STUDY SESSION MINUTES
July 17, 2006

THOSE PRESENT: Alan Crankovich, David Bowen, Perry Huston, Patty Johnson (DPW), Randy Carbery (DPW), Jan Ollivier (DPW), Kelly Bostick (DPW), Darryl Piercy (CDS), Allison Kimball (CDS), Jim Hurson (PAO), Neil Caulkins (PAO), Cathy Bambrick (PHD), Dacia Carver (PHD)

GUESTS PRESENT: Steve Lathrop, Del Goehring, Art Solbakken

Suncadia Maintenance Agreement: Public Works Interim Director Patti Johnson explained that the Suncadia Maintenance Agreement is on the Agenda for July 18, 2006. The County has no builds for the Roundabout so Public Works has taken photos of the area to attach to the documents.

Steve Lathrop explained that apparently Jim Hurson had two areas within the Agreement that the wording needed to be reconstructed for clarity. Jim Hurson explained that the wording needed to be clear that the County would not be responsible for replacing/fixing any of the Suncadia landscaping. Commissioner Bowen explained that he thought it sounded like they were all in agreement that the County would not be responsible for any Landscaping damages, but that the wording in the Agreement needs to be changed so that down the road it can not be taken differently.

Interim Director Patti Johnson stated that the New Maintenance Agreement on Agenda for July 18, 2006 has clarified these issues.

Board Direction: BOCC directed staff to present Agreement at the Agenda and if the Agreement needs to be amended, it can be done.
**Suncadia Performance Guarantee:** Steve Lathrop explained that the Suncadia Performance Guarantee calls for an annual Review. Suncadia has made the request on all remaining development to have one General Guarantee, and each individual project to continue having Performance Guarantees. Suncadia would also like to have JELD-WEN released of their responsibility to the projects.

Commissioner Bowen stated that he would like to have the Public Hearing and Review done soon. Commissioner Huston expressed his concern with removing JELD-WEN.

Commissioner Bowen stated to post public hearing. Steve Lathrop would like to come back to a Study Session prior to the Public Hearing to touch base again.

**Board Direction:** BOCC directed staff to place issue on July 31, 2006 Study Session, post notice of Public Hearing on August 1, 2006 and to hold Public Hearing on August 22nd.

**Suncadia Phase 3 Div. 12 Roads:** Interim Director Patti Johnson stated that the Phase 3 Div. 12 roads on the Plat notes are good. The Construction Document on the other hand has a twelve foot easement. This is not in compliance with Development Agreement. These are for Golf Cart access but it looks as though it will also be access for vehicles. Exhibit J in Development Agreement doesn’t take these into agreement. Commissioner Huston explained that he did not recall agreeing to a twelve foot road. Director Piercy explained that they would have to have sufficient turn outs at fire hydrants and around houses in order to provide fire protection. Darryl explained that there is no on sight parking for cars. Main access is for Golf Carts. There needs to be a one way road standard. Commissioner Huston stated that there needs to be an amendment to the road agreement.

Steve Lathrop stated that Exhibit J adopted in 2000 has four road classifications. In addition there are now 11 other road cross sections that have been used. Each modifies the one before it. There are approximately 42 conditions that need to be amended. The one way road section is just one. Phase 3 Div 6-9 was set up the same way and was approved.
Commissioner Huston stated that he will be going through meeting minutes and that they had better point out that the roads do not conform to Development Agreement. He also stated that he would like the Development Agreement amended prior to approving any more roads under these conditions. County needs to bring paper work up to what is being done.

Commissioner Bowen stated that in a letter Scott Bradshaw wrote, he had expressed his concern and then his opinion changed with no paper trail of what happened. The amendments need to be dealt with ASAP.

Steve Lathrop explained that the 42 amendments have to go through the Planning Commission First.

The Board agreed that if there is a difference between what is being done and what is in the development agreement, they would like this pointed out to them in the future.

**Board Direction:**

BOCC directed staff to go through Road Designs and Plat. If there are any differences, highlight those differences for BOCC review. Construction Documents and Final Mylar’s must package up together.

**Silverton Road:**

Randy explained that he was looking into the status of where we are at in the process of possible adopting Silverton Road onto system. He prepared a Staff Report. There were a couple of items: 1) Signing of the Road and 2) Improvements - the development to the West never presented anything. Jim Hurson asked if adjacent land owners would donate the land. Steve Lathrop explained that they are not willing to participate. The title has been cleared on the West Side of the Road giving that side more than a 30 foot Right – Of – Way but due to the East side not being willing to participate, we still fall short of the 60 foot requirement.

Randy explained that the schools want their buses to travel up this road to pick children up but they do not travel up Private Roads.
Board Direction: BOCC directed staff to work with Lathrop to gather a more complete document and to present it to the BOCC.

**FS 3350 Road Issues:**

Randy explained that the Forest Service would like for the County to take this road on system. More people are using roads and the Forest Service doesn't want the County to approve any more developments until we look into this. There are issues with the developments and needing a secondary access. The developers would like to use a private road in another development as their secondary access and place a gate on it for emergency purposes only.

Commissioner Huston explained that they cannot identify someone else’s Private Road as another developer’s secondary access. They will need to improve the road as development occurs. Commissioner Huston stated that DPW, CDS and PAO offices need to sit down together and discuss the impacts of development in this area.

Commissioner Crankovich stated that he has expressed his concern for development in this area in previous meeting, and that he has been assured that the County is ok. Now we are coming back with road issues. Randy explained that everything submitted by Sapphire Skies has met minimum Road Standards. Commissioner Huston stated that this is why we should be using the Late Comers Agreement or bonding.

Randy explained that in the Road Standards once there is over 40 lots, the road has to be brought up to ASHTO Standards. Commissioner Huston stated that staff needs to start using SEPA. Ask three questions: 1) probability 2) significant 3) adverse. If the Road Standards are not dealing with questions think about amending them.

Director Piercy explained that the gated access is only for Emergency Services. The Forest Service Easement gives them right to easement to get people to their land. The Forest Service has no ownership. Commissioner Huston explained that it is possible to have overlapping easements with the Forest Service.

Board Direction: BOCC directed DPW, CDS and PAO to look into this issue together and get acquainted with the Forest Service Agreement.
PUBLIC HEALTH

**Final Inspection Renewal Policy Revisions:** Cathy Bambrick stated that the Permit Techs for CDS have been receiving the Health Departments permits for them. These permits are good for one year. Public Health would like to amend this rule and apply a good through two years rule and have a 35 day grace period. After 35 days the applicant will have to refile. Commissioner Huston stated his concern for people trying to get into past rates. Director Piercy stated that the Building Dept. has a 6 month Building Permit Extension. He thought it would be a good idea for these two permits to use the same extension. Commissioner Huston agreed that it would be a good idea to have the Public Health Permit consistent with the Building Permit. Dacia explained that sometimes there are installations that are partial and would like to know how the commissioner would like this handled. Commissioner Huston stated that in that case there can be two tiers.

**Board Direction:** BOCC directed staff to keep Renewal Policy consistent with Building Permit Renewal Policy. Renew for 6 additional months. If deadline is missed you have to refile for new permit. For Electrical only Inspections a permit is not needed.

**On-Site Sewage Process Review:** An overview on On-Site Sewage Process was presented to the BOCC. Cathy Bambrick is reviewing the process for efficiency. The licensed designers preferred on-site sewage process was presented as well. Commissioner Huston and Cathy Bambrick will be meeting with the designers to discuss possible changes.

**Board Direction:** No Board Direction
**Code Violation Issue – County Code & State WAC’s:** Cathy Bambrick presented the WAC’s and the County Code Title 13 for installing a septic system without a license. According to the law this is a misdemeanor. Commissioner Huston discussed using Title 18 to enforce on-site sewage violations. Neil Caulkins will further address this issue in the CDS Study Session proceeding

**Board Direction:** No Board Direction

Meeting adjourned at 3:36 p.m.

**Patti Johnson**  
Interim Public Works Director