



Planning Commission Meeting Minutes

Monday, November 12, 2024 at 6:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek Planning Commission Meeting was available via Zoom and in person.

1. Call to Order and Establish a Quorum for Regular Meeting

PRESENT

Commission

Andrea Macon

Lucy Mulvey

Lisa Ryan

Mike Kirkley

Thomas Baggett

Staff

Erin Ventura

Tom DuBois

2. Pledge of Allegiance to the Flag

3. Public Forum

None

4. Consent Agenda

Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Commission or the Public.

A. Planning Commission Minutes of October 15, 2024

Recommendation: Approval of Minutes

B. Adopt Resolution 24-25-** granting a 12 month extension of Resolution 23-24-05 Danco

C. 16 Eureka Street- Sign Permit

Recommendation: Approval of sign application as submitted

Motion to approve Consent items made by Commissioner Mulvey, seconded by Commissioner Macon.

Passed 5-0

5. Public Hearings

A. Discussion only regarding the proposed Broadmeadows Subdivision

Staff proposed a brainstorm / idea session to see what alternatives could be discussed for the Broadmeadow project.

Erin recapped the history of the project. Council directed applicant to work with staff and Planning Commission, several council members focused on walking path to town. Previously part of a larger project, it would have included a path and park.

Bruce Baracco represented the applicant to discuss paths and other issues. Bruce reviewed 5 alternatives

1. Gopher flat - Cole to Sutter Crest manor, 2900 feet, needs to be reconstructed, may need right of way, storm drains, sidewalks. \$65K impact fee during building permit. Can direct city engineer to develop plans but no money in the reserve fund. Paid additional impact fees. \$110K in traffic mitigation fee. In 2015 did improvements at the intersection, boston alley, and broad street - \$200K cost, used that money. \$-77K currently in funds.
2. Powder House estates property option - Fencing along edge, Rancheria was contacted and will not approve .
3. Trafalgar - Paneer Creek property - Cross Sipes property, not interested in giving access. Property is on the market - 4 acres, \$420,000. possible 4 lots. City could require easement to develop the lots
4. Scott and Janey Harvey crossing from Ridgecrest Court. Neighborhoods has developed their own path.
5. Path using City pump station drive and then Scott and Jane Harvey edge of property. Dylan Ely, new property owner said he doesn't want a path near their property either.

The planning commission discussed the alternatives.

Lucy - who is responsible for care and maintenance? Park and rec impact fee. \$86K in funds.

Mike suggested Broadmeadow project be done in city limits without annexation. Broadmeadow came to city in 2017.

Does some of the Sipes property need to be purchased to establish a path? Baracco asked what is the nexus between Broadmeadow and the path?

No new ideas were proposed by the applicant or by the commission and the discussion ended.

6. Adjournment

Adjourned at 6:54