

FROM THE PLANNING COMMISSION MINUTES OF MAY 28, 2009

8. WORKSHOP

Workshop on the draft versions of the *Land Development Manual (LDM), the Highway Design Manual (HDM), and Standard Plans.* Discussion on the proposed rewritten and revised *Design and Improvement Standards Manual (DISM)* and a new set of standard plans as required by the 2004 County of El Dorado General Plan Implementation Measures LU-E, TC-C, and TC-U.

Roger Trout presented the workshop to the Commission. He distributed a copy of the upcoming PowerPoint presentation and an Errata Sheet. Mr. Trout summarized the contents of the binder that had been provided for the Commission's review.

Mr. Trout conducted a PowerPoint presentation for the Commission and audience.

Kathye Russell/Gene Thorne & Associates was concerned that there were many things currently underway and that more time would be needed to review these documents.

In response to Commissioner Tolhurst's question, Craig McKibbin stated that the document was being drawn in CADD for public use. He also stated that the documents would be in a continuous updating process with an annual review also occurring. Mr. McKibbin explained that the documents were intentionally placed in a 3-ring binder in order to facilitate the insertion of revised pages.

Mr. Trout expanded on Mr. McKibbin's comments by stating that the documents will be monitored and amended when necessary. In fact, an Amendments page has already been designed and placed in the beginning of the binder just for that purpose.

Andrea Howard/Parker Development Company stated that staff had worked very diligently in the development of this binder and it was appreciated that previous comments had been incorporated into it. However, she questioned the timing of the adoption of this binder. Ms. Howard indicated that she would prefer to wait until after the July Board workshop on fire safe issues and after the new Zoning Ordinance was adopted. She also commented that the review process was somewhat difficult since not all of the components were complete yet and therefore, more time is needed for review.

Art Marinaccio urged the Commission to read this huge volume of information for content and that before this is adopted, they need to conceptualize how to fix it. He congratulated staff on this Herculean task.

Brandon Ghetia/Stable Development voiced concern over the probability of a phased tentative map project that would have part of it under the old design standards and other parts having to adhere to the new standards.

Mr. Trout addressed the issues brought forth by Ms. Howard and Mr. Ghetia, and emphasized that it was important to get this new document “up and running”. He indicated that although this item is agendaized for formal action at the June 11, 2009, meeting, they are still receiving comments in the next couple of weeks from County Counsel and the public. Any changes will be brought to the Commission at the next meeting for their review and possible action.

Fred Sanford/Environmental Management responded to inquiries from Chair Mathews on soil mantle testing and perc testing as identified in the binder.

The Commission encouraged the public to bring forth specific items for discussion at the June 11, 2009, meeting.

No further discussion was presented.

No action taken.