# COMMUNITY DEVELOPMENT SERVICES
## STUDY SESSION
### MINUTES

**DATE:** 8-29-05

**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 Weed

**OTHERS PRESENT:** Patti Johnson, Joy Potter, Nancy Goodloe

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**DISCUSSION:**

1. Piercy stated the path differs from last week with times and percentages from both CDS and PW, it reflects their time spent on land development tasks. Commissioner Huston stated that the Planner II position was developed for land use and he questions what they are doing with their time. Joy stated he does more with transportation, flagging, surveying and other things besides development review. Nancy stated that EH spends about 4% of their time with development. Commissioner Huston stated that we need to sit down with our people and walk them thru how much of their time is spent on building permits, land segregation, on site sewage etc. We need to quantify what they are doing right now and know that based on these answers he will consider budget adjustments. Commissioner Huston stated that we need to put our best numbers forward and decisions will follow from there and he would like to see this 9/12/05.

2. Piercy stated that he has been looking thru things and picking them apart and one of the current things he is looking into is how we develop building permits in regards to water. Piercy stated we had a request from a builder saying he will have someone drill a well. This creates a problem as there is currently a house that has already been built but is unable to get water to the house; yet they were able to get the building permit based on a contract they had with a well driller to drill the well. Piercy stated the question is do we want to say you must have a well that is tested and passes safe for human consumption before we issue a building permit. Commissioner Huston said that there is a variety of ways to get water so we have always just went passed this.
Commissioner Bowen said he ran into a problem personally when he was building his own house being able to get a well driller lined up as they are backed up and only work in one area at a time. Commissioner Huston stated that maybe we need to tighten up the contract. Piercy says we just need to be consistent based upon the IBC we have adopted. Commissioner Huston says we should develop something like the foundation only permits. Commissioner Crankovich says liability could also be a problem because we said they could build the house, they build it, and then can not get water. Piercy said he will work with Hurson and develop an agreement that would take the liability off of us.

3. Piercy stated that under the current policy it states that owners would be notified on undeveloped land, which does put some burden on adjacent property owners. We are allowing the well head to go 20 feet onto the county right of way. Piercy said that this may be a legal issue he needs to run by Hurson if it encumbers your right of way. Piercy stated that he will take the lead in brining this forward. Commissioner Huston said to put this policy on the agenda sooner then later to see if we even want a policy to exist. Commissioner Huston said to do it in a hearing, Piercy said he will bring in the hearing notice on the sixth and will hold public hearing on October 4, 2005.

4. Piercy stated that he has had requests from builders in the county to move the start time from 7:00 am to 6:00 am and would like to know if the board would like him to do anything with the request. Commissioner Huston said to process it as a text amendment and to check with Mr. Pidduck on their process when the time comes. Commissioner Huston told Piercy to take the lead but eventually it will get turned over to the Sheriff’s department.

5. Piercy stated that he ran some numbers on the planning side and it shows the activity continues to be strong and we have already exceeded the numbers for last year for the full 12 months. He said that it reflects we are getting more work done and that he is working on creating an executive summary sheet. Commissioner Huston stated he would like to see the rest of the numbers for BLA’s, exempt segs, etc in the same format as presented today.

**ACTION:**

1. None
2. Piercy will develop contract with Hurson.
3. Schedule for agenda
4. None, create text amendment
5. None