

**COMMUNITY DEVELOPMENT SERVICES  
STUDY SESSION  
MINUTES**

**DATE: February 26, 2007**

**COMMISSIONERS PRESENT: Chairman Alan Crankovich, Vice Chairman David Bowen, Commissioner Mark McClain**

**CDS STAFF PRESENT: Director Darryl Piercy, Assistant Director Allison Kimball, Administrative Assistant Mandy Weed, Planner II Joanna Valencia, Staff Planner Scott Turnbull**

**OTHERS PRESENT: Pat Deneen, Wayne Nelson, Jan Sharar**

<b>TOPIC:</b>	<ol style="list-style-type: none"> <li>1. Shredding Service for Permit Center</li> <li>2. Development Code Discussion</li> <li>3. Other</li> </ol>
<b>DISCUSSION:</b>	<ol style="list-style-type: none"> <li>1. Piercy stated that he told the management team that he would bring forward to the board the need for a shredding service for the Permit Center. Piercy stated that it would be about \$25.00 per month for the service and the monthly cost will be shared by CDS, PW and EH.</li> <li>2. Piercy handed out the latest draft of the Development Code; he stated that each page says draft internal review copy, but only a few letters out of the statement appear and Computer Services is working on getting this resolved. Piercy said that he wanted to go over the highlights of staff recommendations and that this document has been done with track changes to show what the changes are. Piercy commented that this draft is still preliminary and that within it, it sets a percentage cap for both 3 and 5 acre zoning and that we may want to also discuss the possibility of introducing yet another zoning element/classification. Commissioner McClain asked if we are talking with CTED. Piercy said that we are and we will be talking more with them tomorrow and that he thinks that by setting caps will demonstrate our seriousness of the issue and Piercy believes CTED will look at it favorably. Piercy stated that the Trailer Court zone is also addressed. We have recognized it as a zone, but will not be creating anymore within our urban environments. Commissioner Bowen stated that this always comes up with discussions to affordable housing and if we eliminate this zone, the public will say we are in turn eliminating affordable housing. Piercy stated that he wanted to clarify that the “trailers” are only the pre 1976 mobile homes so we are not restricting manufactured or modular homes as they are allowed anywhere a single family residence is unless there are covenants that restrict them. Piercy stated that we also added language that clarifies the one time split provision stating that increased minimum lot size to the minimums identified in the underlying zone for eligibility for the one time split.</li> </ol>

	<p>Piercy stated that we also want to strengthen up the cluster code to the point that it is a useful tool, but still provides a public benefit. Piercy said that we are trying to demonstrate from a staff level a way to get there. Piercy stated we have also changed the notification from 300 to 500 feet and posting of sites. Commissioner Crankovich said he would like to see sites posted just off of the main road incase of a dead end etc to allow the public to see the postings. Piercy stated that we are also still working on putting more information on our website.</p> <p>3. Commissioner Crankovich stated that we need an alternate provision for courthouse entry after not being able to get in to hold a public meeting. Commissioner Crankovich asked if we wanted a key at CDS for the courthouse. Piercy said that would be good.</p>
<b>ACTION:</b>	<ol style="list-style-type: none"><li>1. None</li><li>2. None</li><li>3. CDS will get a key to the courthouse.</li></ol>