

**Fish Camp Planning Advisory Council
Final Minutes (approved on 4/30/22)
9:30 a.m., Saturday, March 19, 2022 - VIRTUAL**

Call to Order at 9:30 a.m.

Chair Harter

1. Roll Call

Secretary Rolfe

Members Present: Archer, Bassett, Cerioni, Christian, Harter, Luther, Rolfe and Royse.
Members Absent: Baxter.

2. Welcome Guests

Chair Harter

Reinhart; Jennifer Franklin, Jim Franklin, Janet Farris, Karen Woblesky, Colleen Murray, Rick Astone, Carol Marel, Rocen Chatt, Lance Well - Delaware North, Clay Davis

3. Resolution Due to Covid

A resolution of the council proclaiming a local emergency, ratifying the proclamation of a state of emergency by the Governor of the State of California on March 4, 2020 regarding an outbreak of respiratory illness due to a novel corona virus (a disease now known as Covid-19), and authorizing remote teleconference meetings of the legislative bodies of the Fish Camp Town Planning Advisory Council for the period of March 19, 2022 to April 18, 2022, pursuant to Brown Act Provisions.

Moved Rolfe, Seconded Luther. Approved unanimously. Council supervisor Smallcombe confirmed that the next meeting can be hybrid. Both the public and council members can participate in person or electronically.

4. Approval of Draft Minutes from 1/22/22. Tabled to April 30, 2022.

5. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the council. No action will be taken by the Council.

6. Action Item

- a. Site Plan Review Application No. 2022-039; White Chief Mountain Lodge Use discussion and recommendation to the Planning Director. DNC Parks and Resorts at Tenaya, Inc. Applicant.

It was requested to convert the existing White Chief Mountain Lodge to an employee housing use pursuant to Site Plan Review No. 2022-039, be approved, with the following findings:

An employee housing use is equivalent to a conditional multi-family use in the Resort Commercial land use classification in accordance with the provisions of Section VI(I)(5) of the Fish Camp Town Planning Area Specific Plan (FCSP), as modified to allow consideration of equivalency to a conditional use due to existing development and with no expansion proposed, and similar in nature and intensity to a conditional multi-family use in accordance with Section 17.08/120 of Title 17, Mariposa County Zoning Ordinance.

DNC would lease the site from the owner of White Chief Lodge and use the property for year round employee housing. Once approved, the new use could be “in perpetuity” and would be a contract between DNC and the owner of White Chief Lodge.

Prior to a vote on the matter, Steve Engfer from County Planning made a thorough presentation and Brett Archer provided input re: housing and employee needs. While a vote by this council was not needed to actually approve the plan, the County Planning would like the community’s input.

The majority of the community in attendance presented various questions and concerns regarding environmental, traffic, noise, road conditions, state of the road, narrowness of the road, winter conditions of the road, etc., to accommodate a constant flow of traffic that the plan would entail on White Chief Mountain Road.

Moved by Rolfe and seconded by Christian to table the vote on the agenda item below until a “reasonable scope” traffic study could be performed.

Ayes: Bassett, Baxter, Christian, Harter, Rolfe, Royse;

Nays: None

Abstained: Archer; Luther

Cerioni no longer present to vote

7. Ex Officio Reports

- a. Current reports - None.
- b. Standing Reports to be conducted at the April 30, 2022 meeting.

8. Snow and Road Conditions

Donn Harter

None provided at this time.

9. Future Agenda Items and Council Schedule:

4/30/22; 7/23/22; 10/22/22; and 1/21/23

10. Adjournment: 11:10 a.m.