



**MINUTES OF THE REGULAR MEETING OF
SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL
October 3, 2013**

Pursuant to notice given, the regular meeting of the Squaw Valley Municipal Advisory Council (SVMAC) was held Thursday October 3, 2013 in the Squaw Valley Public Service District Community Meeting Room.

1. Call to Order

ROMACK called the meeting to order at 6:04 PM. A quorum was established.

MEMBERS PRESENT: Romack, Heneveld, Sheehan, and Strange

MEMBERS ABSENT: Georgiu, Adriani, and Lange

STAFF PRESENT: Montgomery, Kastan, and Friedman

2. MAC Member Introductions

Everyone introduced themselves. There were 32 audience members at the beginning of the meeting.

3. Approval of Agenda

Item 8 was removed from tonight's agenda. It was agreed items may be taken out of order.

Motion to approve the agenda as amended. HENEVELD/STRANGE/UNANIMOUS

4. Approval of Minutes of September 5, 2013

SHEEHAN/STRANGE/UNANIMOUS

5. Supervisor /Tahoe Field Representative Reports

SUPERVISOR MONTGOMERY, in response to a question about SVMAC members attending an upcoming meeting about incorporation, said County Counsel advised that because of the Brown Act, MAC members can attend, but should not speak or sit together. Opinions should be held for SVMAC meetings.

PETER KRAATZ, Assistant Director of Placer County Department of Public Works, reported on the status the Squaw Valley bus shelter, which is scheduled to be built at the entrance to the Valley this fall if the weather stays good. Funding is available for the project and building it does not preclude an eventual Visitor Center at or near the shelter.

6. Community Reports

MIKE GEARY, General Manager of Squaw Valley Public Service District, reported the Water Supply Assessment being conducted as part of the proposed Village at Squaw Valley is on hold until the applicant continues forward with its plans. Phase 2 of the two phase Ground Water Assessment should be released in October or November. SVPSD was awarded \$70,000 from Transient Occupancy Tax (TOT) to remove snow from the bike trail this winter, allowing pedestrian access. Additional funding is being provided by the Squaw Valley Business Association and other contributions are being sought. So far, an additional \$90,000 has been raised. The first two years of the pilot program cost approximately \$136,000. SVPSD will handle the snow removal in-house. Geary answered questions clarifying the project.

7. Public Comment

FRED ILFELD, representing Incorporate Olympic Valley, reported postcards have been sent to all residents of Squaw Valley inviting them to the October 6 community forum on the issue at 3:00 PM at Plumpjack.

JOHN WILCOX spoke regarding the proposed Pickleball Courts. Placer County is considering a location in Squaw Valley Park that could potentially block the site identified by the Museum Committee for the Olympic Ski Museum. WILCOX suggested an alternative site to JOHN RAMIREZ of Placer County Parks Department. WILCOX reported RAMIREZ said the alternative site was not considered because there is no water, but that MIKE GEARY said water could be provided with no upfront costs. WILCOX attended a Placer County Parks Commission meeting to ask them to consider the site, but discovered the County has a contract with Auerbach Engineering to explore two sites in the park. WILCOX said he was suspicious that this was a plot by people who don't want to see the Museum in the park, but it appears that plans are still going forward to the detriment of the Museum and the suggestion of the alternative site has been ignored. SUPERVISOR MONTGOMERY said the County continues to work with the Museum Committee on alternate sites for the Museum. WILCOX replied that may be, but it is not right for the County to spend money to block the right site. MONTGOMERY said this is a private group interested in building a project on County property and the County is interested in identifying private land for the Museum.

8. Update on the Village at Squaw Valley Specific Plan – Chevis Hosea, Vice President, Squaw Valley Ski Holdings, LLC

This item was removed from tonight's agenda.

9. Information Non-Action Item

A. Liberty Utilities Update (including the power line upgrade project) – Mike Smart, President, Liberty Utilities

MIKE SMART narrated a Power Point presentation showing the service territory Liberty purchased from Nevada Energy in 2011. The area includes approximately 1756 square miles in 7 counties. SMART discussed the overall operation, where the power comes from, and how LU is involved in the community. A recent survey showed 84% of customers were satisfied with LU overall. SMART discussed the \$46 million line upgrade project that will be done in 3 phases over 6 years beginning in 2014. He answered questions regarding the construction project and LU operations.

The topic was open for Public Comment.

Squaw Valley Fire Department Chief PETE BANSON thanked SMART for coming to tonight's meeting. BANSON reported LU employees responded very quickly to a dead tree on Sandy Lane that came down on power lines. Their quick and professional response was appreciated.

SMART was thanked for his informative presentation.

B. The Squaw Valley Ranch Estates project (rezone of Squaw Valley Stables for 8 single family residences) – Allen Breuch, Supervising Planner – Tahoe, Placer County Planning Services, Gary Davis, Principal, Gary Davis Group Design and Engineering, and Michael Pavel, Applicant

ALLEN BREUCH presented the request to rezone Squaw Valley Stables, currently zoned Forest Recreational, into 8 one-half acre single family residences. County staff has not determined the level of environmental review required for the project. Because it is a re-zoning request, it will be heard by Placer County Board of Supervisors.

The applicant's architect, GARY DAVIS, showed the proposed project for the 4-acre parcel. The lots have been designed to preserve views and existing trees as much as possible. DAVIS reported on the soil studies done, which were very positive, and said the traffic study will be conducted soon. Although the site has been stables for decades, that business has been closed and because of economic issues, is no longer viable.

The applicant, MIKE PAVEL, explained how his family acquired the property, saying the stables closed in 2007. The family's intent was to hold the property as long as possible and live on it, but the only way to do that is to sell about half of it. The family is hosting an open house on the site on October 13 from 2-4 PM so the community can see the plans to turn the site into a beautiful estate.

The Council asked questions regarding the project. HENEVELD said he had mixed feelings about possible impacts to views and the environment. He said what is best for the family and best for the community needs to be considered.

STRANGE asked for clarification on the current zoning and what is permitted in the General Plan. BREUCH said residential is not currently an allowed use, which is why re-zoning is being requested. He will be prepared to discuss allowed uses at the next meeting.

SHEEHAN reported on his investigation into currently allowed uses, which includes stables and "community benefit items," including structures for use by public utilities. Depending on what happens with the Village project, a new fire station may be required and this may be a good site. He suggested moving slowly until the move to incorporate is further investigated and KSL decides on the scope of their project.

PAVEL explained the variety of reasons a stable operation is no longer viable, including less interest in horse-back riding and increased costs.

The topic was opened for Public Comment.

FRED ILFELD asked about possible locations for a fire substation. MIKE GEARY said SVPSD is considering all impacts to the Valley of the proposed Village project, including water, sewer, and fire department needs, and the facilities that will be required. ILFELD asked about height limits. BREUCH said those details will be presented in the environmental document, but typically it's 30' from grade.

JOHN SHANSER asked if Squaw Valley Design Review will be involved in the approval process. BREUCH said yes. SHANSER asked if the Squaw Valley General Plan speaks to a design of this type on the main road and if it addresses re-zoning. BREUCH said County staff will be reviewing all documents, but the requested use is not currently permitted. GARY DAVIS said the proposed homes are consistent to what is built on the other side of the street.

MIKE PAVEL, the applicant's son, asked for clarification on SHEEHAN's investigation of allowable uses for the site.

NANCY ELROD asked the applicant if other uses for the property have been considered. PAVEL said the family has investigated a variety of uses and even turned down offers to sell it, but ultimately the family would like to hold on to the property and live on it.

JUDY CARINI said although she sympathizes with PAVEL, SHEEHAN's comment of moving slowly is probably good. Re-zoning this property for a higher use may open the door for future requests. There is a lot of verbiage in the General Plan addressing this area.

PETE BANSON asked if re-zoning could be allowed but not for such high use. BREUCH said the proposal is for several units and explained the current use of the site. Zoning dictates use.

The Council made additional comments. HENEVELD asked for clarification of current zoning and single family residences. BREUCH will investigate if the current use is an existing non-conforming use. MONTGOMERY said Design Review will be engaged at the same time as the planning process.

C. Design Review Request for Mountain Kids Play Care Facility – Lisa Carnahan, Placer County Planning. The Design Review request is for a 5,000 sf sprung structure, which would be located in the Squaw Valley parking lot, below the Preferred parking and between Red Wolf Lodge and the Village. This will go before the SV Design Review Committee at its November 7th meeting.

ALLEN BREUCH presented this project on behalf of LISA CARNAHAN. He explained the review process for this project, saying it is an allowed use, so Design Site Review. Because of the scope of the project, County staff is asking for community comments on the project. The applicant is requesting approval for a 5000 sf sprung structure for day care facilities for children from 2-10 years old. The site is at the far end of Squaw Valley zoned Village Commercial.

The applicant, SEAN WHELAN, described his proposal for a day school and the temporary structure being proposed. He has a 5 year agreement with the ski area for the facility, which will operate 7 days a week during the winter season. It is primarily for visitors, but also serves a day school and after-school need for residents and will include some academics. This will be a state licensed facility for children 2-5 years old and a secondary license for children 6-10 year olds.

The topic was open for questions.

DAVE BREW said this is a school and should go through the same level of review required for Creekside. He questioned the use of a sprung structure. He asked if space is being leased from Ski Corp and if WHELAN represents a non-profit group. WHELAN said space is being leased and he is not representing a non-profit venture. This is a for profit business.

JUDY CARINI asked about zoning for a day care facility. BREUCH said CARNAHAN is review use. CARINI asked for clarification on loading and unloading areas and traffic circulation. A brief discussion followed regarding traffic flow.

Public comment was closed.

HENEVELD asked if the process can happen fast enough for the facility to open this winter. BREUCH said the County is working with the applicant to move through the process quickly.

10. MAC Member Reports / Sub-Committee Reports

No reports were given.

11. Future Agenda Items

- Mountain Kids may appear on next month's agenda
- Squaw Valley Ranch Estates may be on next month's agenda
- There may be a presentation from Placer County General Services about reaching out to military veterans in the area
- There will be an update on the Squaw Valley Design Review Committee

12. Date and Time of Next Meeting – November 7, 2013 at 6:00 PM

13. Adjournment

There being no further business to come before the Council, the meeting was adjourned at 8:25 PM.

Respectfully submitted,
Judy Friedman, Recording Secretary

