

June Lake Citizens Advisory Committee Minutes

February 7, 2018

The meeting was called to order at 6:07 pm. Committee member attendees were Ann Tozier, Jeff Ronci, Jora Fogg and Julie Brown. Bob Gardner was also in attendance.

Agenda Items:

Public Comment:

Jamie Schectman: Jamie announced that he is in the process of purchasing the Sierra Inn, in the June Lake Village. He envisions it becoming a bar and social club, with pizza delivery, and ultimately a music venue.

Review of Minutes: The January minutes were approved, but the December minutes approval was deferred to the next meeting, as this had not been included in the agenda.

Board of Supervisors Report (Bob Gardner):

There are new windows in the June Lake library. The BOS have been meeting on possible cannabis taxation, and the issue is still a work in progress. Mono County is attempting to be consistent with Mammoth on the cannabis retail issues. There was a budget review yesterday, and a new snow cat was purchased for the Sheriff's department. They want to update the County phone system, but revenue is still tight. Bob is going to have a meeting with Garrett Higerd and Ann Tozier tomorrow morning to discuss options for Clark and Petersen tract road maintenance, including the possibility of a Zone of Benefit.

Chairperson/Members Reports:

Jeff Ronci: Jeff received a call from a concerned resident, when he was down south, about the controlled burn in the loop. He was wondering about notification of such events. Bob said the USFS sends out notifications via email. Folks can sign up for such notifications online.

Jora Fogg: Jora thanked Bob, and the BOS, for replacing the library windows. She has been trying to drum up new members for the CAC.

Ann Tozier: (no comment)

Julie Brown: The terrain at June Mountain is holding up, and there is some nice skiing to be had.

Discuss Limiting Commercial Cannabis Activities in June Lake (Wendy Sugimura, standing in for Michael Draper):

The Planning Commission has worked its way through the general cannabis land-use issues, and now it is examining the issue at greater detail. The 600-foot zone excluding cannabis activities around schools has been expanded to include parks, community centers and other similar locations. June Lake has more available retail zones for cannabis than

other communities in the County. Mammoth has allowed two, with 500-foot buffers between them. Wendy presented a question to the meeting attendees: Should cannabis retail activity in June Lake be limited by total number, or be implemented using buffer zones? Bus stop locations are not included, as those locations sometimes change, or are not always known. Wendy handed out a map showing the potential number of retail shops on the June Lake loop, if they were based upon the 500-foot buffer model (map included with these minutes). Based upon this, the total could be seven, including two Down Canyon locations. There will probably be a cap on cannabis agricultural facilities, because there is concern about a boom & bust problem, resulting in remnant structures around the County from failed businesses.

The possible timeframe for the cannabis issues includes taxation proposal(s) on the June ballot, and more specific regulations to be determined by April. The cannabis issues will be under ongoing discussion at BOS and Planning Commission meetings, and concerned citizens are welcome to attend and express their views. There is currently a moratorium on commercial cannabis activities in Mono County.

Update on Planning Commission Discussion of Short-Term Rental Policies (Wendy Sugimura):

Please use the following link for access to the handout Wendy passed around at the meeting:

<https://monocounty.ca.gov/rpac-june-lake/page/june-lake-cac>

Two notable modifications made by the Planning Commission include allowing Type II STR year round on Nevada and Silver Meadow streets in June Lake. The other is to implement a two-step approval process for STR, one being a Land-Use Permit and the other being a permit for operations more similar to a business license. A legal STR would need both permits to operate. The Land-Use Permit would follow the property, but the operation permit would follow the owner and need to be re-applied for in the event that the property was sold.

Some of the STR policy changes require Mono County General Plan amendment, and, because there can only be four such amendments per year, Mono County plans to wait until the cannabis regulations are completed and can be bundled together with the STR changes, possibly at the April BOS meeting. The public is welcome to attend upcoming BOS and Planning Commission meetings to express opinions.

Report of Planning Activities: There have been a number of STR applications within the commercial and mixed-use zones of June Lake.

Meeting was adjourned at 7:47 pm. Next meeting will be on March 7, again at 6 pm.

Minutes taken by Ann Tozier

Map of Potential Cannabis Retail Shops, Based Upon 500-Foot Buffer Zones:

