



Town of Paradise Planning Commission Minutes 6:00 PM – September 20, 2022

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

CALL TO ORDER by Chair Lassonde at 6:00 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 Ron Lassonde, Chair

PLANNING COMMISSIONERS ABSENT: Carissa Garrard

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Costa** approved Regular Meeting Minutes of August 16, 2022. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

2. COMMUNICATION

Community Development Director Susan Hartman reported that at the September 13, 2022 Town Council meeting the Council approved two new ordinances: the first to update the special permit zone that effects the drainageways, and the second which was an amendment to the public nuisance related to fire safety; Council also approved the purchase of a new fire engine; dispatch radio equipment; the second amendment to the Northern Recycling and Waste agreement allowing them to close at 4:00 p.m.; and, discussed short-term rentals and provided direction to staff. Town Council also held a Special Meeting on Thursday, September 15, 2022 to prioritize the \$200 million recently awarded to the Town of Paradise through CDBG-DR projects.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Planner Nick Bateman presented the Gleason Parcel Map Application that is proposing to take two parcels of records and divide them into four parcels located on 1466 East Dottie Lane and 5407 Sawmill Road.

Chair Lassonde opened the public hearing at 6:12 p.m.

There were not public comments.

Chair Lassonde closed the public hearing at 6:12 p.m.

MOTION by Morris, seconded by Lassonde, adopted the required findings as provided by staff and approve the Gleason parcel map application (PL17-00305) proposing to take two parcels of record, with an

area of ±3.89 acres, and divide them in to four parcels located on 1466 East Dottie Lane and 5407 Sawmill Road with the below conditions: Roll call vote was unanimous with Commissioner Garrard absent and not voting.

Town Clerk Dina Volenski clarified that there is a seven-day appeal period and that no permits can be issued until that period is closed.

Required Findings for Approval:

- A. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan, because the resulting sizes and uses of the parcels would be consistent with existing land use in the area, and adequate infrastructure would be in place to serve the parcels.
- B. Find that the project, **as conditioned**, is consistent with the spirit and intent of the zoning district in which the project site is situated, because the land use proposed for the parcels would be residential and parcel sizes proposed are consistent with the requirements of the zone.
- C. Find that the project, **as conditioned**, will not result in a significant adverse effect on existing plant and animal life in the project vicinity for the following reasons:
 - a. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 - b. No known rare or endangered plants exist in the immediate project vicinity.

**CONDITIONS TO BE MET PRIOR TO RECORDATION
OF FINAL PARCEL MAP**

Site Development

- 1. All easements of record shall be shown on the final parcel map including reference to the Paradise Irrigation District access easement document across East Dottie Lane.
- 2. Correct the Land Use and Zoning legends to include the additional Multi-Family Residential designation.
- 3. Any leach line pipe and rock, serving Parcel 4, located within 5' of both sides of the common property line between proposed Parcels 3 and 4 shall be cut and removed to the satisfaction of the Onsite Sanitary Official.
- 4. Remove the "20' BSL. TYP." along the Dottie Lane frontage from the final map. As a private road, there is only a 30' from centerline setback. map.
- 5. Place the following notes on the final parcel map information sheet:
 - a. "At the time of building permit issuance authorizing new buildings or building

additions, owners of parcel numbers 1, 2, 3 and 4 may be required to pay Town of Paradise adopted development impact fees.”

- b. “Prior to the issuance of a building permit authorizing residential development upon Parcel 4, the project developer shall secure a Town-issued encroachment permit and construct the driveway encroachment to the Town’s adopted driveway standard to the satisfaction of the Town Engineer.”
- c. “Prior to the issuance of a building permit authorizing residential development upon Parcel Nos. 1, 2, 3, or 4, the project developer shall submit a site plan for Engineering Division review that includes the following information:
 - i. Proposed home envelope and finished floor elevations.
 - ii. Proposed driveway(s) and slope.
 - iii. Proposed water meter, backflow preventer, water service lateral, on-site drainage and slopes within 10’ of the building(s) and on driveways, and proposed lot grading.”
- d. “New water service will not be provided to Parcel1, Parcel 2, or Parcel 3 (“Map Parcels”) until 1) a water main extension is constructed, to Paradise Irrigation District standards and in compliance with Paradise Irrigation District requirements, across the remaining frontage of the Map Parcels onto Dottie Lane (that is, from the existing water main 's westerly terminus, west to the northerly projection of the west line of Parcel 3, a distance of approximately 190 feet), or 2) the owner(s) of the first Map Parcel requesting new water service enter into a duly executed and recorded Future Pipeline Agreement with Paradise Irrigation District obligating the owner(s) of said Parcel and their heirs, successors, and assigns to pay a pro rata share of the cost of constructing the extension of the Dottie Lane water main at some future time, said cost share and time to be determined by Paradise Irrigation District.”

Utilities

- 6. At such time as the resulting parcels cease to be under identical ownership, additional water meters will be necessary to serve water to each individual parcel. Payment of a Service Capacity Fee and Meter Installation Fee will be necessary at the time each meter is ordered.
- 7. Septic tanks and leach fields shall not be located less than 25-foot horizontal distance from the existing 16-inch water main in East Dottie Lane.

Others

- 8. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon area-wide recreation facilities. Provide evidence of payment to the Town Development Services Department planning division.

9. Provide a "Statement of Taxes" from the office of the Butte County Tax Collector.
10. Provide monumentation as required by the Town Engineer in accordance with the State Subdivision Map Act and Town of Paradise standards.

5b. Community Development Director Susan Hartman provided an overview of the Paradise Fuels Reduction Project. Through a Memorandum of Understanding with the Butte County Fire Safe Council (BCFSC), the Town of Paradise is acting as the lead agency for this project to review, release, and certify the environmental document since BCFSC is a nongovernmental agency.

Chair Lassonde opened the public hearing at 6:24 p.m.

There were no public comments.

Chair Lassonde closed the public hearing at 6:24 p.m.

MOTION by Morris, seconded by Lassonde, to certify and adopt the proposed Initial Study and Mitigated Negative Declaration document as it relates to the proposed Paradise Fuels Reduction project. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES

Chair Lassonde reported that he participated in the design review of a four-plex on Ewald Court.

8. COMMISSION MEMBERS

8a. Community Development Director Susan Hartman informed the Commissioners of future projects that would be coming to them: further conversion of Feather Canyon Retirement; a Use Permit to rebuild convenience store on the corner of Pentz and Stearns; and short-term rentals.

9. ADJOURNMENT

Ron Lassonde adjourned the meeting at 6:27 p.m.

Date Approved: December 6, 2022

By:

Attest:

_____/s/_____
Ron Lassonde, Chair

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