

MONO COUNTY PLANNING COMMISSION

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Minutes

August 18, 2022 – 9:05 a.m.

COMMISSIONER: Chris Lizza, Roberta Lagomarsini, Jora Fogg, Scott Bush, Patricia Robertson

STAFF: Wendy Sugimura, director; Heidi Willson, planning commission clerk; Bentley Regehr, planning analyst; April Sall, planning analyst; Erik Ramakrishnan, Counsel, Emily Fox, Counsel, Louis Molina, Environmental Health

PUBLIC: Jeff Hunewill, John Lum, Laura, Lisa Cutting, Louis Molina, Margy Verba, Mike Light, Paul Ashby, Ruth Garland, Sarajadams, Winter King, Annie Moore, Bartshe Miller, Duncan, Elin Ljung, Geoff, Grace Anderson, Jake Suppa, 405-613-8180, 714-345-8652, 760-616-4584

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Meeting called to order at 9:06 am and the Commission led the pledge of allegiance.

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

- No public comment

3. MEETING MINUTES

A. Review and adopt minutes of June 16, 2022

Motion: Approve the minutes from meeting on June 16, 2022.

Bush motion; Lagomarsini second.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini, Robertson.

Motion passed 5-0.

4. PUBLIC HEARING

- A. **GENERAL PLAN AMENDMENT 22-01 AND MONO BASIN HIP CAMP SPECIFIC PLAN WITH CEQA 15183 CHECKLIST/Swiggum.** Consider adopting Resolution R22-09 making the required findings and recommending to the Mono County Board of Supervisors approval of General Plan Amendment 22-01 and the Mono Basin Hip Camp Specific Plan, including finding that the project qualifies as a Statutory Exemption under CEQA Guidelines 15183. General Plan Amendment 22-01 proposes to change the land use designation from Rural Residential (RR) to Specific Plan (SP) at 228 Cottonwood Canyon Road off State Route (SR) 167 in the Mono Basin (APN 013-210-026). The Mono Basin Hip Camp Specific Plan sets forth development standards for three camping areas with a combination of platforms for tents, fire rings, and RVs, and two cabins/bunkhouses. Each site will have vault toilets and other support infrastructure. A residential unit with accessory structures and utility infrastructure is also included. *Staff: Bentley Regehr*

Staff recommended continuation of the Public Hearing to a future meeting to adequately evaluate and respond to public comment.

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

Public Hearing Open at 9:16 am.

Public comment that was made in opposition by the following public members- Kathi Richards, John Lum, Ruth Garland, Grace Anderson, Margy Verba, Mike Light, Paul Ashby. Concerns raised during the public comment were in relation to the development of the parcel, fire safety, zoning changes, housing shortage, public safety, and noise.

Public Hearing Closed at 9:46 am.

Motion- To continue the public hearing to an uncertain time in the future.

Lagomarsini motion; Fogg seconded.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini, Robertson.

Motion passed 5-0.

5. WORKSHOP

No Items

6. REPORTS

A. Director

Sugimura gave an update on current and upcoming projects.

B. Commissioners

Commissioner Lizza spoke about past and future Planning Commission training opportunities.

7. INFORMATIONAL

No items

8. ADJOURN to September 15, 2022, at 10:15am