

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

August 20, 2009

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

Supervisor Boitano called the meeting to order at 9:03 a.m.

AGENDA: Approved.

CORRESPONDENCE: None.

APPROVAL OF MINUTES: The minutes of the June 18, 2009 and July 16, 2009 meetings were approved as submitted.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. DIRECTION TO PLANNING DEPARTMENT STAFF REGARDING POSSIBLE AMENDMENT TO TITLE 19 (ZONING) OF AMADOR COUNTY CODE TO FACILITATE THE IMPLEMENTATION OF PROGRAM D.I OF THE AMADOR COUNTY HOUSING ELEMENT PERTAINING TO THE USE OF RECREATIONAL VEHICLES FOR HOUSING DURING TIMES OF ECONOMIC HARDSHIP--Planning Department

(Present: Susan Grijalva and Heather Anderson, Planning Department; Larry Perez, Building Department; Mike Israel, Environmental Health)

Heather Anderson reviewed the proposed changes made to the draft amendment of Title 19 as a result of input received at last month's Land Use Committee meeting (highlighted in the agenda packet). Changes made after the agenda packet was compiled are noted in the attached and consist of changes to 19.48.055.B.2b, 19.48.055.D, 19.48.055.D.7 and 19.48.055.D.8.

Discussion took place regarding the fact that:

- This amendment pertains only to RVs up to 8' x 40';
- Legally an RV can be 8 ½ feet wide;
- Applicants would have to have had an income and lost it;
- Renewals should require additional and more definitive proof of economic hardship;
- Neighboring properties would be notified and given the opportunity to comment.

- CC&Rs would not be taken into consideration during the approval process but HOA would have the opportunity to comment;
- Setbacks would need to be met.

The County is going through this process as a part of the implementation of the Housing Element. This matter will go before the Planning Commission next and then to the Board of Supervisors.

Committee Action: The Committee requested the word “owner” be added to 19.48.055.B.2b. (i.e. *b. Temporarily reside in a recreational vehicle on property where there is an existing, owner occupied single family dwelling, subject to property owner authorization.*) The Committee indicated that RV installation permits should be issued and inspections performed by the Building Department. The Committee also asked the Planning Department to contact other counties with a similar code and find out how it is working.

ITEM 2. DISCUSSION REGARDING A PROPOSED AGRICULTURAL BUILDING PERMIT EXEMPTION ORDINANCE--Building Department
 (Present: Larry Perez, Building Department; Susan Grijalva and Heather Anderson, Planning Department; Mike Israel, Environmental Health; Steve Cannon, Amador Resource Conservation District)

Larry Perez said Doug Ketron, PE, has volunteered to draw some plans for the plans library. Steve Cannon said funds may be available for use in purchasing plans. He would like to talk to some people that might take advantage of this type of ordinance and determine what types of structures would be most in demand and relay that information to Mr. Ketron so he can draw plans that would fit the needs of the agricultural community. Mr. Cannon suggested contacting other engineers to see if they might have plans they would like to contribute to the plans library.

Discussion took place regarding the validity of plans after the design engineer’s stamp expires. County Counsel has been requested to provide an interpretation of the code but had not done so by the time of this meeting. Greg Gillott, County Counsel’s Office, is working on re-writing the draft ordinance to incorporate the changes requested during the meetings that have taken place regarding this matter.

The application of 15.30 requirements and the feasibility of an agricultural building meeting those requirements were discussed. As a result of the discussion, Steve Cannon reiterated the fact that it was ARCD’s objective to help agricultural producers. He said he would get back to the Committee regarding ARCD’s intentions and whether or not they would wish to proceed with or withdraw the request for an agricultural building permit exemption ordinance.

The meeting adjourned at 10.05 a.m.

