COMMUNITY DEVELOPMENT SERVICES
STUDY SESSION
MINUTES

DATE: 7/18/05

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: Jim Hurson, Nancy Goodloe, Chad Bala, Clint Perry, Jennifer Diaz, Kelly and Scott of PSE

TOPIC:

1. Subdivision Code
2. Zilkha Staffing Agreement
3. KCC Title 18 Code Enforcement, Draft
4. Vehicle Replacement

DISCUSSION:

1. Piercy stated that he wanted to touch base with the Commissioners with the code rewrites and make sure that everyone had the same understandings or if there were any questions that he could answer for them before the hearing tomorrow. This will eliminate using exempt segs to create plats. Sharar commented that the family farm split was taken out of this draft; however they will still be allowed their one time split. Hurson asked if the testamentary law will still be in the code and stated he is curious if it will pass the due process. Commissioner Huston said that clustering caught his eye because they wanted to lower it to 3 acre pieces and he doesn’t think that the public will be happy with this. Piercy stated that these are based on elements of code and meeting the criteria; not a popularity contest. Hurson said we could also make large lot line adjustments an administrative decision to make sure they are meeting the road standards as well. Subdivision hearing will be held Wednesday at 4:00 pm. Commissioner Bowen stated that Fritz wanted to make sure we were getting something together for an advisory board committee for the public. Piercy stated that this has to do with the comp plan update not with the subdivision code.

2. Piercy stated that the Zilkha staffing agreement was on the boards agenda for tomorrow and was wondering if they had any questions at this time that he may be able to answer for them. He stated that we need to have this staffing agreement in place now that we are starting to perform work for Zilkha and the amount of the agreement is not to exceed $187,000. The staffing agreement also contains a clause so that it will transfer over to Puget Sound Energy (PSE) and we will not have to repeat this process after the wind farm is sold. Piercy stated that they expect on site construction to begin this fall. Commissioner Bowen stated that he
ACTION:

| 1. | None |
| 2. | None, clarify at hearing |
| 3. | Bring hearing notice 8/2/05 for agenda. Hearing on 8/16/05. |
| 4. | None |

wants to make sure that everyone is on the same page and everyone understands the agreement the same. Hurson said that the $45,000 in the agreement had two different purposes and he would like this clarified at the hearing so all parties have the same understanding.

3. Hurson stated that he had added a prosecution element and revised the first penalty from $250 to $500. Hurson also went over his additions and deletions of the job description. Piercy stated that by doing this process we would not need commissioned officers; we would just send an officer out when issuing a warrant and they would then document the infraction. Commissioner Huston clarified we do not need to send this before the Planning Commission; we just need to notice it. Bring hearing notice 8/2/05 for agenda and hearing will be held on 8/16/05 so that it will be effective 10/1/05 and we then will not have to redo the draft.

4. Kimball explained to the board our need for a new vehicle as the others are starting to have problems. Commissioner Huston asked if this was already built into our budget. Kimball stated it was. Commissioner Huston stated that in that case we can just go and get one, nothing to discuss.