

FROM THE PLANNING COMMISSION MINUTES OF JUNE 11, 2009

11. LAND DEVELOPMENT MANUAL/HIGHWAY DESIGN MANUAL/STANDARD PLANS

Adoption of Land Development Manual, Highway Design Manual, and Standard Plans (hereinafter “Manuals”). Section 16.14.010 and 16.16.020 of the El Dorado County Code require all subdivision improvements to be constructed in accordance with the County Design Manual. The proposed Manuals comprehensively incorporate provisions of the 2004 General Plan and 2007 Fire Code, updates to the current Design and Improvement Standards Manual, and includes additional information on development processes. The Manuals include provisions for: Subdivision Development Processes; Road Standards and Typical Sections; Hillside Design Standards; Design Waivers; Secondary Access Provisions; Sidewalk Requirements; Fire Protection Standards; Water and Sewage Disposal Standards; Miscellaneous DOT permits and processes; Grading; Gating of Roads; Surveying Information; and a Reference Chapter. (Negative declaration prepared)*

Roger Trout presented the item to the Commission and provided background history from the last meeting which was a workshop on this item. Mr. Trout referenced staff’s memo dated June 4, 2009, identifying global issues and a recommendation to continue formal action to the July 23, 2009, meeting.

Significant discussion ensued on the global issues identified in the staff memo and the Commission’s direction on those.

Kathye Russell stated that she does not like the proposed manual and requested the continued date be farther out to allow adequate time for review.

Kirk Bone/Parker Development, voiced concern over the level of detail that needs to accompany applications and would like more time to review the manual in order to look at the “what” and the “when” regarding requirements.

Art Marinaccio, in response to one of the global issues posed in the staff memo, stated that if the targeted audience is the novice, then staff should leave the General Plan polices, in verbatim, in the manual as presented. He also reminded the Commission that they need to identify a mechanism to fix the document before approving it. Mr. Marinaccio agreed with Mr. Bone’s comments on the timing of when documents need to be submitted for applications. He also felt that the Commission needs to determine what level of involvement they want to be at for the technical discussion.

Jim Brunello felt the document needs to be parried down and identify what is required. He stated that he would like to see the Commission become engaged in policy discussion.

Commissioner Rain reminded the audience that the Board is the policy-maker, not the Planning Commission.

Cindy Shaffer appreciated the amount of time and effort that staff has put into this document. She voiced concern over policy issues that may be embedded in the document and encouraged serious review on this in order to avoid unintended consequences. Ms. Shaffer also said that if the Commission does not want to discuss policy issues then perhaps they should forward it directly to the Board for that type of discussion.

Bill Fisher provided comments on pages 2-4 to 2-17 regarding application forms.

Craig McKibbin/DOT stated that this has been a long process already and staff has attempted to address issues brought to their attention. He would like to continue moving forward on this document, particularly since the existing manual is 20 years old and out of date.

Chair Mathews indicated that he was in favor of the continuance and encouraged the development community to provide comments to staff.

Commissioner Pratt stated that he liked the concept of a living document but questioned how the document would be modified without impeding pending projects. He also indicated that it is a difficult document to read for a lay person and inquired if there was a way to differentiate in the document between State Code and General Plan requirements.

No further discussion was presented.

Motion: Commissioner Mathews moved, seconded by Commissioner Rain, and unanimously carried (4-0), to direct staff to return with the design manuals updated according to Planning Commission's direction, ready for the Planning Commission to approve on July 23, 2009, meeting, with the updated manuals being ready for review by July 9, 2009.

AYES: Pratt, Heflin, Rain, Mathews
NOES: None
ABSENT: Tolhurst