

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

March 15, 2007

MEMBERS PRESENT: Rich Escamilla, Supervisor, District I
Louis Boitano, Supervisor, District IV

Supervisor Boitano called the meeting to order at 11:00 a.m.

AGENDA: Approved

CORRESPONDENCE: None.

APPROVAL OF MINUTES: The minutes of the February 15, 2007 meeting were approved as submitted.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. DISCUSSION AND RECOMMENDATION TO STAFF RELATIVE TO A REQUEST FOR RELIEF FROM REQUIREMENT FOR ENGINEERED DISPOSAL SYSTEM REPAIR ON APN 003-342-002-000--Environmental Health Department

(Present: Mike Israel, Environmental Health; Raymond Kirk, Property Owner)

Mike Israel, Environmental Health Department, said the sewage disposal system located on Mr. Kirk's property failed. The department issued a special temporary repair permit which was installed alleviating the problem. Mr. Kirk was and currently is on disability and financially unable to repair the sewage disposal system.

Mr. Kirk asked the Committee for relief from constructing a permanent repair which will have to be engineered and will be quite costly.

Committee Action: The Committee agreed to extend Mr. Kirk's special sewage disposal permit for another year; i.e., October 2008. If at that time Mr. Kirk is still unable to financially install an engineered repair, he can come back before the Committee and request another extension. However, if at anytime the existing system fails, it must be repaired. The Environmental Health Department will, in the meantime, periodically check to make sure the existing system continues to function. Environmental Health will provide Mr. Kirk with a copy of the minutes of this meeting and a revised permit.

ITEM 2. DISCUSSION AND DIRECTION TO STAFF REGARDING A REQUEST FOR RELIEF FROM AMADOR COUNTY CODE SECTION 19.48.120 (D)(5)(a) ON APN 011-160-003-000--Environmental Health Department

(Present: Mike Israel, Environmental Health; Ron McKinney and Greg McKinney, Property Owners.)

Mike Israel, Environmental Health Department, said Mr. McKinney has a two bedroom home under construction and an existing shop with living quarters upstairs. He has applied for a use permit for a detached second dwelling unit so both structures can be inhabited. Per Amador County Code Section 19.48.120.D.5, Environmental Health cannot clear issuance of the use permit until the detached second unit meets the county's land division requirements for on-site sewage disposal which would require Mr. McKinney to provide enough supporting information that there is area for a second sewage disposal system and replacement area.

Ron McKinney said he is looking for relief from this requirement.

Susan Grijalva, Planning Department, said Mr. McKinney has also applied for a General Plan amendment so he can split the property.

Mike Israel said that County Code Section 19.48.120.D.7 infers any denial of a use permit application which does not comply with subsection D.5 cannot be appealed to the Planning Commission. The Board of Supervisors, pursuant to County Code Section 2.100.010, may be able to grant a variance to the code section in question.

Committee Action: The Committee agreed that another sewage disposal site, including initial and replacement area that meets land division requirements, needs to be identified (not installed).

The McKinneys were advised that if they want to appeal this decision, they may do so by submitting in writing to the full Board stating specifically what they are requesting a variance to and by paying the \$75 appeal fee.

It was further clarified that in order to establish another sewage disposal site, an engineer did not need to be present.

ITEM 3. DISCUSSION AND POSSIBLE RECOMMENDATION FROM THE LAND USE AND COMMUNITY DEVELOPMENT COMMITTEE TO THE AMADOR COUNTY BOARD OF SUPERVISORS RELATIVE TO A PRESENTATION BY PLANNING, PROPOSING THE ESTABLISHMENT OF COMMERCIAL DESIGN STANDARDS WITHIN AMADOR COUNTY-- Planning Department

(Present: Susan Grijalva and Nathan Lishman, Planning Department)

Nathan Lishman gave a PowerPoint presentation regarding the establishment of commercial design standards and passed out the attached Commercial Design Standards-Elements. Discussion ensued regarding the following:

- A design review board-- The Committee suggested the review board be a maximum of 5 members consisting of persons with design, building and user backgrounds appointed by the Board of Supervisors. One design review board for the entire County was preferred.
- Degree of involvement from the public-- It was suggested the Planning Department go out to the public to obtain their input.
- The creation of review areas-- It was felt that whether determined by the Board or community driven the creation of areas could become contentious.

Committee Action: The Committee asked that the Planning Department bring their presentation to the full Board and obtain their input.

The Committee agreed that Land Use and Community Development Committee meetings will continue to be held on the third Thursday of the month; but the time will be changed from 11 a.m. to 9 a.m.

The meeting adjourned at 12:15 p.m.