



**MINUTES OF THE REGULAR MEETING OF
SQUAW VALLEY MUNICIPAL ADVISORY COUNCIL
March 5, 2015**

Pursuant to notice given, the regular meeting of the Squaw Valley Municipal Advisory Council (SVMAC) was held on Thursday March 5, 2015 in the Squaw Valley Public Service District Community Meeting Room.

1. Call to Order

ROMACK called the meeting to order at 6:01 PM. A quorum was established.

MEMBERS PRESENT: Romack, Strange, Lange, Sheehan, Georgiu, Heneveld, and Adriani

MEMBERS ABSENT: None

STAFF PRESENT: Montgomery, Kastan and Friedman

2. MAC Member Introductions

Everyone introduced themselves.

3. Approval of Agenda

HENEVELD/ADRIANI/UNANIMOUS

4. Approval of Minutes of February 5, 2015

SHEEHAN/LANGE/ as amended/UNANIMOUS

5. Supervisor / Tahoe Field Representative Reports

SUPERVISOR MONTGOMERY reported the Placer County Board of Supervisors is meeting at the North Tahoe Event Center in Kings Beach on April 27 and 28, 2015. At a Special Board meeting held February 19, the Board heard a report on homelessness in Placer County. A link to the presentation can be found on the County website. Specific recommendations will be presented to the Board at a future meeting.

At the last Board of Supervisors meeting, a contract was approved with the Sacramento Office of Education to provide those being released from County jail facilities with educational, life skills, and job training opportunities.

KASTAN reported pickleball courts will be installed in Squaw Valley Park later this spring or early summer.

6. Community Reports

MONTGOMERY introduced the new California Highway Patrol Commander in Truckee, Captain RYAN STONEBRAKER. STONEBRAKER addressed the group, giving his background and described the services offered by the Truckee CHP office for Placer, Nevada, and Sierra Counties.

MELINDA MAHLER, Community Services Officer for Placer County Sheriff's Office, reported on PCSO's participation in the homeless survey. A ski registration program is being instituted for residents of this area in an effort to return lost or stolen property to its owner.

MIKE GEARY, General Manager of Squaw Valley Public Service District, said Phase 2 of the Redundant Water Supply Report has been presented to the SVPSD Board. Because none of the suggested

sources were deemed appropriate, Phase 3 will begin to consider alternative water sources. SVPSD is in negotiations regarding the Village Specific Plan development agreement. The SVPSD Board amended the scope of work to update the Water Supply Assessment, using data from the past 3 years to consider the aquifer level, stream flows, and demand based on snow making and occupancy.

7. Public Comment

THERESA DUGGAN thanked CHP for helping with the Snowfest parade in Kings Beach next Saturday and announced the Chili Cook-off taking place afterwards.

CHARLES LUCKHART voiced concern about the salt being used to de-ice the roads. He is investigating the compound and alternatives.

DAVID STEPNER read a statement regarding the phasing of the proposed Village and asked that the SVMAC consider sending a letter about the entitlements being requested. MONTGOMERY said this item will be presented to SVMAC and recommendations can be made at that time.

EVAN BENJAMINSON asked what presentation will be made to SVMAC regarding internet service in the Valley. KASTAN said Suddenlink is making the presentation to update the community on its plans.

ED HENEVELD reported the County will hear the request for the Siberia lift, as discussed at last month's SVMAC meeting. Further to that meeting, he investigated costs for building trails and found a hiking trail costs \$15,000 - \$20,000 per mile for a single track, not including enhancements, environmental reports, or maintenance. HENEVELD reported that although Squaw Valley Institute had a water forum scheduled for April 4, because the Water Supply Assessment will not be ready, that may be rescheduled.

8. Information Non-Action Items

A. Tahoe Residential Trash and Wildlife Survey Results – Michelle White, Placer County Environmental Engineering

MICHELLE WHITE reminded the group that in August she announced the Residential Survey to gauge needs of the general garbage service and the Wildlife Survey. Tonight she presented the results and action items developed to improve service. She noted an increase in fees may need to be considered for service improvements.

GEORGIU asked for clarification on the recycling program. WHITE said about 40% of all residential garbage is recycled. All trash is sorted, so blue bags probably would not make a significant difference. That said, upgrades at the local facility are being investigated to improve the system and offer incentives to the contractor.

SHEEHAN is against increasing fees. He discussed the improvements made to garbage collection in Squaw and feels everything is being handled appropriately.

ADRIANI encouraged people to report their neighbors who have not installed bear boxes and have constant issues with wildlife in their trash. She asked about increasing the percentage of recycled materials. WHITE explained some of the challenges, noting not everything is appropriate for recycling, for example aerosols, which are pulled out at the local facility. She said if people are in doubt about what can be recycled, they should throw everything into the trash, as it is hand sorted. When asked about composting, WHITE said a new bill mandating composting is being heard by the State Assembly, but is mostly geared to larger businesses. That said, consultants are being brought on to consider getting it implemented in the County. ADRIANI asked about composting and felt that the dump, with the support of the county, should have composting even if there is an additional cost involved.

The topic was open to public comment.

MIKE GEARY said SVPSD contracts with TTSD to collect waste. There is curbside and dumpster pick up. SVPSD would not support raising rates, but urges the Board of Supervisors to renew the current contract.

RICK SYLVESTER noted China is altering its policy regarding accepting recycling.

B. Village at Squaw Valley Specific Plan East Parcel proposed mixture of land uses -employee housing, employee parking facilities, shipping, receiving and distribution, and convenience store – Alex Fisch, Senior Planner, Placer County Planning Services and Chevis Hosea, Vice President of Development, Squaw Valley Real Estate

ALEX FISCH presented a general overview of the topic, including the location, current zoning and proposed zoning. The area is proposed to accommodate a number of services, including about 500 surface and structure parking places, primarily for employees, employee housing for up to 300 people in five 3-story buildings (using dormitory style units accommodating 4 people and studio apartments), a convenience market, and a shipping and receiving facility to intercept large vehicles that currently drive all the way into the Village. Plans include other improvements to serve residents of the area, including a fitness center, barbecue areas, and a Class 1 trail behind the units that would connect with the rest of the bike trail. CHEVIS HOSEA clarified the proposed plans, showing renderings of the buildings and layout.

GEORGIU asked about the archeological relevance in that area. HOSEA said there were some relics found alongside the creek and that might be a resource area. That is why the plans were redone to not develop Lot 45, however the zoning will be included in case the entitlements are needed.

Answering questions from STRANGE and ADRIANI, HOSEA clarified the proposed employee housing units and size of some of the facilities. If this plan is approved, the zoning on Lot 45 would be converted to Conservation Preserve. HENEVELD asked for clarification on how the parking would be used and the bike trail.

The topic was open to public comment.

DAVID STEPNER asked for additional clarification on parking, employee housing units, and traffic circulation.

VLADMIR BAZJANAC suggested the proposed pedestrian crossings be more closely reviewed given traffic on heavy days.

MIKE CARABETTA asked for clarification on phased parking. HOSEA said the three structures proposed on the east parcel are a priority because it limits traffic further in the Valley. He explained how the parking is being addressed and the possible use of this parking for guests on heavy ski days.

EVAN BENJAMINSON asked if the employee housing can be used for Transient Occupancy Tax collection. HOSEA said off-season rental opportunities have been considered, but he's not sure they can run employee housing as a rental option. BENJAMINSON asked about truck traffic. HOSEA said if KSL is the landlord or operator sending or receiving the trucks, this is the area they will be.

TUCK WILSON asked for clarification on the number of parking places and bedrooms, given current and proposed zoning.

9. Action Items

A. Consideration of the granting of “Exceptions” to the Variance process – Paul Thompson, Assistant Agency Director, Placer County Community Resource Development Agency

PAUL THOMPSON referred to information distributed to Council members prior to the meeting regarding exceptions. The Placer County Zoning Ordinance recognizes the Squaw Valley and Tahoe Basin General Plans as land ordinances and states that where they are silent, the Zoning Ordinances take precedent. If certain criteria are met, such as slope, setbacks can be changed without a variance process.

He gave examples on Squaw Valley Road and Squaw Peak Road of how exceptions can both decrease and increase setbacks. If the General Plan does speak to an issue that would take precedence over the Zoning Ordinance, but in this instance the local documents are silent. Staff uses the exception when criteria dictate. The result is less variances. Typically this process is used for slopes.

HENEVELD asked what less variances means for Squaw Valley. How often does this come up? THOMPSON said he doesn't know the exact number of exceptions granted in a specific time period because that is done administratively. An application will show the criteria for an exception has been met. HENEVELD asked for the history on this decision. THOMPSON said Fred Yeager, Placer County Planning Director until 2005, provided direction to staff that exceptions, particularly to setbacks would not apply in Squaw Valley and that projections such as eaves, landings, or stairways, could not encroach into setbacks. He reversed himself in 2002. In 2007, the current Planning Director, MICHAEL JOHNSON gave a formal written decision supporting that decision. That said, the exception section has been in effect in Placer County since 1941. HENEVELD said that is not in Squaw Valley and a conclusion has been made that if it's not in the General Plan, the Zoning Ordinance takes precedence.

LANGE and ADRIANI asked for clarification on what action is being requested tonight. KASTAN explained they can provide the Planning Director with the Council's opinion of exceptions being used in Squaw Valley or not.

STRANGE asked why a new Planning Director can just arbitrarily change the policy without public input.

SHEEHAN voiced concern about checks and balances and unilateral decisions that can impact people's neighbors. ROMACK agreed, noting when an exception is granted, the neighbors are not alerted as they are with a variance application.

ADRIANI suggested that if exceptions were included in the Zoning Ordinances as far back as 1941 and the Squaw Valley General Plan was created after that, the framers of the General Plan could have purposely excluded them since they were already in place.

The topic was open to public comment.

CARL GUSTAFSON asked about snow storage easements. THOMPSON said snow storage easements are typically required as a way of notifying property owners that the County has the right to blow snow there. It is a public disclosure.

TUCK WILSON addressed the Council at length, saying his concern is that exception is not a land use matter; it is a term determining what he can do where on the lot. The problem with defining exceptions as a land use matter is that setbacks and height restrictions in the General Plan are meaningless.

ROBERT MOWRIS said he has solar panels on his roof and cited a 1978 law guaranteeing California residents access to solar. Someone being granted an exception without neighbors being notified can impact that with overhangs, heights, and setbacks.

EVAN BENJAMINSON asked for clarification on the snow storage easement.

JUDY CARINI read an article in the Zoning Ordinance addressing exceptions and suggested the General Plan did not include exceptions because Squaw Valley is in a different district.

VLADMIR BAZJANAC asked that if staff is not making decisions if there is conflicting information, why the public cannot get involved in that discussion. THOMPSON said staff typically goes to the Planning Director if direction is needed relating to a determination on the Zoning Ordinance.

DAVID STEPNER said this seems to have come about to make the job of staff easier. He asked if notifying neighbors would be an undue burden to notify neighbors that an exception is being considered. THOMPSON said there are a dozen other exceptions besides slopes. What areas would the notification process apply to: the Valley, the Tahoe Basin, the rest of the County? If only Squaw Valley, it would not be a huge burden. MONTGOMERY noted the reluctance of County Counsel to recommend rules for only certain segments of the County because it may not be legally defensible. A similar request is being considered elsewhere in the County. This would require an ordinance that carves a specific area.

TUCK WILSON again addressed the Council, saying this came to light because a variance notice was sent to neighbors when an exception was already being granted.

Public comment was closed and lengthily discussion followed as the Council considered their options.

Motion to write a letter to the Planning Director asking that he reverse his 2007 action and reintroduce the variance process for sloping lots. LANGE/STRANGE

ROLL CALL VOTE

AYES: HENEVELD, LANGE, STRANGE, ROMACK, SHEEHAN, GEORGIU

NOES: ADRIANI

Motion carried 6:1:0

B. Changing the “Shirley Canyon Trails Sub-Committee” to being the “Parks and Recreation Sub-Committee”

HENEVELD reminded the Council of last month’s presentation on the Village Park and Recreation plan, noting potential mitigation fees. He suggested the Committee be reformed in order to better advise how Park Dedication Fees are spent. He suggested doing a survey, asking for public involvement, and developing a process to take advantage of a huge opportunity. MONTGOMERY noted the public does have opportunity for input, which is why the revised Village plan was changed to reflect more trails and flush toilets at Squaw Valley Park. Discussion followed regarding reformation of the Committee.

Motion to form a Parks and Recreation Sub-Committee. ADRIANI/LANGE/UNANIMOUS

ROMACK, ADRIANI, and HENEVELD were appointed to the Committee.

10. MAC Member Reports / Sub-Committee Reports

A. Squaw Valley Design Review – Kevin Strange

STRANGE reported SVDRC agreed on 8 design objectives and standards as regards the Specific Plan, including pedestrian walkways, step backs, landscaping, and plaza areas.

B. Shirley Canyon Trails – Alisa Adriani

No report was given

11. Future Agenda Items

- Village traffic and circulation and parking for the Village project
- Updates from Suddenlink and Exwire on internet

12. Date and Time of Next Meeting – April 2, 2015 at 6:00 PM

13. Adjournment

There being no further business to come before the Council, the meeting was adjourned at 9:52 PM.

Respectfully submitted,
Judy Friedman, Recording Secretary