minutes**

### **1. Planning Commission - Regular Meeting - September 15, 2023**

By motion of Commissioner Smith , seconded by Commissioner Baggett, the Planning Commission approved the minutes of September 15, 2023 as presented.

RESULT: (5 - 0 )  
AYES: 4 Baggett, Gray, Smith, McCamman  
NOES: 0  
ABSTAIN: 1 Herman  
EXCUSED: 0

## **E. Public Hearing**

### **1. PUBLIC HEARING: General Plan/Zoning Amendment (GP/ZA) Application No. 2020-096; Site Plan Review Application No. 2023-064**

McCamman opened the Public Hearing and introduced Steve Engfer, Planning Director to present the item.

Before Engfer started the presentation, Herman commented that he would like to propose a continuance of this item to the next meeting to allow time for him to visit the site and fully understand the project in terms of the public's interest and value.

McCamman commented that we still need to go through with the public hearing today but will consider Herman's request.

Engfer, presented the item along with a PowerPoint presentation. At the end of the presentation Engfer stated that an additional public comment came in on October 5, 2023, which was made available to the Planning Commission and was available at the back table for the public.

Due to technical issues the meeting was paused at 9:37 AM and reconvened at 9:40 AM.

Engfer continued with the presentation.

Recess was taken at 10:11 AM and the meeting was recovered at 10:22 AM.

McCamman opened the public comments.

Public comments were received from Ken Leblanc/Owner and Founder of Yosemite Scenic Wonders; Dave Deto/Yosemite West Property Owner; Jeff Hornacek/Agent for the project; Ted Williams/Yosemite West Property Owner; Debra Kroon/Yosemite West Property Owner; Robert Kroon/Yosemite West Property Owner; Brenda Ostrom/Resident and Business Owner; Lori Hershman/Yosemite West Property Owner; Corinne Dedini/Campus Director for Nature Bridge and Tiffany Gleason/General Manager for Scenic Wonders and James Lopez/Co-General Manager from Scenic Wonders.

By Motion of Commissioner Baggett, Seconded by Commissioner Smith, The Planning Commission adopted a resolution recommending that the Board of Supervisors adopt a resolution adopting a Mitigated Negative Declaration and approved General Plan/Zoning Amendment Application No. 2020-096 and Site Plan Review Application No. 2023-064 as amended by Planning staff with findings, conditions, mitigation measures, and mitigation monitoring program, and adopt an ordinance amending Title 17, Mariposa County Zoning Ordinance, to add a new chapter called Yosemite West Mixed-Use Zone pursuant to General Plan/Zoning Amendment Application No. 2020-096 and adopt an ordinance amending the Mariposa County Zoning Map to change the zoning on APN 006-150-003 from Rural Residential to the Yosemite West Mixed-Use Zone.

RESULT: (4- 0)

AYES: 4 Baggett, Gray, Smith, McCamman

NOES: 0

ABSTAIN: 1 Herman

EXCUSED: 0

Recess was taken at 12:08 PM and the meeting was reconvened at 12:15 PM.

## **F. Presentations**

1. Short Term Rental Study (STR) Update Presentation

McCamman deferred due to the absence of staff. Continuance to October 20, 2023 meeting.

## **G. Commissioner Reports**

None.

## **H. Information Items**

1. Planning Director Updates - Current PC Level Projects and Development Code Project Update

Steve Engfer presented the Planning Commission Level Applications and Development Code Projects with a visual of the draft wording of the development code.

## **I. Future Agenda Items**

None.

## **J. Adjournment**

There being no further business the meeting was adjourned at 12:30 PM.

Respectfully submitted,

JOHN MCCAMMAN, Chair  
Mariposa County Planning Commission

SOPHEA CRAIGHEAD, Secretary  
Mariposa County Planning Commission

Note: Full audio recordings of the minutes are available from the Planning Department by request or online: [Agendas & Minutes | Mariposa County, CA - Official Website](#)