

MIDPINES PLANNING ADVISORY COMMITTEE

FINAL MEETING MINUTES

DATE: WEDNESDAY June 9, 2021
TIME: 6:00 P.M. – 8:00 P.M.
LOCATION: *TELECONFERENCE MEETING-
Meeting host location- *LOWER LEVEL CONFERENCE
ROOM* GOVERNMENT CENTER
5100 BULLION STREET
MARIPOSA, CALIFORNIA 95338

1. Roll Call Gary Francisco, Angie Heiss, Heather Huppe, Candy O'Donel-Browne, Adam Ferguson, Eileen Collins and Charles Lammers.

*Supervisor: Rosemarie Smallcombe
Planning Commissioner: Ed Walls
Staff: Álvaro Arias, Steve Engfer*

2. Approval of Minutes: *Meeting minutes of June 9, 2021 approved with edits.*
3. Public comments
4. Guest Presentation: *Chair introduced the item. A short discussion occurred regarding existing commercial land use designations in the Draft Midpines Community Plan, Planned Development, Community Commercial and Resort Commercial. in the Yosemite Oaks Inc., Introduction of Conceptual Project. Robert Bisno and George Radanovich gave a presentation regarding the project ideas. A potential resort commercial development project idea to be located at the assemblage of parcels at Highway 140 and Triangle Road, known as the Yosemite Oaks parcels. The parcels are identified in the draft Midpines Community Plan land use of Planned Development Area (PD). Presentation included descriptions of potential resort hotel, about 100 motorcoach/RV lots, about 60 campsites, on site amenities, restaurant, resort services, hot tubs/pools/spas. Committee discussion occurred regarding the concept, with topics that included availability of water, traffic, layouts, intensity of development, and biological resources. Discussion also included reference that this is concept and that any project would be subject to applicable land use entitlements and environmental review, including review by the MPAC if an application is submitted in the future. Committee thanked the presenters for taking the time to present their ideas to the MPAC. Additional details were included in submittal from Mr. Bisno and Mr. Radanovich, which were included in the agenda packet.*
5. Community Plan
 - a. Committee consideration and potential action on Community Plan Draft as follows:
 - i. Inclusion of all Yosemite Oaks Inc. owned parcels (one parcel currently not within Community Plan boundary) and assignment of potential land use designation

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Discussion occurred regarding inclusion of the parcel (APN 014-070-019) that was omitted inadvertently as a part of the parcel assemblage already included in the Planned Development (PD) area of the draft Midpines Community Plan land use map, as a part of the assemblage of parcels already included in the PD plan area. (A map included in the agenda packet identified the parcel). Collins made a motion to include the parcel within the boundary and change the designation to be land use Planned Development area. Second by Huppe. Motion carried unanimously.

- ii. Request for consideration and possible action by the Committee for a change in the proposed land use designation for a parcel within the Midpines Plan Study Area- APN 008-300-001

Item was introduced by the Chair. Mr. Ferguson, requestor, who notified the committee that they prefer to not move forward with the request for the land use to be commercial, rather than residential in the draft land use map of the draft Midpines Community plan. They wish to have additional discussion in the future with planning staff before moving forward on the request before the committee today. Discussion occurred by the committee and no action on inclusion of the parcel as a commercial land use was taken. Chair notified the committee based on the request of Mr. Ferguson; action would not be needed at this time. No action taken. It may be taken up at a future date if Mr. Ferguson decides to request it. It can be added back on the agenda at that time. Additional brief discussion occurred regarding the Resort Commercial acreages in the draft plan and the subject parcel size acreage of about 5 acres as well as potential as a home enterprise and if it would fall under that in the future.

- iii. Review draft land use diagram and provide direction/approve

The Draft land use diagram was approved previously, and the addition of the parcel listed in item 5 a. i. APN 014-070-019 approval amended the boundary. No other changes were approved.

- iv. Review draft Community Plan Planned Development Area section for approval and/or direction for further edits

Discussion occurred regarding the land use for Planned Development (PD) area and policies in the plan draft begin flexible enough to allow commercial. It was also brought up that in the plan, the PD land use lists compatible zoning of Resort Commercial and PD Zone. This PD Zone could be viewed as redundant. It was described that the future zoning that would further refine the development standards to insure it is compatible with community context. Discussion occurred regarding draft plan language and comments from Mr. Bisno and potential edits to the draft plan to make it clearer. Example given was population density, where it seemed not clear. Collins mentioned that she was interested in staffs input on the comments from Mr. Bisno. Chair responded he was interested in that as well. Chair described comments from Mr. Bisno specifically comments that indicate the community commercial standards being potentially applicable to the PD area. It appears that Mr. Bisno confused the Community Commercial, Resort Commercial and Planned Development Zone development standards for density. Staff described that the density applicable to the Community Commercial is not applicable to Resort Commercial, or Planned Development, which allows for its own density standards. Discussion regarding some minor changes on Page 5-9 and 5-10 to clarify Resort Commercial verses Planned development are in the zoning consistency section. Suggestion was made to bring back changes to the next meeting regarding these changes. Chair requested that it be brought to the next meeting for changes on 5-9 and 5-10 for clarifications not included in today's agenda packet.

v. Review draft Community Plan for approval and/or direction for further edits
Deferred to future meeting.

6. Updates and Activity Reports

a. Oak Road Bridge Project Update

Supervisor Smallcombe mentioned that she had an extensive conversation with the CALTRANS about the project on June 2. And additional information was requested from Public Works on the project status. Also, that a need for review of the contract, further discussion with Ms. Parke and Public Works staff was needed. Rosemarie mentioned that a community meeting would be in order in the future, after gathering more information. Ms. Parke was also a part of the discussion and thanked Supervisor Smallcombe for meeting with her.

b. CALTRANS – Update

Supervisor Smallcombe gave a brief update on the Ferguson project that there would be about a 6–8-week delay on trucks rolling hauling talus. Midpines segment of Hwy 140 study is underway potential for June completion.

c. Planning Commissioner Updates

Commissioner Walls Gave an update that the Planning Commission would be considering a minor land division and Biomass CUP time extension request.

d. Supervisor Updates

Board approval of the formation of Code Compliance Citizens Advisory Committee occurred. Committee to move forward. Citizen applications will be published, and Supervisor Smallcombe encouraged participation and to look for the notifications. Also, that the Voting District redistricting process is underway with public meeting July 17, 10 am. Steve Ward gave an update on the CWPP. Building Director Mike Kinslow announced his retirement.

e. COVID19 County update- Future meetings in person?

Discussion occurred regarding potential for in person meetings. Logistics of meeting room and space, as well as virtual option as well would need to be addressed. Also, State June 15 opening poses some needs for County to look at options very soon for navigating public and virtual meetings options. As well as new CAL OSHA has also issued some new standards as well and additional clarity is needed.

7. Adjourn *Meeting Adjourned by Chair.*