



Sheridan Community Plan Update

Sheridan Subcommittee Working Group

Meeting Seven

July 17, 2013; 7:00 PM – 8:20 PM



Meeting at a Glance

The seventh meeting of the Sheridan Community Plan Update working group was held on Wednesday, July 17, 2013 at Stewart Hall in Sheridan. There were 17 individuals in attendance, including County staff.



Chris Schmidt of the Planning Services Division will now be the County lead on the Sheridan Community Plan update effort. Jennifer Byous will be focusing on other County projects including the PCCP (Placer County Conservation Plan) and was at the meeting to thank everyone for their support and participation to date.



What Was Presented?

The meeting began with a PowerPoint presentation recapping the last meeting where commercial and industrial land use changes were discussed. Redevelopment of 13th Street was identified during the kick-off workshop and community survey as a priority. The subcommittee discussed the potential for mixed-use development and live-work units as a way to 'fill in' 13th Street. Adding Highway Service zoning at Riosa Road and Sheridan Lincoln Boulevard to try to take advantage of the new Highway 65 alignment was supported. Also considered was Business Park zoning between Highway 65 and Wild Flower Place and additional Industrial zoning between Wild Flower Place and Sheridan Lincoln Boulevard south of Townview Court (the old Riosa Road west of Dowd Rd., renamed Wildflower Place, that is now cul-de-sac'd).



A brief presentation was given on community design and its role in the Community Plan and the County's land use planning and decision making processes. The Plan's community design section will contain guidelines and standards that will implement the community's vision for Sheridan. To help formulate those guidelines, a short survey was distributed to obtain feedback on a number of design issues including but not limited to streetscape requirements along 13th Street, uses in the various commercial zones, parking lot location, architectural preferences (if any), and sign standards. For the public that did not attend, the survey is available online for downloading and can be returned to the Planning Services office.

What's Next?

After the August meeting discussing residential land uses, County staff will prepare a draft Community Plan document. It is expected that the draft document will be ready this fall. We will be seeking a recommendation from the subcommittee on how they want to receive the document for review (i.e. individual chapters or the whole document, and do we want to have one or more meetings to go over the draft document).

Response to Question Regarding Frontage Improvements

A question was asked regarding frontage improvements required by the County. Specifically, if a property owner on mid-block 13th Street developed his/her property, would that owner be required to install curb/gutter/sidewalk/lighting/other if the improvements didn't extend to neighboring properties? Is there a way the improvements can be deferred?

The following is provided by the Engineering and Surveying Division:

When a project comes in, the applicant is obligated to construct their frontage improvements whether or not the neighboring properties have constructed theirs. This is the process on how the County gets its roadway improvements throughout the county. Generally there is not an option to pay into a fund that the County would use to construct improvements unless the County already has a project to construct the improvements (such as Auburn/Folsom Road widening, Kings Beach Commercial Core Improvement Project).

As for deferring the improvements, we typically don't defer improvements. However, the applicant can request to enter into a Deferred Improvement Agreement to defer the improvements and the ESD and DPW will consider the request. If the County agrees to defer the improvement, the applicant would have to put up a cash security of approximately 125% of the actual cost of constructing the improvements based on an approved engineer's estimate and would not get that security back until such time as the applicant constructs the improvements. So the applicant would have to construct the improvements either up front or at some point in the future.

Next Meeting

Residential Uses – Zoning Changes and Key Policy Questions

****NOTE NEW DAY AND TIME****

Wednesday – August 14, 2013 at 6:30 PM (MAC Meeting Begins at 7:30)

Meeting handouts will be emailed and will also be available prior to the meeting at:

<http://www.placer.ca.gov/sheridan>