

Catheys Valley Planning Advisory Committee Draft Meeting Minutes

August 29, 2019
6:00 p.m. · McCay Hall · Catheys Valley

2019 Chair: Charli McCord · Vice Chair: Ken Davis

Agenda Item 1 – Roll Call

The meeting was called to order at 6:02 p.m. by Chair Peters.

In attendance: Committee members Ken Davis, Joshua Evans, Charli McCord, Ken Wagner, Brian Peters and Debbie Lester.

Mariposa County Representatives: Marshall Long, Supervisor District 3; Mick Herman, Planning Commissioner District 3; Sarah Williams, Planning Director; and Alvaro Arias, Deputy Director.

Agenda Item 2 – Election of Officers for 2019

On motion by McCord, re-elect Peters as Chair. Peters declined nomination.

On motion by Peters, seconded by Evans, nominate McCord as Chair.

*Motion passed: unanimous
Ayes – 6*

On motion by Peters, seconded by Wagner, nominate Davis as Vice Chair.

*Motion passed: unanimous
Ayes – 6*

Lester agreed to continue to serve as secretary.

Agenda Item 3 – Approval of minutes of August 24, 2017 meeting

There were no corrections or edits.

On motion by Davis, seconded by Lester, approve minutes of August 24, 2017 meeting as presented.

*Motion passed: unanimous
Ayes – 6*

Agenda item 4 – Discussion and Possible Recommendation to staff – Amendments to CVCP for Plan Area Boundary and Allowed Commercial Uses

Marshall Long made a brief presentation regarding the plan. He and prior Planning Advisory Committee Chair Peters brought this item to the agenda, based on requests from property owners. Boundary amendments need to be made to address the concerns of property owners, especially owners of ag lands and lands under Williamson Act Contracts. People have concerns about overlaying government entities, including both the Catheys Valley Community Plan and the General Plan. There were also concerns expressed to Long regarding language in the commercial land use; that only services for local residents are appropriate.

Williams described the purpose of this meeting is to get community input. She gave an overview of the existing CV Land Use Diagram, and the three (3) possible scenarios. Discussion and questions followed regarding the differences in the scenarios.

Williams described the process to amend the plan.

Long advised we could continue this item to another meeting, for additional discussion.

Wagner: Expressed his support for option 3, but he could consider option 2. Would like to defer to Long and Herman as well. Would like to shrink down size of plan area. Does not want tract homes all over Catheys Valley, but can't do that anyway in county, based on General Plan.

Davis: Likes option 1. Takes out Ag lands – Benson's land for example. No reason to keep that in plan area. Does keep in some ag lands. Option 2 is good too – nothing can change on already developed and subdivided lands, like Whispering Oaks, Elizabeth Lane and Schoolhouse Road areas. Takes out most ag lands. Doesn't like option 3.

Lester: Wants to keep ag lands in the community plan.

Evans: Likes option 1 – keeps residents in the community area.

McCord: Has heard about the difficulty of finding residential space and homes. Thought idea was to keep community rural and cluster development. Need some flexibility to allow community to grow and residences to be built. Does not think Catheys Valley plan is flexible. Likes option 3.

Peters: The smaller the plan area, the better. Is too huge now.

McCord: Feels like the four corners area is Catheys Valley.

Wagner: Thinks Catheys Valley is the old TPA area. Original plan is a huge land grab. Likes 3, but could live with 2.

Williams talked about process and options.

Scott Bening (public): Asked question about authority of committee and actions taken by committee.

Wagner: Talked about value of minimum density subdivisions, but doesn't want small tract home parcels. Just dislikes bureaucracy. Need some oversight, but minimize bureaucracy.

Discussion followed regarding the General Plan Housing Element.

It was recognized that the State wants more density, but are also concerned about wildland fire hazards in WUI. Denser development in developed communities is easier to defend.

It was suggested that the Planning Advisory Committee consider the community input which will result from significant changes to the plan.

Wagner: Don't make decision tonight. Talk to people. Come back to another meeting for final recommendation.

McCord: Asked staff to provide more detailed maps of each scenario. Larger maps.

Discussion followed about fire insurance and the differences between being in or out of the plan area.

Staff will get better maps. Will schedule next meeting within 8 weeks. Members will talk with their neighbors.

Agenda item 5 – Information Items:

Board of Supervisors activities:

- Housing Element adopted by Board of Supervisors.
- Planning is working on General Plan Implementation – adopted in 2006. Working on updates to zoning and subdivision ordinances to implement General Plan. Very important. Must be implemented properly.
- Board is following economic development strategy and strategic plan. Process to attract business and housing in Mariposa County. Focus of development in Town of Mariposa.
- Branding Project – lots of interesting discussion.

Planning Commission activities:

- Ordinance for Hemp proposed and discussed at Planning Commission meeting. Discussed proposed development standards to address impacts. Item continued for more information.

Planning Department activities

- 2 new applications for Williamson Act contracts in Catheys Valley Area.
- Major Subdivision proposal for JCS – reviewed time spent processing project, information needed to complete processing, potential amendments to lots along creek; Tim Miller, agent answered questions.

Agenda item 6 - Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the committee.

There were no public comments.

Agenda Item 7 – Correspondence

None

Agenda Item 8 – Set Next Meeting

Staff will schedule the next meeting within next 8 weeks, depending on availability of McCay Hall and committee members.

Agenda Item 9 - Adjournment

The meeting was adjourned at 7:53 p.m.

Draft minutes prepared by Sarah Williams

Full audio recording of the meeting is available from the Planning Department by request.

DRAFT VERSION