**COMMUNITY DEVELOPMENT SERVICES**  
**STUDY SESSION**  
**MINUTES**

**DATE:** 10-3-05

**COMMISSIONERS PRESENT:** Chairman Perry Huston, Commissioner Alan Crankovich

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

**OTHERS PRESENT:** Nancy Goodloe, Joy Potter, Kelly Carlson, Scott Bradshaw, Ryan Roberts

**TOPIC:**
1. Suncadia Staffing Agreement
2. Suncadia: Letter from Ken Ratliff
3. Comp Plan Update 2006: Final Draft
4. 20 Year Population Forecast
5. Horizon Wind Energy: Staffing Agreement
6. Burn Ban: Consideration to Lift

**DISCUSSION:**
1. Piercy said that he had received the master agreement and addendums for each of the departments from Suncadia. The agreement states that they would pay the Assessors thru 2006, CDS positions would be cut in half and PW would also be cut in half for salaries, and then no funding in 2007 for CDS. Commissioner Huston asks what problem this brings. Piercy stated that the size of plats and building permits Suncadia brings in come in bursts and they take a lot of time and attention in order to meet the statutory requirements. Piercy stated that he thinks that their proposal is fair, but will result in having to look to the general fund to pick up the salaries paid by them. Commissioner Huston said lets go back and tell them we will decrease CDS by 25% for 2006, 50% for 2007 and then they will be off the hook. Public Works will go by a case-by-case basis. Commissioner Huston said to get a meeting set up with Mr. Lathrop. Piercy will set up meeting.

2. In regards to the letter submitted by Ken Ratcliff, Commissioner Huston stated that if he remembered correctly the issue of a traffic monitoring plan had been executed not all that long ago, he stated that they need to improve their communications with their attorney. Commissioner Huston questions if they are traveling the routes they are supposed to be traveling. He stated that he wants Darryl Piercy, Scott Bradshaw, Allison Kimball, and Joy Potter to get together and take a look at the development agreement. Piercy said we may want to add additional conditions to future development agreements in regards to conditions that are not addressed in the EIS. Commissioner Huston said to look and see where we are/are not in compliance and the next step is to see if there is
something we ought to do about it; CDS will take the lead to make sure everything is lined up. Commissioner Huston said we need to respond back to Mr. Ratliff and in the response we need to make it very clear as to what we have done and also what we are doing.

3. Piercy stated that CDS would like to move towards the finalization of the Comp Plan Scope of Work. He said that with concurrence from the board CDS is ready to move forward with a resolution and set the scope of work during agenda in 2 weeks. Commissioner Crankovich said to be careful about the upper county as some think that the vision plan is set in stone. Commissioner Huston said to take out all of 4d, put on agenda 10/18 and hold a public hearing. Commissioner Huston said that this is a good foundation.

4. Piercy stated we need to update the population forecast as part of the comp plan update process. Recently received an updated graph from OFM of population estimations for 2005-201 and we are tracking the high line almost exactly. Piercy said that he is working with CTED because if we are continually tracking high, then they need to increase their numbers in regard to second homes and vacation homes etc. Piercy thinks the high end range is in line with what we should ask for. He will ask for a revised estimate number before we rap up 2006. Piercy said that it is our intention to go to COG and ask for the high end. BOCC said it is ok to go and ask for high end to become the middle range. Piercy said that there is not a population allocated to the UGN’s. Will discuss population at COG 10/28.

5. Piercy stated that we have received our first Staffing Agreement with Horizon Wind Energy and is currently reviewing it to make sure that it is complete. Piercy stated that hiring of outside consultants for environment is not always necessary and is not included in the agreement; however he would like the option to use them on a case by case basis. Piercy said that if the BOCC agree that these are the requirements for the Staffing Agreement he will get it on the agenda for 10/18. Commissioner Huston said that if Piercy is satisfied then get it on the agenda.

6. Piercy stated he would like to ask for consideration to lift the burn ban due to the recent rainfall being between ¼ inch to 1 ½ inches throughout the county. Commissioner Huston asked if we had contacted any of the fire districts. Piercy said he will call them and will give the board an update tomorrow.

OTHER:
Commissioner Huston said that Joe Peck stated that the operation has been stopped due to arsenic in material and we need to do whatever it is we can do and if we don’t have Code Enforcement we need to get a reserve or someone up there to keep watch. Commissioner Huston said if the Sheriffs office won’t help then get a hold of him and we need to identify our roles of responsibility.

**ACTION:**

1. None, Piercy will set up meeting
2. CDS will take lead, letter of response to Mr. Ratliff
3. Put Comp Plan on 10/18 agenda
4. Population on COG agenda for 10/28
5. Put on 10/18 agenda
6. Piercy will call fire districts and give board update tomorrow.