COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
May 23, 2013

OFFICE OF
Planning Services
Division
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AUBURN, CALIFORNIA 95603
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Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am **FLAG SALUTE**

ROLL CALL: Miner Gray(Chairman) [***absent***], Larry Sevison (Vice Chairman), Ken Denio(Secretary), Richard Roccucci[***absent***], Richard Johnson, Jeffrey Moss, and Wayne Nader

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director, reported on the following updates to the Commission: At the Board of Supervisor meeting Tuesday, May 21st the Board gave a commendation to recognize and honor Gerry Brentnall for his service on Planning Commission. At the June 13th meeting the Planning Commission will be doing the same. The Board took action to unanimously approve the Targeted Placer County General Plan Amendment recently heard by Planning Commission. The Board also took action on the Extension of the Interim Ordinance regarding a moratorium on new applications for "Community Centers".

On June 13th, the Planning Commission will meet to present a Commendation for Gerry Brentnall, consider a Conditional Use Permit for a new chairlift proposal at the Sugar Bowl Ski Resort, a subdivision modification to Highlands II and a possible Workshop on amendments to the Winery Ordinance. Staff feels it is important to consider the Winery Ordinance separate and independent from the Community Centers.

Commissioner Moss question: How long is the moratorium? Michael Johnson answer: The Board of Supervisors approved the maximum time the State allows of 22 months and 15 days.

Commissioner Nader question: Did the Board give direction on the one pending permit? Michael Johnson answer: Not at this time. Staff is working with County Counsel and will be meeting with the applicant.

PUBLIC COMMENT

Ellie Waller – Tahoe Vista resident and North Tahoe West Area Plan Team member [for Tahoe Community Plan Update], expressed concerns that all planning tools are not provided for the lay person to understand the difference between conditional use permits and mitigated negative declarations etc. She mentioned that Crystal Jacobson and staff are doing a wonderful job but indicated

that they are still not being provided information from the consultant on the updates. Ms. Waller indicated that she still has concerns with the Kings Beach vision and the Tahoe City Business Association vision that was put in place.

1) 10:05 am **CONDITIONAL USE PERMIT (PCPA 20130040)**
NORTHSTAR FOREST FLYER
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Trimont Land Company dba Northstar California, for approval of a Conditional Use Permit to allow an all-weather, toboggan-style alpine coaster to be located at the mid-mountain area of the Northstar Resort. The "Forest Flyer" coaster would consist of steel tracks, suspended above the ground on individual footings, that would connect an upper and lower attendant station. The lower station would be located in the vicinity of the Big Springs Day Lodge, and individual carts would be pulled uphill (approximately 1,535 feet) from that location to the upper station, just south and uphill from the Village Express Lift top terminal. Once at the top station, the carts would be released downhill for a 2,365-foot ride.

Project Location: The project is located between Vista Express and Village Express near Highlands View Road and 900 Roadway in the Northstar area.
APN: 110-050-070
Total Acreage: 438.39 acres
Zoning: FOR-B-X-160 (Forestry, combining minimum Building Site of 160 acres)
Community Plan Area: Martis Valley Community Plan
MAC Area: North Tahoe Regional Advisory Council
Applicant/Owner: Trimont Land Company, et. al.
County Staff:
Planning: Gerry Haas (530) 745-3084
Engineering and Surveying: Phil Frantz (530) 745-3110
Environmental Health: Justin Hanson (530) 745-2300

MOTION VOTE 5:0 Commissioner Denio moved, Commissioner Moss second; (Commissioner Gray and Commissioner Roccucci absent) To approve the Conditional Use Permit request for the Forest Flyer project subject to the findings and attached recommended Conditions of Approval and adopt the Mitigated Negative Declaration subject to the findings listed in the staff report, including A) Mitigated Negative Declaration Findings 1 – 5 and B) Conditional Use Permit Findings 1 – 5 including the Augmented Findings for the Northstar Forest Flyer project as stated on page 15 of the Errata.

Acting Chairman Sevison read the Appeal rights.

MEETING ADJOURNED 11:39 AM