MIDPINES PLANNING ADVISORY COMMITTEE

DRAFT MEETING MINUTES

DATE: WEDNESDAY September 8, 2021
TIME: 6:00 P.M. – 8:00 P.M.
LOCATION: *TELECONFERENCE MEETING- (See above for participation information)
Meeting host location- *LOWER LEVEL CONFERENCE ROOM* GOVERNMENT CENTER
5100 BULLION STREET
MARIPOSA, CALIFORNIA 95338

1. Roll Call: *Candy O'Donel-Browne, Caroline McGrath, Gary Francisco, Adam Ferguson, Angie Heiss, Charles Lammers, Eileen Collins.*

   Guests: Nancy Parke
   Staff: Steve Engfer, Alvaro Arias
   Matt Hespenheide- Public Works Department
   Supervisor: Rosemarie Smallcombe

2. Approval of Minutes: Meeting of August 11, 2021 *Minutes approved with minor edits.*

3. Public comments *None*

4. Oak Road Bridge Project – Update and Discussion

Chair introduced the item along with notification that a power point presentation was sent out to eh Committee members in the late afternoon prior to this meeting that Matt Hespenheide prepared. Matt provided background and presented the project status including funding, design, functionally obsolete status, safety, 100-year flood events and alternative layout/alignments. Nancy Parke commented regarding the presentation including that the classification of functional obsolete definition and of functional obsolete status, hydrology, and alternatives. Also, calculations on 100-year peak discharge and rainfall not mentioned in the calculations. Nancy also commented that CALTRANS funding availability maybe increased in the future for potential projects. Matt responded and offered to meet to go over details. Chair commented that hydrology considerations must be considered as well as future bridge capacity. Other discussion topics included: safety of existing encroachment alignment and potential for re-alignment and new encroachment that could be safer at the highway; potential for increased capacity on Oak Road; CALTRANS potential future funding opportunities; and additional consult with CALTRANS needed. Matt mentioned he is available at Public Works to discuss the project with interested individuals any time. Chair thanked him for attending and extend a thank you to Shannon Hansen. Chair requested staff to keep the item on agenda for updates at future meetings.

5. Update Community Plan
   a. Committee consideration and potential action on Community Plan Draft as follows:

i. Review draft Community Plan: Discussion and Possible Recommendation - Planned Development Area land use
ii. Review draft land use diagram and provide direction/approve

Chair introduced the item and gave background about his thoughts on recent reviews regarding fire and drought predictions and water issues regionally and in the western US. He mentioned how the challenges of the environmental considerations are pertinent to development and relevant to setting the policy in the plan. Further comments reference the Plan Guiding Principles in relation to the fire safety and environmental concerns. Suggested the best way to address the challenges in the planned development area is to stick to the guiding principles for development standards. Chair also described the attachments that were included the packet: example of another jurisdictions planned development project; s and the density and development scenarios of density under existing zoning allowances and alternative methods such as 25% open space requirement obligation resulting in net 75% available for density calculations.
Committee discussion occurred about the density option scenarios in the packet and maximum densities allowed today. Adam asked for clarification regarding the scenarios and staff provided additional input on the topic on options 1, 2 and 3. Discussion include 30-acre minimums, 5-acre minimums, spatially distributed development, and cluster development. Eileen mentioned the parcel sizes and current limitations of Open Watershed parcel areas at 20 acres; and the need to see the elevations and practical limitations on development due to the topographical limitations on development. Candy made a comment regarding general nature that if there were ever cluster housing then the open space could be aggregated as an option. Committee discussion occurred regarding a range of topics including opportunities for dedicated open space, residential development parcel placement, potential development mix scenarios, subdivisions, 2.5-acre densities in General Plan Residential land use, resource related and site development constraints (water, slope, fire safety); establishing maximum densities; resort commercial density allowances, current General Plan Land use limitations and maximum building intensities. Considerable discussion revolving around what could be the development standards such as minimum parcel sizes, densities and establishing a maximum threshold for density occurred. A balance between what the plan would be a reasonable number of restrictions to the benefit of the community but allow for flexibility in development standards.

Suggestion of a hybrid of option 2 and 3 with additional wording on the population and building intensity language in the plan could work. Eileen suggested that option 3 is preferred by her and the committee could as an option could occur regarding scenarios for development that could occur on site. Chair and Eileen suggested mentioned that a list of uses could be provided to staff for inclusion in plan language and for discussion the next meeting. A list of suggested acceptable uses and then what is not acceptable and other uses that may or may not use (a kind of permitted and conditional uses list). Staff mentioned that at this step it would be more general at the land use level in the plan as it is the land use and policies at this stage of the plan process, not as prescriptive as a zoning document would be. Suggestion to have committee members to list out some ideas in general terms of what would be a type of use that would work and what might work and what wouldn't. Suggestion was made to forward the ideas to Alvaro, and he can bring together to bring to thecCommittee at the next meeting. Angie mentioned that she remembered this was discussed previously. Chair mentioned that did occur and it was at that the time at which the area was identified to be parsed out for a special plan or planned development area. Staff will prepare draft language for the next meeting. Committee consensus occurred that the committee members would send ideas to Alvaro and draft wording would be included on the draft plan for the next meeting. Request was made to include the maps with the zoning overlays elevation information as well.

6. Updates and Activity Reports
    a. CALTRANS Projects- Update

Supervisor Smallcombe mentioned that Highway 140 work started up in September.
Traffic survey update. Supervisor Smallcombe sent a follow up inquiry to CALTRANS on ETA and will report in the future on the status.

    b. Planning Commissioner Updates

None.

    c. Supervisor Updates

Supervisor Smallcombe mentioned that the Board chose not to act on some mandatory community vaccines.
County policy is employees will be testing on a regular basis.
Code Compliance advisory Committee was established and MPAC member Eileen Collins is on the committee.

    d. COVID19 County update

See preceding for update.

Staff mentioned interest for KOA and Terramor (KOA Glamping type offering) with George Radanovich, to presented the next MPAC meeting about a concept for the Yosemite Oaks property.

7. Adjourn

Meeting Adjourned.