COMMUNITY DEVELOPMENT SERVICES
STUDY SESSION
MINUTES

DATE: 7/11/05

COMMISSIONERS PRESENT: Chairman Perry Huston, Vice Chairman David Bowen, Commissioner Alan Crankovich

CDS STAFF PRESENT: Director Darryl Piercy, Assistant Director Allison Kimball, Administrative Assistant Mandy Motes, Planner II Jan Sharar

OTHERS PRESENT: Chad Bala

| TOPIC: | 1. Foundation Only Permits – discussion  
2. Open Space-Open Space/Comp Plan  
4. Executive Session: Personnel Issues |
| DISCUSSION: | 1. Piercy stated that as of April 29, 2005 we have no longer been issuing foundation only permits. He stated that this has been working well for us but not for the home builders. Piercy suggested that we use the pre-review stage to determine if we can do a foundation only; which would not result in taking others out of line. However, there is a potential of a plan not being fully engineered to take more time and to move forward without taking a considerable amount of time. Piercy expects that this will take less than a 2 hour time frame and we will charge $80.00. We will start by doing the pre-engineered plans and then try the non-engineered. Commissioner Huston asks what is done at pre-review stage, Piercy clarified. Piercy said that CDS would like to try now thru the end of the year issuing the foundation only permits again based on the new criteria. Commissioner Huston said that if no one is jumping the gun and they are engineered it is ok but if it doesn’t match the drawing they will have to take it out on the foundation only line. Board approved foundation only permits based on new criteria. Commissioner Crankovich added that he doesn’t want our staff to be spending time engineering plans.  
2. Piercy stated that he would like to set up the Open Space-Open Space up as its own process rather then lumping it in with the comp plan update. He said that it gets confusing for the Planning Commission and it gets hard for everyone having all of the workload at one time. Commissioner Huston said to docket the series of events and put it into the code and we can then establish a process so everyone has a whole year and that once we adopt the PBR we would still only need to do it on an annual basis and we can then apply it to all applications at the same time. Commissioner Crankovich asked for an example of how the PBR system... |

APPROVED 9/10/05
would work. Piercy explained that it is something that benefits the public and how tax savings could be greater and that it is a sliding scale of the benefit back to the public and clarified that it is not a tax reduction, rather a tax shift. Commissioner Huston said we will continue to process the ones this year and next year the comp plan update and open space-open space will be processed separately. Commissioner Bowen and Crankovich concur.

3. Piercy stated that we received some opt out draft language in regards to the watershed plan. Commissioner Huston stated that it reads on point. Piercy also stated that in the future he would like our watershed plan to reference critical areas. Commissioner Huston stated he would like a fiscal note in terms of the new development and time frame. He would also like a scope of work done with in the next couple of months or an index and then we can revamp the timeline in order to help us figure put what we have left to do.

| ACTION: | 1. Board approved foundation only permits based on new criteria.  
2. Board approved separating the Comp Plan update and Open Space-Open Space.  
3. We will be lead and move to hire conservation district for contracting. |