

County of Placer

WEST PLACER MUNICIPAL ADVISORY COUNCIL

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Wednesday, February 10, 2016

A regular meeting of the West Placer Municipal Advisory Council was held on Wednesday, February 10, 2016 at 7:00 p.m. at the Creekview Ranch School Library, Roseville, Ca.

1. Call to Order: John Hottle called the meeting was called to order at 7:02
2. Pledge of Allegiance: John Hottle led the pledge

Roll Call: Council members present: John Hottle, Carolyn Riolo, Alicia Butler, Walt Wyllie, and Darryl Osborne

Council members absent: None

County staff present: Supervisor Jack Duran

Admin Assistant Cristina Rivera

Jean Hanson, Dept. of Public Works

Alex Fisch, Planning Department

Lisa Carnahan, Planning Department

Diane Howe, Sec. MAC

Pledge of Allegiance: John Hottle led the pledge

3. Approval of the Agenda: Darryl Osborne moved to approve the agenda as present. Walt Wyllie seconded. Motion carried 5-0
4. Approval of the Minutes of October 14, 2015: Walt Wyllie moved to approve the minutes of October 14, 2015. Darryl Osborne seconded. Motion carried 5-0.
5. Public comment: Any member of the public may address the Municipal Advisory Council on any matter that is NOT listed on the agenda. Comments will normally be limited to three (3) minutes per person at the discretion of the Chairperson. Chuck Barsdale requested that someone mow the weeds on Cook Riolo Road from Creekview Ranch School to Vineyard for students to be able to walk on the side of the road not in the road.
6. Supervisor Duran's Report: Supervisor Duran reported that the county is working on a homeless center near the government buildings in Auburn, also on an ordinance graffiti and public urination, along with the medicinal marijuana growing ordinance.
7. Public Safety:
 - A. County Sheriff's Department: Deputy Rose reported that there has been several cases of mail theft in the area so please pick up your mail daily and early if possible.
 - B. Cal-Fire: Chief Lopez reported an arrest of a person who plead guilty to arson in the area which has reduced the arson calls significantly in the area.
 - C. CHP: None available
8. Informational Item:

None
9. Action Items:
 - A. **Winding Creek Subdivision Modification:**

The Winding Creek Subdivision was approved as an 11-lot Planned Residential Development in 2005. A new proposal will be presented to the MAC which includes modifying the approved

development to include a total of 20 residential lots. Proposed lots would range in size from 11,634 square feet to 30,725 square feet and the average lot size would be 16,391 square feet. The project site is located on a undeveloped property north of Dry Creek, immediately west of Cook Riolo Road and southwest of the Creekview Ranch School. Presenters: Alex Fisch, Planning Services Division and Michael Richter, Towne Development of Sacramento, and Dave Cook, RCH Group. 20 minutes. Alex Fisch presented the project requesting the increase in residential from 11 to 20. Mr. Fisch indicated the policy to follow the general plan and the community plan with low density land development. The entire project would include approximately 60% open space (flood area). Community members objected to the increase in density based on adhering to the community plan which stated the lots north of the creek should be 20,000 square feet or more, on flooding knowledge from past floods, on potential of increase of traffic both vehicle and walking, and the possibility of continued change to a community plan developed with a specific intent—to stay open and not urban. The County and developer indicated that the increase is minimal as to what it could be and that “should be” allows increase based on the open space allowed in the project. After much discussion between community, developer representative and MAC members the following motion was made.

Walt Wyllie moved to deny the recommended increase in density on the Winding Creek Subdivision. Darryl Osborne seconded. Motion carried 5-0 as denied.

B. Proposed Gated Entrance for the Willow Park Subdivision:

The Willow Park Subdivision Home Owners Association is requesting a Conditional Use Permit Modification to allow for an electronic vehicular gate and two pedestrian gates at PFE Road and Canopy Tree Street. The request also includes the replacement of the current manual emergency access side gate on Bulrush Street and Cook Riolo Road with a decorative, wrought iron manual emergency access vehicular gate and one pedestrian gate. Presented by Lisa Carnahan, Planning Services Division (10) minutes

Lisa Carnahan presented the project for a conditional use permit modification to allow for gates as stated. The MAC was presented with several letters expressing both positive and negative views on the proposal. The Association president informed the MAC of the vote of 57% for the gates and another resident present CC&R's suggesting a need for 67% of the vote as he interrupted the CC&Rs. There was much discussion related to the vote, the cost of the project, the need for gates, as well as the possibility of other solutions to security. The MAC members were unclear as to the legality of the vote and therefore the following motion was made. Walt Wyllie moved to table the issue giving the parties involved time to verify the legality of the existing vote or to obtain a new vote. Caroline Riolo seconded the motion. Motion carried 5-0

10. Annual Reorganization of Officers:

- A. Selection of Chairperson: Darryl moved and Caroline seconded a motion to select John Hottle as chairperson. Motion carried 4-1
- B. Selection of Co-Chairperson: Darryl moved and Alicia seconded a motion to select Walt Wyllie as co-chairperson. Motion carried 5-0

11. Next Regular Meeting—Wednesday, March 9, 2016.

12. Meeting adjourned 8:55.