

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

LDTAC AGENDA – SPECIAL MEETING

February 17, 2021 – 1:30 pm

As authorized by Gov. Newsom’s Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/94556318685?pwd=cjRlLzJlb25Sc1lEaXB5dSs4OUU2dz09>

and by telephone at 669-900-6833 (Meeting ID# is 945 5631 8685, Passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 945 5631 8685, passcode 1234.

****TENTATIVE START TIMES (see note below)***

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. USE PERMIT/Voss (~1:30 pm)** Accept application to conduct non-owner occupied short-term rental of the entire dwelling located at 212 Skyline Drive (APN 015-060-046). The dwelling contains four bedrooms, and the property is designated Single-Family Residential (SFR). *Staff: Michael Draper*
- B. LOT LINE ADJUSTMENT/ Talbot (~1:45)** Review and accept application for a lot line adjustment between APNs 008-091-035 & 008-091-036. The properties are located at 208 Emigrant Street and 45 Day Lane in Bridgeport. The parcels are under the same ownership and are both designated Multi-Family Residential-low (MFR-L). *Staff: April Sall*
- C. LOT LINE ADJUSTMENT/ Gilbert (~2:00)** Review and accept application for a lot line adjustment between APNs 002-300-011 & 002-300-012. The properties are located at 212 Meadow Drive in Walker. The parcels are under the same ownership and are both designated Estate Residential (ER). *Staff: April Sall*
- D. USE PERMIT/Edgerton (~2:15 pm)** Review and accept application to add retail and distribution of commercial cannabis to an existing cultivation operation at 108432 Highway 395 in Walker/Coleville (APN 002-450-024). The property is a 157 acres Agricultural (AG) parcel adjacent to Highway 395. The proposed Use Permit (UP) would modify the existing UP 18-004 approved in 2018. *Staff: April Sall*

3. PREAPPLICATION

- A. PREAPPLICATION/Whitmore Ball Fields (~2:30 pm)** Review proposal to modify Ball Field #1 at Whitmore Recreation Area located at 575 Benton Crossing Road (APN 060-080-002) to meet the requirements of Mono County Little League and Mammoth High School Softball. The project proposes three phases over the course of the next five to seven years. Phase 1 (projected completion spring 2022) will include rebuilding dugouts to offer shade/protection from the elements, rebuilding the backstop, and adding bullpens that double as batting cages. Phase 2 (projected completion fall 2024) will include repairing existing fences, adding new

fencing to enclose the playing field, installing warning tracks, adding/removing grass, & repairing/leveling ground that has been damaged by winds. Lastly, Phase 3 (projected completion fall 2027) will include adding a flagpole and a scoreboard to the outfield, and an on-deck circle. The property is designated Open Space (OS) and has an existing Use Permit (UP 10-006, approved December 8, 2011). *Staff: Kelly Karl*

4. ACTION ITEM

- A. USE PERMIT/Hemminger** (~2:45 pm) Review the Conditions of Approval for the unauthorized installation of overhead power lines at 194 Wunderlich Way (APN 002-440-029) in Coleville. The land use designation is Rural Residential (RR). The Use Permit is proposed by the property owner to resolve the issued Compliance Agreement; the other compliance option is for the property owner to underground the utility lines. *Staff: April Sall*

5. WORKSHOP

No items

6. ADJOURN to March 1, 2021

For questions on the above projects, call Community Development at 760-924-1800.

***NOTE:** Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a specific agenda item is to attend the meeting from the time it starts until that agenda item is taken up.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the LDTAC assistant at 760-924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

AGENDA GUIDELINES

Rules of order: Project staff introduces item; applicant comments; each department comments; public comments; general discussion; LDTAC action (if applicable); project staff summarizes action/review; project staff records audio minutes to keep on file.

ABOUT THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE...

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development (Building, Planning and Compliance) and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among County departments, promoting efficient and timely permit processing, and providing applicants an inexpensive forum to learn of County requirements early in the development review process.