DATE: 8-8-05

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

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

OTHERS PRESENT: Environmental Health Nancy Goodloe

TOPIC:
1. Special Care Mobile Homes
2. Pole Buildings
3. Wood Recycle Facility
4. Executive Session

DISCUSSION:

1. Piercy stated that currently our code does not allow for special care mobile homes or mother in law houses. In the past this has been set up with an agreement signed stating that it won’t be used as a rental etc, and when the special circumstance is done the mobile home was moved off of the property. Commissioner Huston asks what we are trying to get around. Piercy stated without sufficient acreage for two homes on one property we would have to have a temporary use permit. Piercy thinks we have a need for this and we can do it under a temporary use or add it to our code when we do a code change. Commissioner Crankovich asks if there is a way we can make it work now. Piercy stated there is under a special use but it would be pretty tight. Commissioner Huston would like to see it as a CUP with the understanding that it is a permit and is only temporary; it would have to be checked on an annual basis to make sure that the special condition is still present. Commissioner Bowen wants to make sure it doesn’t become a development tool and he also likes the idea of a CUP. Piercy will bring this forward revised language in the zoning code to address the issue using the CUP process. Commissioner Huston wants to also see a list of zones where they can not already do this.

2. Piercy stated that in 2003 a policy was issued that let us use 150 pound snow load for all pole buildings. Currently at CDS we have a plan that people can pick up and submit of a pole building and get a building permit issued over the counter based on our pole building drawing. Piercy stated that a problem with this we have encountered is one building the post holes were filled with concrete, dirt and then concrete again; not just concrete. We then received a letter stating that according to our plans we are not meeting our own requirements of the pole
buildings. As of last Wednesday, 8-3-05, Piercy has suspended these plans, he would like to have these plans removed and would like them to meet snow loads the same as every other structure and eliminated the idea all together of our master planned pole building. Commissioner Huston stated that he thought we had only developed a list of the requirements and what to do, not a fully developed plan. Commissioner Huston would like to come back with a proposed amendment for the pole building policy.

3. Piercy stated that there is a wood recycling facility near Elk Heights from materials being removed from Suncadia. His question is if they need a CUP for the log sorting yard. Piercy thinks that it is a permitted use and would be happy to take it through the public process if the BOCC wishes him to. Commissioner Huston said to issues a notice of nearly identical, Commissioners Bowen and Crankovich concur.

4. Went into Executive Session at 2:40 pm, out at 2:48 pm. No action taken.
Went back into Executive Session at 3:00 pm and out at 3:17 pm. No action taken.

**ACTION:**

1. Piercy will bring forward revised language in the zoning code to address the issue using the CUP process and create a list of zones for the BOCC.
2. Bring back to the BOCC a proposed amendment for pole building policy.
3. Issue notice of nearly identical.
4. No action taken.