

MONO COUNTY PLANNING COMMISSION

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Adopted Minutes

August 17, 2023 – 9:00 a.m.

COMMISSIONERS: Chris Lizza, Roberta Lagomarsini, Jora Fogg, Patricia Robertson

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; principal planner, Rob Makoske, planning analyst; Laura Stark, planning analyst; Emily Fox, Counsel

PUBLIC: Max, Carlie,

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:08 am and the Commission lead 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 May 18, 2023.

- Commissioner Lagomarsini requested a correction to the minutes by adding a discussion point for future Planning Commission meeting locations during Winter.

Motion: Approve the minutes from meeting on May 18, 2023 with the corrections noted above.

Fogg motion; Lizza second.

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

Motion passed 4-0 with one absent.

4. PUBLIC HEARING

A. **UPM 23-003 Logue [9:05 am]** Proposal for a modification to the off-site snow storage location for Use Permit 23-002 which approved a parking plan and off-site snow storage. The property is located at 2616 Highway 158 (APN: 015-075-005-000) and proposes to modify condition #5 in order to utilize an agreement with a legitimate and licensed snow removal business with authorized snow storage locations instead of implementing a Covenant for off-site snow storage on APN: 015-075-017-000. *(Staff: Laura Stark)*

- Commissioner Lizza recused himself from the Public Hearing as there would be a possible conflict of interest.
- Stark gave a presentation and answered questions from the Commission.
- Public Hearing opened at 9:26 am.

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

- No public comment. Public Hearing Closed at 10:27 am.

Commissioner Deliberation:

- Commissioner Robertson has a philosophical concern regarding the snow storage in the June Lake area and the future development standards. Would like to continue the conversation and discuss if a contract for snow removal is enough.
- Chair Lagomarsini stated that when staff are preparing their assessment of future development takes snow placement and removal into consideration. With a huge snow year that just took place staff would automatically add to their assessment of future development the new possibilities of proper snow removal and storage.
- Calloway responded that any future development would adhere to the development regulations in place and if an offsite snow removal contract is allowed then that would still be an option.
- Commissioner Fogg stated that with the exception of large winters the snow storage and removal is sufficient. If a closer look at the central business parking district and land use element for the June Lake area may be appropriate.
- Calloway responded that the Commission could direct staff to study the snow situation in the June Lake area.
- Commissioner Fogg stated that with future projects snow storage may be an issue.
- Chair Lagomarsini requested that staff look into the snow situation in the June Lake area and provide a report within the next 2-3 months.
- Commissioner Robertson requested the report include research something about how businesses get licensed. How much snow storage is needed per developed site and how much is actually available.
- Chair Lagomarsini noted the review could start with June Lake and possibly add other communities based on the research from the study.

Motion: Find that the project qualifies as a Categorical Exemption under CEQA §15301 and instruct staff to file a Notice of Exemption; making the required findings as contained in the staff report; and approve Use Permit Modification 23-003 subject to the conditions of approval.

Fogg motion; Robertson second.

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

Motion passed 3-0 with 1 Abstention and 1 Absent.

5. WORKSHOP

A. Introduction to Walker Basin Conservancy and potential water transactions

- Henneman gave a presentation and answered questions from the Commission.

6. REPORTS

A. Director

- Calloway presented the Directors report and answered questions.

B. Commissioners

- Commissioner Robertson gave a report.

7. INFORMATIONAL

No Items

8. ADJOURN at 10:18 am to September 21, 2023, at 9am.