



Town of Paradise Planning Commission Meeting Minutes 6:00 PM – February 18, 2025

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

CALL TO ORDER by Chair Holman at 6:01 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Kim Morris, Zeb Reynolds (via Teams) and Chair Charles Holman.

PLANNING COMMISSIONERS ABSENT: Carissa Garrard

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Holman**, approved the Regular Meeting Minutes of January 21, 2025, Planning Commission meeting. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an overview of recent Town Council actions including the introduction of two ordinances, one for the old PID Corp Yard rezone and the other for the downtown core zoning changes; the adoption of new weed abatement standards, adoption of an ordinance with would join the Town in a JPA with Pioneer Energy and the approval of an emergency declaration for culvert and road repairs at Olympia and Bille Road.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Community Development Manager Anne Vierra provided an overview of the Maran Tentative Parcel Map Application and reminded Commission that if approved, there would be a 10-day appeal period.

Chair Holman opened the public hearing at 6:14 p.m.

1. Bill Mannel spoke in favor of the project, however shared concern about the “Remainder “Lot” and its future uses and affects on private roads.

Chair Holman closed the public hearing at 6:28 p.m.

MOTION by Costa, seconded by Morris, approved the Maran Tentative Parcel Map Application (PL24-00122) dividing a 11.81-acre parcel into one

+/-1.85-acre lot of record, already developed with a single-family home, and a +/-9.964-acre remainder lot as conditioned below. The project site is identified as Assessor Parcel No. 052-250-117. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

CONDITIONS TO BE MET PRIOR TO RECORDATION OF FINAL PARCEL MAP

Site Development

1. At the time of building permit issuance authorizing new buildings or building additions, owners of Parcel No. 1 may be required to pay Town of Paradise adopted development impact fees.
2. Secure a grading permit through the Town of Paradise Public Works Department, Engineering Division department if more than 50 cubic yards of soil is disturbed on Parcel 1.

Others

3. 30' Building Setback reference to Book 42 of Maps Pg 29 to be removed on the final parcel map.
4. Provide a "Statement of Taxes" from the office of the Butte County Tax Collector.
5. Provide monumentation as required by the Town Engineer in accordance with the State Subdivision Map Act and Town of Paradise standards.
6. All easements of record shall be shown on the final parcel map.
7. Access to lots for ingress, egress and public utilities shall be reserved and shown on the final map.

6. OTHER BUSINESS

- 6a. Community Development Director Susan Hartman provided an overview of the Planning Commission Annual Report for calendar year 2024 regarding the present implementation status of the 1994 Paradise General Plan.

MOTION by Morris, seconded by Costa, accepted and referred the Planning Commission Annual Report for calendar year 2024 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan, with an edit to SP-37 to read "The Town adopted a 5' non-combustible zone around 'new' structures, to include landscaping, and IBHS Wildfire Prepared Home standards." Roll call vote was unanimous with Commissioner Garrard absent and not voting.

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- 6b. Community Development Manager Anne Vierra provided an overview of the Planning Commission Annual Report for calendar year 2024 regarding the implementation status of the 1994 Paradise General Plan Housing Element.

MOTION by Morris, seconded by Costa, accepted and referred the Planning Commission Annual Report for calendar year 2024 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

- 8a. Future agenda items:

Community Development Director Susan Hartman reviewed items that would come to Commission including a continued public hearing for a Temporary Use Permit RV Revocation on Quail Way.

9. ADJOURNMENT

Chair Holman adjourned the meeting at 6:50 p.m.

Date Approved: March 18, 2025

By:

Attest:

_____/s/_____
Charles Holman, Chair

_____/s/_____
Melanie Elvis, Town Clerk/Elections Official