

## ACTION MINUTES

### LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

March 24, 2022

**MEMBERS PRESENT:** Frank Axe, Supervisor District 4  
Richard Forster, Supervisor District 2

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Glenn Spitzer, Deputy County Counsel  
Chuck Beatty, Planning  
Michelle Opalenik, Director Environmental Health  
Mary Ann Manges, Recording Secretary

**OTHERS PRESENT:** None

Supervisor Axe called the meeting to order at 2:05 p.m.

**AGENDA:** Approved

**PUBLIC MATTERS NOT ON THE AGENDA:** Supervisor Forster shared that he would like to begin to look at the winery ordinance again by taking a resolution of intention to the Board so that the Land Use Committee can come up with and present options. He added that he would like to look at events allowed by right and current by right usage in R1A zoning and shared that he has been hearing that the Shenandoah Valley is becoming what we do not want. Supervisor Forster commented that there was no conclusion made with previous meetings held with the Amador Vintners Association (AVA). He asked that there continue be input from the public, but stressed that the Board ultimately will be making the decisions. He added that there should be input from those impacted such as those who grow grapes, residents of the Shenandoah Valley, and the visitors that do not live in the Valley. Supervisor Axe added that the Vintners will want input and asked if wineries could be put on a map. Supervisor Forster stated that he does not want to delay and that he would like this to be on the April 28<sup>th</sup> BOS agenda.

**APPROVAL OF MINUTES:** November 8, 2021 approved  
January 27, 2022 approved with corrections

**CORRESPONDENCE:** None

**ITEM 1: Discussion and possible action relative to the placement and occupancy of recreational vehicles as temporary dwellings – Board of Supervisors**

Supervisor Axe introduced the item.

Supervisor Forster asked that there be oversight of the waste.

Ms. Opalenik responded that there are methods in place for waste and that she would memorialize what would be needed to be done if permits go long term.

Supervisor Forster said he desires that there be more discretion to staff on trailer while building permits.

Mr. Beatty shared that trailer while building permits currently are for a year with a 6 month extension.

Supervisor Forster stated that contractor demand, supply chain, and the cost of inflation were the three things brought up by the Board to discuss.

Discussion amongst the Committee ensued. It was shared that though housing is challenging now, the Board does not have any appetite to open up the door to live in trailers longer than the 16 days per calendar year. Supervisor Forster stated that it is tough with inflation and the cost of fuel and materials. Supervisor Axe shared that there are also supply chain issues. Supervisor Forster commented that it takes people a long time if they are trying to catch up and sometimes they might just need to sell their properties. Ms. Opalenik added that those with the trailer while building permit would probably be the ones that could run out of money. It was discussed to match timelines from the building permit to the ordinance and that staff can sign off on it.

Supervisor Forster asked what would be done if someone with a permit says they are not going to build a house.

Counsel Spitzer said if staff does not renew it and they are not complying then they would get referred to code enforcement.

Mr. Beatty added that to extend time limits in the code is relatively simple.

Supervisor Forster stated that parcel size was also a concern for one of the Board members.

Mr. Beatty explained that up to 2 homes can go on a residential parcel with recent changes in State housing laws.

Supervisor Axe stated that it is beneficial for people to be able to stay on their property and suggested that maybe the required size of the first home of 800 square feet on a parcel could be decreased since a smaller house costs less to build and would have less impact fees.

Supervisor Forster asked Mr. Beatty how low in square footage the Committee would consider going.

Mr. Beatty responded that he believes 500 sq. ft. is around the minimum size per code but that he would confirm with the Building Department before a resolution goes to the Board. He shared the ordinance requires that they have an active building permit. Discussion ensued about potential initial permit and extension periods and that they should align with the building permit.

Supervisor Forster requested that there be clear definitions.

Counsel Spitzer shared that the current ordinance definitions include flood, fire or other disaster and that it sounds like it is covered, but that it ultimately is up to Mr. Beatty to decide. Supervisor Axe commented that "other disaster" seems to cover it.

Supervisor Forster commented that we do not to amend need definitions and that he wants to keep it as simple as possible. He stated that a good way to address the economic issue is through the square footage due to savings on construction costs and impact fees.

Mr. Beatty stated that in order to adopt a new ordinance that this will have to go to the Planning Commission for review.

The Committee recommended that this be taken back to the Board of Supervisors for a Resolution of Intent (ROI).

Supervisor Forster added that a ROI for the winery ordinance is down the road. Supervisor Axe asked for a map listing tasting rooms versus properties just growing grapes. Supervisor Forster stressed that we are not going backwards, but that a discussion needs to be had about zoning by right uses and uses allowed by right.

The meeting was adjourned at 3:03 p.m. The next meeting date is tentatively scheduled for April 28, 2022 at 2:00 p.m.