

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
NOVEMBER 14, 2017 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on Tuesday, November 14, 2017 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chairman Wardall.

THOSE PRESENT WERE:

Planning Commissioners: Keith DesVoignes, District I
Dave Wardall, District II, Chairman
Caryl Callsen, District III
Andy Byrne, District IV

Staff: Greg Gillott, County Counsel
Susan C. Grijalva, Planning Director
Chuck Beatty, Planner III
Robin Rehart, Administrative Secretary

THOSE ABSENT WERE:

Planning Commissioner: Ray Ryan, District V

NOTE: The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

A. Pledge of Allegiance.

B. Approval of Agenda:

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner DesVoignes and carried to approve the agenda as presented.
Absent: Commissioner Ryan

C. Minutes: October 10, 2017

MOTION: It was moved by Commissioner Callsen, seconded by Commissioner Byrne and carried to approve the minutes of October 10, 2017 as presented.
Absent: Commissioner Ryan

D. Correspondence: None.

E. Public Matters Not on the Agenda: None.

F. Recent Board Actions: Chuck Beatty, Planner III, updated the Planning Commission on the recent actions of the Board of Supervisors:

- Use Permit for Epic Wireless to place a Tower on Huot Road was brought to the Board of Supervisors On Appeal. Use Permit was Denied.
- Board of Supervisors Approved the Zone Change to "AG" for the Neilsen Family Trust along with their Williamson Act Contract.

Public Hearings

Item 1 - Environmental Document Determination and Possible Project Decision for Resubmittal of Tentative Subdivision Map #180: Timber Creek (expired April 8, 2017), submitted by Martin Point, LLC, proposing to subdivide approximately 1.26 acres into 16 multi-family lots in the 2003 Kirkwood Specific Plan area.

Applicant: Martin Point, LLC (Nate Whaley, representative)

Supervisory District: III

Location: At the intersection of Timber Creek Drive and Sentinels Way, north of Chair 7 and the Timber Creek base area (APNs 026-310-007 & 026-310-008).

Chuck Beatty, Planner III, summarized the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chairman Wardall opened the public hearing.

Nate Whaley, representative for Martin Point, LLC, explained the reason for the resubmittal of the project.

Commissioner Callsen asked about parking being eliminated by the project and if there were any plans to replace those parking spaces.

Nate Whaley, representative, responded to the Commissioner's Question. Nate informed the Commission that the area being reviewed was not actually zoned for parking. However, prior to the sale to Vail Resorts, Timber Creek had increased parking to an area east of the Parcel being reviewed.

There being no further speakers the following actions were taken.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Callsen and carried to close the public hearing.

Absent: Commissioner Ryan

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Callsen and carried to find the project is Categorical Exempt from CEQA.

Absent: Commissioner Ryan

MOTION: It was moved by Commissioner Callsen, seconded by Commissioner Byrne and carried to approve Tentative Subdivision Map #180: Timber Creek subject to the findings and conditions contained in the staff report.

Absent: Commissioner Ryan

NOTE: Mr. Beatty, Planner III, advised those present that the Planning Commission has approved Tentative Subdivision Map #180 for the remaining 16 homes at Timber Creek. If anyone wishes to appeal the decision of the Commission they may do so by submitting to the Clerk of the Board of Supervisors a written request for appeal prior to Friday, **November 24, 2017 (Monday, November 27, 2017 due to the Thanksgiving Holiday)** at 5:00 p.m. along with the appropriate appeal fee.

Item 2 - Environmental Document Determination and Possible Project Decision for Resubmittal of Tentative Subdivision Map #143: Palisades Unit 6 (expired November 8, 2017), submitted by KP-VI, LLC, proposing to subdivide approximately 8.1 acres into 21 single-family lots in the 2003 Kirkwood Specific Plan area.

Applicant: KP-VI, LLC (Nate Whaley, representative)

Supervisory District: III

Location: Just west of the intersection of Palisades Drive and Olympic Court, approximately 400 feet west of Kirkwood Meadows Drive (APN 026-020-046).

Chuck Beatty, Planner III, summarized the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chairman Wardall opened the public hearing.

Nate Whaley, representative for Martin Point, LLC, explained the reason for the resubmittal of the project.

There being no further speakers the following actions were taken.

MOTION: It was moved by Commissioner Callsen, seconded by Commissioner Byrne, and carried to close the public hearing.

Absent: Commissioner Ryan

Commissioner Byrne asked if there is anything on the ground that would necessitate changes in the Conditions of Approval.

Mr. Beatty, Planner III, replied, "No".

MOTION: It was moved by Commissioner Callsen, seconded by Commissioner Byrne, and carried to find the project is Categorically Exempt from CEQA.

Absent: Commissioner Ryan

MOTION: It was moved by Commissioner Callsen, seconded by Commissioner Byrne and carried to approve Tentative Subdivision Map #143: Palisades Unit 6 subject to the findings and conditions contained in the staff report.

Absent: Commissioner Ryan

NOTE: Mr. Beatty, Planner III, advised those present that the Planning Commission has approved Tentative Subdivision Map #143: Palisades Unit 6. If anyone wishes to appeal the decision of the Commission they may do so by submitting to the Clerk of the Board of Supervisors a written request for appeal prior to Friday, **November 24, 2017 (Monday, November 27, 2017 due to the Thanksgiving Holiday)** at 5:00 p.m. along with the appropriate appeal fee.

Adjournment: It was moved by Commissioner Callsen, seconded by Commissioner DesVoignes and carried (with Commissioner Ryan absent) to adjourn the meeting. Chairman Wardall adjourned this meeting of the Planning Commission at 7:13 p.m. Planning Commission to meet again on December 12, 2017.



Caryl Calsen, Vice Chair
Amador County Planning Commission

Robin Rehart, Recording Secretary
Amador County Planning Department

Susan C. Grijalva, Planning Director
Amador County Planning Department