

MIDPINES PLANNING ADVISORY COMMITTEE

FINAL MEETING MINUTES

DATE: WEDNESDAY February 10, 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- Angela Heiss, Charles Lammers, Gary Francisco. Eileen Collins, Caroline McGrath, Heather Huppe, Candy O'Donel-Browne also present, a tad late.
Ed Walls-District I Planning Commissioner
Nancy Parke, Public
Alvaro Arias, Steve Engfer Mariposa County Planning Department Staff
2. Approval of Minutes: January 13, 2020 Meeting Minutes- (Tabled - pending disposition of digital recording extraction from a failed laptop/computer.) Minutes to be brought forward at a future date.
3. Public comments *No public comment*
4. Community Plan
 - a. Committee consideration and potential action on Community Plan Draft as a result of Board of Supervisor's direction at their meeting of December 8, 2020
 - i. Boundary options consideration and recommendation to staff
 1. Potential Future Virtual Town Hall
 2. Boundary Ad-Hoc Committee
 - ii. Fire Overlay and Draft Plan Policies – edit wording
 - iii. Design Review and Scenic Highway Policies – edit wording

Discussion occurred regarding the Community plan items.

Chair introduced the item and provided a background and overview of the Committee Community Plan Boundary item. Committee discussion occurred referring to the 2 boundary options shown on the map included in the packet that were drawn based on the direction of the committee at the January meeting. Brief discussion and clarification on the map color scheme and boundary colors occurred. Discussion included the overview of the options in teal and black alternating color scheme for the border of the two options. An alternate third option (hybrid of the two options presented to include a part of each was proposed by Huppe, Collins and Heiss). A motion was made by Collins modified by Lammers, for an option (3) to include all the area proposed in option (1) all the way to the Merced River as shown; and parsing out the teal colored boundary area on West Whitlock area- AND not including the public land near the HWY 140 and Merced River at the north end of the map area. To include the private land there in a "bird beak" shaped land area and not including the BLM (public land) land at the north end of the

Midpines Planning Advisory Committee February 10, 2021 FINAL Meeting Minutes

proposed option map. Motion seconded by O'Donel Browne. Committee approved the motion. Motion approved unanimously.

Direction to staff to also include the County owned parcel correct near Oak Road designation IF it is zoned public domain, in the future to include in the plan the correct zoning for the County owned parcel.

Fire overlay discussion occurred. Chair provided a background including clarification that the FSO would apply to the whole of the new boundary area.

Chair described the movement of state law regulations and National Institute of Strategy and Technology regarding fire safety on a national level Article on the Sierra Sun Times- Lessons Learned from the Paradise Camp Fire. Including parcel level and community plan fire prevention.

Collins mentioned the Board concerns about new regulations given the likely new regulations coming from the state. Clarification was made that the Committee is proposing policies in the draft plan to set up the Midpines Community Plan area policies indicating that the fire safety is important in the Plan area. The policy language sets up for future regulations to be developed. That could be in the form of a state regulation or local or a hybrid to address the policy statement in the plan.

Heiss requested that residential be in the wording for applicability as was previously requested by the committee. Other uses are listed but not the residential in specific instances where the other uses such as commercial are listed. Collins recommended that the wording be more "all development" are subject to FSO. It was mentioned that what about existing construction will it apply to that? Discussion occurred about plan wording specific to direct staff to include residential. Francisco suggested wording edits to eliminate the same wording to be Fire Safety 5.4-1 to be something like "Develop a fire protection overlay that contains additional standards within the Midpines Community Plan area." Staff clarified that the land use sections of the draft plan address FSO requirements for each land use including residential. Further discussion occurred to reduce some wording consistent with Line 27- remove all the subtypes construction and cover by simply stating all new development. Line 30-Zoning Overlay shall be developed then eliminate the wording

Staff recommended that edits could be made based on the discussion to be brought back to the committee to consider.

Discussion occurred specifically to be simpler and to eliminate some wording out of 5.4 1-A: and 5. 4. 1. A 2 - to strike some of the text and condense, then it would meet the intention of the committee and remove specifics that could create concerns by the Board. And combine the implementation measures with the line 30 5.4-1 A 1; and end text after of "Overlay Zone". Lammers made a motion to edit the document with the changes as described, Collins second. Chair stated the motion to Combine text and refine text for FSO Goals/Policy on pages 5-18, 5-19 and 5-20. Combine implementation measures and omit text to eliminate the language specific to commercial and subdivision development. Approved Unanimously.

Discussion regarding the Scenic Highway Overlay.

Chair provided a background including concerns raised by the Board including additional cost potential housing shortages, and additional regulations.

Overview of the applicability of the SHO standards as exist today that include development applicability were cited by the Chair from Title 17 Zoning. Description of the applicability and requirements details that covers the requirements the committee was looking for were described by the Chair. Collins

Midpines Planning Advisory Committee February 10, 2021 FINAL Meeting Minutes

commented in agreement. Committee discussion occurred on the details of the SHO applicability and what the plan policy seeks to establish. Page 5-4 line 17 would not need to be changed. Responsibility of SHO review is under Planning.

Committee consensus was reached to wordsmith 5-1 lines 38-40 goals and policies with the intention to enforce the existing SHO standards would meet the goals of the plan.

Staff will provide draft language for all proposed edits at future meetings.

5. Discussion Committee Business

a. Election of Officers

Heather Huppe elected Vice Chair by unanimous vote. Committee requested/elected staff to continue Secretarial duties by unanimous vote

6. Updates and Activity Reports

a. Oak Road Bridge Project Update

Nancy Parke provided an update/ status to the committee. Including mailing list, potential general meeting with CALTRANS and Public Works and interested folks would be the best way to go in the future. Rosemarie Smallcombe had been working on the item with Ms. Parke.

Chairman thanked Ms. Parke and expressed interest that the committee would be interested in the neighborhood/general meeting. Chair offered to assist and to stay apprised.

b. CALTRANS – Update No new update.

c. Planning Commissioner Updates

Commissioner Walls gave an update regarding the next PC meeting here will be a project - Self Help applicant, 42 Unit Multi Family project amendments. Located in Mariposa on Fournier Road.

d. COVID19 County update

e. Supervisor Updates- No update (not present)

Chair asked Alvaro if there are any updates. Alvaro mentioned that the BOS acted to keep in place the moratorium on hemp cultivation.

Chair mentioned for the next meeting in March to consider and take action on the text changes and map action today.

Staff mentioned the County Wildfire Protection Plan Board consideration is scheduled on February 16, 2021

7. Adjourn Meeting Adjourned at 8:00 pm.