



TOWN OF PARADISE

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Town Staff:

Craig Baker, Community Development/Planning Director
Susan Hartman, Assistant Planner
Dina Volenski, Town Clerk

PLANNING DIRECTOR MEETING MINUTES

REGULAR MEETING – 2:00 PM – October 26, 2017

CALL TO ORDER

Community Development/Planning Director Craig Baker called the October 26, 2017 Planning Director meeting to order at 2:00 p.m.

1. APPROVAL OF MINUTES

Community Development/Planning Director Craig Baker approved the minutes as submitted by staff from the August 23, 2017 Planning Director Meetings.

2. CONTINUED PUBLIC HEARING - None

3. PUBLIC HEARING

3a. Items determined to be exempt from environmental review

DEPPE CONDITIONAL USE PERMIT (PL17-00215) APPLICATION: Request for town approval of a conditional use permit to authorize the construction of a $\pm 2,400$ sq. ft. second residence on a ± 7.53 acre property zoned Agricultural Residential 3-acre minimum (AR-3) located at 32 West Sutter Rd. AP No. 055-050-060.

Assistant Planner Hartman provided an overview of the Deppe Conditional Use Permit Application project.

Community Development/ Planning Director Baker opened the public hearing at 2:04 p.m.

1. Rick Deppe, project applicant, agreed to the conditions of approval.

Director Baker stated that he would like to add an additional condition regarding a road maintenance agreement.

The project applicants asked to review a template of a road maintenance agreement.

Director Baker took a brief recess from the Public Hearing at 2:06 p.m. so that a template of a road maintenance agreement could be given to the project applicant to review.

Director Baker re-opened the meeting at 2:12 p.m.

Project applicants reviewed the road maintenance agreement and asked when the agreement needed to be recorded.

Director Baker stated that it would need to be recorded prior to issuance of the certificate of occupancy.

The public hearing was closed at 2:13 p.m.

Planning Director Baker adopted the required findings as provided by staff, including the additional condition, and approved the Deppe conditional use permit application (PL17-00215) to authorize the construction of a $\pm 2,400$ sq ft second dwelling on a ± 7.53 acre property zoned AR-3, subject to the following conditions:

GENERAL CONDITIONS OF CONDITIONAL USE PERMIT

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the conditional use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT

SITE DEVELOPMENT

2. Submit construction documents and meet the requirements of the town building official regarding building permits and all applicable town-adopted construction code regulations associated with the resultant second residence.

SANITATION

3. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and the issuance of permit approvals for installation of a sewage treatment and disposal system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (building division).

OTHERS

4. Pay development impact fees in accordance with Paradise Municipal Code requirements.

CONDITIONS TO BE MET PRIOR TO ISSUANCE
OF CERTIFICATE OF OCCUPANCY

SITE DEVELOPMENT

5. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an Automatic Fire Sprinkler System for the proposed second dwelling.
6. Approved numbers or addresses shall be placed on all new and existing buildings above the doorway, or in such a position as to be visible from the street or road fronting the property.
7. Provide a recorded road maintenance agreement meeting the requirements of the Paradise Public Works/Engineering Division or provide a recorded document fulfilling this requirement.

UTILITIES

8. Meet the requirements of Paradise Irrigation District with the installation of a backflow prevention assembly in accordance with the written comments dated September 28, 2017.

Planning Director Baker stated that the project decision could be appealed to the Planning Commission within seven (7) days of approval.

4. ADJOURNMENT

Community Development/Planning Director adjourned the meeting at 2:16 p.m.

Date Approved: January 4, 2018

By:

_____/s/_____
Craig Baker, Community Development Director

Attest:

_____/s/_____
Dina Volenski, Town Clerk