

BOARD MINUTES
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

Meeting	Location	Date	Time
Special	District Office	March 14, 2016	4:30 p.m.

I. CALL MEETING TO ORDER: A Special Meeting of the South Placer Municipal Utility District Board of Directors was called to order with President Dickinson presiding at 4:30 p.m.

II. ROLL CALL OF DIRECTORS:

Present: Will Dickinson, Vic Markey, Jerry Mitchell, John Murdock, Jim Williams

Absent: None

Vacant: None

Staff: Herb Niederberger, General Manager
Adam Brown, Legal Counsel
Eric Nielsen, District Engineer

Others: None

III. PLEDGE OF ALLEGIANCE: President Dickinson led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

President Dickinson opened the Public Comments, hearing none, the public comments were closed.

VI. BOARD BUSINESS:

1. LOOMIS BREWERY APPEAL OF ORDINANCE #09-01 – 3640 Taylor Road, Loomis

District Engineer Nielsen made a presentation to the Board regarding the history of submittals and correspondence concerning the Loomis Basin Brew Pub as well as the requirements for the installation of Fats, Oils and Grease (FOG) pretreatment on a food service establishment (FSE) in accordance with Ordinance #09-01, and "Grease Control Devices" for the kitchen facilities that are being installed during the tenant improvement. The Board asked clarifying questions of the District Engineer.

The property owners of 3640 Taylor Road, Eric Peterson and Lyle Innocent, addressed the Board regarding site constraints for the installation of a large grease interceptor adjacent to the building. The Board asked clarifying questions of the property owners.

The appellant, Kenny Gowan of the Loomis Basin Brew Pub, addressed the Board regarding the history and evolution of his proposal for the site. How it progressed from a proposal to include just meat and cheese trays to a kitchen preparing food. It was his understanding that the proposal would require a "Big Dipper" at the sink to handle and FOG produced in the kitchen. It was the town of Loomis Building Inspector that alerted him that the District might require more advanced pretreatment for FOG removal. He has sized a device in accordance with the Uniform Plumbing Code and is proposing a 50gpm/100# hydromechanical grease trap to be located outside the premises. The Board asked clarifying questions of Mr. Gowan.

The hearing was opened to public comment. No public comment was submitted. The hearing was closed for Board deliberation and additional questions of staff, the appellant, and District General Counsel.

There was considerable Board discussion regarding the application of the Ordinance to tenant improvements, the function of the grease interceptor, the proposed 50gpm/100# hydromechanical grease interceptor and the overall economic impact the District requirements were having on the proposed Brew Pub at this location. Director Williams asked whether the proposal to install the 50gpm/100# hydromechanical grease trap could be on a trial basis. President Dickinson directed questions to the General Manager.

General Manager Niederberger, stated that while it was staff's opinion to adhere to the provisions for FOG pretreatment in Ordinance 09-01, it was within the Board's discretion to allow a variance to the Ordinance. Staff and General Counsel has taken the liberty of drafting a proposed resolution making the appropriate findings to grant a variance along with conditions of approval. These conditions of approval were listed and included not only a 3-year timeframe to install a district approved grease interceptor, but also a requirement that the appellant enter into an agreement reflecting the terms of this variance.

The Board pondered a longer time frame of 5-years requested by the appellant, to go along with initial lease for the Brew Pub, as well as a provision to continue the variance after the initial 5-years if the Brew Pub was diligent in the trap cleaning and maintenance. These revisions were made to the proposed resolution. The property owners and the appellant were agreeable to the terms of the resolution and pending agreement.

A motion was made by Director Williams to adopt Resolution 16-08, a Resolution Granting the Loomis Basin Brew Pub a Variance to Ordinance No. 09-01 and Findings of Fact in Support Thereof; a second was made by Director Markey and the motion carried 5-0.

VIII. ADJOURNMENT

The meeting was adjourned at approximately 6:25 p.m. to the next regularly scheduled meeting on April 7, 2016 at 4:30 p.m.



Herb Niederberger, General Manager
and Acting Board Secretary