



County of Placer
West Placer Municipal Advisory Council
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County Contact: Landon Wolf, District 1 Director ▪ (916) 250-8266

REGULAR MEETING Minutes—Approved April 20, 2022

6:30 PM, Wednesday, March 16, 2022

Dry Creek Community Room, 8849 Cook Riolo Rd.

1. **Call to Order & Pledge of Allegiance:** Chairperson Walt Wyllie called the meeting to order at 6:30 and lead the group in the Pledge of Allegiance.
2. **Roll Call of MAC Members:** The members each introduced themselves. Present were Walt Wyllie, Patrick Stiehr, Jean Pagone and Deb McSherry. Absent was Mike Viale.
3. **Approval of March 16, 2022, agenda**
4. **Approval of November 17, 2021, minutes:** Items 3 and 4 were taken together. Patrick Stiehr moved to approve the March 16, 2022, agenda and the November 17, 2021, minutes as presented. Motion carried 4-0.
5. **Public Comment:** Let us hear from you! Do you wish to share something that is NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman). None
6. **Reports:**
 - A. **Local Government:**

District 1 Supervisor: Countywide and District 1 Update: Landon Wolf informed the MAC that Supervisor Gore will remain as the District 1 Supervisor as no one filed to run against her. He also informed them of the Campus of Hope project for homeless being a rumor which is being corrected on the issue. There is a homelessness meeting between the County and the Cities on how to address homelessness in Placer County. He also reminded people that a virtual presentation on Development in West Placer is available for viewing online. Patrick asked if there are any big box stores signed on to the proposed development at Baseline/Fiddymont/Walerga corner. Walt made a statement related to water availability concerns related to continued new development. Landon suggested we hear from a PCWA spokesperson on the future water issues.
 - B. **Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office: None
7. **Informational Items**
 - A. **Proposed Project: Replacement of Watt Avenue Bridge over Dry Creek.**

The Department of Public Works (DPW) is proposing to replace the existing bridge on Watt Avenue over Dry Creek. Staff from DPW along with the project design team will present an overview of the project and give residents the opportunity to hear about the

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



proposed bridge plans. Presenter: Jean Hanson, Associate Civil Engineer, DPW
Jean Hanson introduced herself and the representative of the design firm who then gave a power point presentation related to the replacement of the current Watt Avenue bridge which is deemed obsolete. The replacement bridge will be similar to the recently replaced Walerga Bridge and the Cook Riolo Bridge over Dry Creek. The bridge will be widened to 4 lanes 12 ft. each with a 14 ft. medium and also provide for a left-hand turn lane to Dyer Lane and 8 ft. shoulders. The bridge will be approximately 375 ft long and 8 ft above flood level and will provide for trails on both sides of the bridge for walking and biking. Construction may begin in 2023 with completion expected in winter 2026. Construction will be similar to the other replacement bridges building one side first, opening that side, eliminating the existing bridge and building the other side of the new bridge.

B. Review of Zoning Text Amendments:

Planning Services staff is preparing text amendments to the Zoning Ordinance that will include minor technical clarifications and corrections to fix grammatical issues and resolve language conflicts, targeted revisions to specific sections of existing code and re-writing code sections to be consistent with recently adopted housing and habitat conservation programs, and to address feedback received from the public and the Board of Supervisors. Staff is seeking feedback on these proposed amendments. Final changes will be presented to the MAC as an action item at a later date. Presenter: Kally Keding-Cecil, Placer County Planning

Kally introduced herself and reviewed several suggested changes to the Zoning Ordinance—many were technical clarifications, grammatical issues and changes according to State standards. Others included changing for clarification or reflection of input over the last few development discussions. Of interest to the MAC was the change of development notification from 300 ft to at least 30 properties notification. Also discussed was placement and regulations related to containers on properties, conditional use permits, fencing heights, commercial parking setbacks. Permit reviews that are subject to presentation to MACs could (if not able to get to a MAC timely) be approved by the director of Planning. This was not in favor. Walt also discussed that there needs to be a method to discuss with the public (local neighborhoods) when a larger development is brought forward prior to efforts on the developer/County's part to force a project without community input. This could be community meetings with the proponent/staff for initial input and understanding of the area itself.

8. Action Items: None

9. Adjournment: The meeting was adjourned at 8:20 pm with the next meeting on April 20, 2022