

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

February 19, 2009

MEMBERS PRESENT: Louis Boitano, Supervisor, District IV
John Plasse, Supervisor, District 1

Supervisor Boitano called the meeting to order at 9:00 a.m.

AGENDA: Approved

CORRESPONDENCE: None.

APPROVAL OF MINUTES: The minutes of the January 15, 2009 meeting were approved as submitted.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. REQUEST FOR DIRECTION IN GETTING THE DRIVEWAY LOCATED AT 20301 SHOTT DRIVE INTO COMPLIANCE WITH CHAPTER 15.30—Public Works

(Present: Scott Meyer, Environmental Health; Larry Perez, Building Department; Jim McCart, Amador Fire Protection District; Roger Stuart and Barbara Belvoir, Public Works; Pat McGinnis, property owner)

Barbara Belvoir, Public Works, said that a portion of the driveway located at 20301 Shott Drive is in excess of 30 percent slope. Slopes over 16 percent require a deviation from Chapter 15.30 and a deviation can be granted up to 20 percent if the road is paved. Fire equipment has difficulty accessing sites when the roadway exceeds 20 percent. Under normal circumstances, a building permit would not have been issued until this situation was corrected.

Jim McCart, Amador Fire Protection District, said the driveway could be realigned to meet 15:30 requirements but it would require an easement from neighboring property owner. Mr. McCart also asked if there was an area within 150 feet from the back of the residence for a landing from which fire trucks could park and fire personnel could conduct fire operations.

Due to concerns regarding ice forming on the driveway because of the elevation of the property, Roger Stuart suggested keeping the trees and other vegetation trimmed so the road would have exposure to the sun and it could thaw as soon as possible.

Mr. McGinnis said he prefers to keep the location of the driveway on his property. He has always understood that the driveway would have to have a permanent hard surface. His contractor has recommended concrete with a “boat ramp” finish. The reason it is not in place at this time is that he did not want the permanent driveway destroyed during construction. Numerous large vehicles have gone up the driveway to make deliveries. There is a 2500 gallon water storage tank being installed on the property. A deviation request has been filed. Mr. McGinnis agreed that the project could not be finalized until the driveway was paved.

Committee Action: The Committee recommended a deviation to Chapter 15:30 be granted with the conditions that:

- The road have a hard surface;
- The surface finish of the road be such that it drains and does not allow water to collect;
and
- The vegetation along the road be kept trimmed to allow exposure to the sun.

The Committee also recommended the fees collected for the deviation be waived.

The meeting adjourned at 9:25 a.m.