

**COMMUNITY DEVELOPMENT SERVICES
STUDY SESSION
MINUTES**

DATE: May 12, 2008

COMMISSIONERS PRESENT: Chairman Mark McClain, Vice Chairman Alan Crankovich

CDS STAFF PRESENT: Director Darryl Piercy, Assistant Director Allison Kimball, Administrative Assistant Mandy Weed

OTHERS PRESENT: Jeff Jones, Vic Monihan, Catherine Dunn, Pat Deneen, Lindsay Ozbolt, Neil Caulkins, Jill Arango, Skip Swenson, Clay Meyers, Dave Blanchard, Noah Goodrich, Chad Allen, Andrew Cook, Dave Whitwell

TOPIC:	<ol style="list-style-type: none"> 1. Transfer Development Rights Program: Discussion 2. Comprehensive Plan Compliance Hearing: Discussion 3. Plans Examiners' Monitors: Replacement Request 4. Fire Marshal Position: Discussion 5. Short Plats: Issues Resolved 6. Non-Rotation PC 7. Building Permit Request: Sapphire Skies
DISCUSSION:	<ol style="list-style-type: none"> 1. Piercy stated as an update to the last study session and Commissioner McClain's request for a public comment period regarding the TDR's we have received some comments back and others will be allowed to speak today on the topic (comments received handed out). Piercy stated that he is also seeking direction from the Board for the CLC. Skip Swenson put together some general information for both the public and the newspaper and also sent it out to his contact list. Jeff Jones commented on Teanaway being its own district and questioned why they would buy their own TDR's. Commissioner McClain stated that more specific language may be helpful and that it is still early in the process as it is still pre code writing. Commissioner Crankovich stated that there are not any deadlines attached to anything at this time. Jill Arango stated that it is hard for the Ag community to comment this time of year. Commissioner Crankovich stated that if people want to comment they should go to Swenson. Piercy stated that he and Swenson will keep each other current on comments received 2. Piercy stated that he wanted to remind the Board that tonight is the follow up meeting to the Comprehensive Plan. Piercy stated that he would like to have them focus tonight on items #3, #4, #5, #6, #13 and #14. Piercy stated that all of the other items could potentially be affected by the Order of Stay. Piercy stated that he believes going forward with the items listed above will bring us into compliance and if we address the UGN now, it may have a negative influence to argue the case later in court. 3. Piercy stated that all four of the Plans Examiner' monitors are scheduled

to go through rotation and we are hoping to go digital by the end of the year for plans, money, corrections etc. In order to review the plans, the larger the monitor the better. Piercy stated that we are asking for authorization to purchase 24 inch monitors for all 4 of the Plans Examiners' stations. Piercy stated that it is an additional cost of \$300.00 per monitor and we have the funds within our budget. Commissioner McClain approved purchasing larger monitors. Commissioner Crankovich seconded with his concurrence.

4. Commissioner McClain stated that they have been exploring options for filling the Fire Marshal position as we have had 6 applicants (1 interview and 1 that dropped before interview). Piercy stated that he was seeking additional information from the Board if they wanted him to go out for recruitment, raise the salary, combine the position etc. Commissioner McClain stated that we need to make the position autonomy working directly under the Board and we need to get the salary up to \$60,000 - \$75,000. Commissioner McClain further stated that he would like this person to train staff in CDS for Deputy Fire Marshal duties and work with the Sheriff's Office for EMS. Commissioner McClain stated that he will revise the job description with Human Resources and will send a copy to Piercy for review.
5. Piercy stated that we recently discovered a series of issues in a number of short plats that were processed by an employee who is no longer with our department. Piercy stated he wanted the Board to know that we recognized we had this problem and we believe that all issues have been resolved.
6. Piercy stated that the Non-Rotation PC goes back to a meeting we had earlier with the Board and Information Services stated that they needed clarification to the minutes. Piercy stated that this PC would not be used every day, just when needed for plan review in order to stay on top of plans coming in. Piercy stated that there is not a cost attached to the PC itself just for the software which is \$300.00 per year. Piercy stated it will help provide better customer service. Commissioner Crankovich and Commissioner McClain stated that they approved the additional non-rotation PC with a note that unless an addition of workforce to CDS, this will become nothing but a non-rotation PC.
7. Piercy stated that this topic was added at the request of Sapphire Skies regarding a foundation only application. A customer called CDS that has a Group B that needs to be reviewed by the state and our policy is very clear that a Group B has to be final before we will issue a foundation only permit. The request today is for the Board to waive having the Group B final and for CDS to issue the foundation only permit. Piercy stated that we should not issue it as it sets a wrong precedence for the building community as we run a risk for the customer not being able to be supplied the water. Dave Blanchard stated that the plat approval is the key rule for a SMA to be in place and to be approved by DOH. Blanchard stated the issue is that there are 14 landowners that they are trying to acquire signatures from and one of them is in China etc. Deneen stated the lots got sold and they gave their ownership to the landowners and then the laws changed. Piercy stated that with the Group B they shouldn't have sold the lots until the Group B was signed off on.

	<p>Deneen stated they can provide a water availability letter to those that have signed. Piercy stated that could potentially lead to lots that won't be buildable that have already been sold. Commissioner McClain said he doesn't believe we can waive this and he agrees with Piercy that it sets a bad example. Commissioner Crankovich agreed and stated that his answer is also no to the waiver.</p>
ACTION:	<ol style="list-style-type: none">1. None2. None3. Board gave approval for CDS to purchase 4 of the 24 inch monitors for the Plans Examiners' stations.4. None, Commissioner McClain will revise job description.5. None6. Commissioner Crankovich and Commissioner McClain stated that they approved the additional non-rotation PC for CDS.7. None, BOCC denied waiver request.