



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931
TELEPHONE (530) 872-6291 FAX (530) 877-5059
www.townofparadise.com

PLANNING COMMISSION MINUTES

June 20, 2017
6:00 PM

CALL TO ORDER by Chair Groom at 6:02 p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

COMMISSIONERS PRESENT: James Clarkson, Martin Nichols and Ray Groom Chair.

COMMISSIONERS ABSENT: Stephanie Neumann and Anita Towslee.

1. APPROVAL OF MINUTES

- 1a. **MOTION by Nichols, seconded by Clarkson**, approved minutes from the Regular April 18, 2017 and Special May 10, 2017 Planning Commission meetings. Roll call vote was unanimous with Neumann and Towslee absent and not voting.

2. COMMUNICATION

a. Recent Council Actions

Community Development Director Baker informed the Planning Commissioners that at the June 13, 2017 Town Council meeting the Town Council accepted the 2016 Implementation Status Report of the 1994 Paradise General Plan and the 2016 Annual Report of the 1994 Paradise General Plan Housing Element forwarded from the Planning Commission and adopted Ordinance No. 566 regarding Marijuana regulations.

b. Staff Comments

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING - None

6. OTHER BUSINESS

- 6a. **East Ridge Estates Tentative Subdivision Map Extension (PL17-00088)**. Request for approval of a 6 year extension of time assigned to the conditionally approved East Ridge Estates Tentative Subdivision Map (SD-05-5); Vacant land – Summerwood Ct, AP Nos. 050-230-084 & 085.

Community Development Director Baker provided an overview of the East Ridge Estates Tentative Subdivision Map that was previously approved by the Planning Commission on May 7, 2007.

Unfortunately, the original applicant for the subdivision is deceased and the original surveying and engineering firm (Sierra West Surveying) is no longer in business making it difficult to recover records of expenses, improvement plans and the final map.

The Commissioners discussed the amount of effort that had been put forth to complete the project, the expected time of completion and how motivated the family is to complete the project.

Herb Votaw, project Engineer from Rolls, Anderson & Rolls, stated that money was spent on the improvement plan and the records map, but it is difficult to determine the actual costs without receipts or documentation from the project.

Doug Marjama, project applicant, informed the Planning Commissioners that his family is working on moving the project forward after the death of their father, does not know what the timeline for the project will actually be due to the economy and other issues out of their control. Mr. Marjama is confident that the project will be completed within the time allowed and requested the same consideration that other applicants have received regarding map extensions.

Jim Rickards, project application, stated that the project may take some time due to the current construction climate and the impact of work on contractors at this time.

Commissioners inquired about the cost to complete the parcel map.

Herb Votaw stated that it would cost several hundred thousand dollars to complete the subdivision map.

MOTION by Clarkson, seconded by Nichols, approved on behalf of the Town of Paradise, the granting of a six-year time extension for assignment to the conditionally approved East Ridge Estates Tentative Map (SD-05-5) thereby creating a new tentative map expiration date of May 7, 2023. Roll call vote was unanimous with Neumann and Towslee absent and not voting.

The decision of the Planning Commission can be appealed with 15 days to the Town Council.

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

- a.** Identification of future agenda items (All Commissioners/Staff)

Community Development Director Baker updated the Commissioners on the following items/projects: Safeway Black/Olive Center, Starbucks, KFC, Jack in the Box, Risley Final Map, Valley Vista Subdivision, Indian Rock Subdivision map, Corrigan parcel map, which is scheduled for Planning Director consideration, Lynn's Optimo and Carousel Motel.

9. ADJOURNMENT

Chair Groom adjourned the meeting at 6:47

Date Approved: July 18, 2017

By: _____/s/_____
Ray Groom, Chair

Attest:

_____/s/_____
Dina Volenski, CMC, Town Clerk