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ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

February 1, 2018

MEMBERS PRESENT: Lynn A. Morgan, Supervisor, District III and Frank Axe,
Supervisor District IV

Supervisor Morgan called the meeting to order at 1:30 p.m.

AGENDA: Approved.

CORRESPONDENCE: None.

APPROVAL OF MINUTES: The minutes of the August 28, 2107 meeting were approved as submitted.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. DISCUSSION AND DIRECTION ON A POSSIBLE PROPOSAL FOR PRESENTATION TO THE BOARD OF SUPERVISORS REGARDING WHEN IMPACT FEES SHOULD BE APPLICABLE—Building Department

(Present—Steve Stokes, Building Department; Chuck Beatty, Planning; Mike Israel, Environmental Health)

Steve Stokes said he was looking for direction on how to handle impact fees for SFD rebuild, alteration or addition permits. The first impact fees went into effect in 1999. The concern is whether to charge or waive impact fees when a permit for reconstruction of a SFD that was originally built prior to impact fees or has not been inhabited for a period of time is applied for. Mr. Stokes provided scenarios in the staff report and discussion ensued.

Committee Action: The Committee directed Steve Stokes, Building Department, to bring this matter back to Committee after doing further research as to what other counties are doing. It was recommended he check with Calaveras County and another rural county such as El Dorado County, Alpine or Placer.

ITEM 2. DISCUSSION, AS DIRECTED BY THE BOARD OF SUPERVISORS, REGARDING THE IMPLEMENTATION TIMELINE AND REFINEMENT OF FEES FOR CERTAIN ACTIVITIES WITHIN THE PLANNING DEPARTMENT—Planning Department

(Present— Chuck Beatty, Planning; Steve Stokes, Building Department; Mike Israel, Environmental Health)

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Chuck Beatty, Planning Department, said in addition to the fee increase spread over 3 years, he came up with a fee proposal which has a 5-year implementation plan (black & white document in agenda packet). He further indicated that the fee schedule was revised to include a consultation fee in 30 minute increments after the first 30 minutes. The Planning Department cannot charge for LAFCO and Airport Land Use time; however, the amount of time spent on those items is minimal.

Committee Action: The Committee directed Mr. Beatty to provide the Board of Supervisors with the 3 year proposal showing both the GFR and the full cost recovery options with no charge for consultations and small items that take less than 30 minutes. Mr. Beatty was directed to spell out the fact in his presentation to the Board of Supervisors that the GFR fee proposal will only recover 40-45 percent of costs. He was further directed to share the fact that currently the Planning Department's cost recovery is very low.

ITEM 3. FURTHER DISCUSSION AND DIRECTION REGARDING THE ISSUE OF NUISANCE COMPLAINTS, SUCH AS DUST, FLIES, OR ODORS, INVOLVING LIVESTOCK IN CLOSE PROXIMITY TO OTHER RESIDENCES,--Environmental Health

(Present— Mike Israel, Environmental Health; Chuck Beatty, Planning; Steve Stokes, Building Department)

Mike Israel, Environmental Health, provided the Committee with a table summarizing what other jurisdictions are doing. Staff recommended a simple approach by setting a minimum lot size and defining which animals and how many animals are subject to the requirements. Most jurisdictions have an exemption for 4-H or similar educational projects. Mr. Israel further suggested exempting existing parcels with animals if no complaints have been filed. The definition of livestock and the Right to Farm were discussed.

Committee Action: The Committee recommended Mr. Israel place on the Board agenda adoption of a resolution of intent to pursue development of an ordinance to govern minimum standards and zoning for livestock in the County with the statement that one acre minimum is the standard in similar jurisdictions. As part of this process public hearings would be held.

The meeting adjourned at 2:20 p.m.