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

**DATE:** July 24, 2006

**COMMISSIONERS PRESENT:** Chairman David Bowen, Vice Chairman Alan Crankovich, Chairman Perry Huston

**CDS STAFF PRESENT:** Director Darryl Piercy, Assistant Director Allison Kimball, Administrative Assistant Mandy Weed, Planner II Joanna Valencia

**OTHERS PRESENT:** Jan Sharar, Pat Deneen, Chad Bala, Wayne Nelson, Roger Olsen, Bruce Coe

| TOPIC: | 1. Comp Plan Update: Status Report  
| | 2. CDS Workload Discussion: Management Tools, Performance Levels, Assistance  
| | 3. Cluster Subdivision Code: Discussion |

**DISCUSSION:**

1. Piercy stated that 19 individual requests have been submitted and hearings have been scheduled for the week of August 21st and we are hoping to provide a series of options for the Planning Commission members. Commissioner Huston asked about resource lands, mineral land, forest zones of long term significance change in 06-02, 06-03, 06-04. Piercy said that 06-10 we are trying to figure out how to deal with it as it is a very broad detail text amendment so we will keep it as a docketed item. Commissioner Huston said he would get the updates done before they go to hearings. Piercy said 06-11 wants to create a commercial zone. Commissioner Huston said to make an effort to develop a record. Piercy said Chelan County is now also receiving the DOE notices to monitor wells. Piercy handed out a packet from the Whitman County Pilot Project for the BOCC to look at for informational purposes and as an example.

2. Piercy stated that with our performance goals and efficiency we are being able to handle current workloads without adding additional staff at this time. He stated that land use applications are holding steady and we are doing a much more thorough review, but we are finding it difficult to process them so quickly. Commissioner Huston said we need to quantify this the best we can and he stated that he wonders if the staff is doing work that should be falling on the shoulders of the developers. Piercy stated that we are requesting more and more info from them and we are trying to remain the neutral party. Commissioner Huston said he thinks the developers should be highlighting their own projects. Piercy said it just takes time to go through the process and it will result in less mistakes and even with two Planning Commission meeting per month, they are still continuing to go past 10:30 pm. Commissioner Huston said to create

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Approved during CDS Study Session 12/11/06
a matrix like we did for the plan reviews and speak in averages. Piercy stated that we will put something together. Piercy stated that we have about $10,000 set aside for professional services and we would like to use this to seek assistance for the comp plan update process for writing and organization of the Planning Commission Meetings. Piercy stated that if the BOCC is interested he will put something together as to how they would be using the money as the CTED money has been used for staff time, open houses, publications, supplies etc. Commission Bowen said to put something together.

3. Piercy handed out the current Performance Based Cluster Platting Code and stated that we are trying to come to some understanding of the Public Benefit Rating System. Deneen discussed the option of affordable housing. Coe said it isn’t available outside of the UGA’s. Commissioner Huston said that he thinks we need to get a baseline. Deneen stated that the design isn’t easy when you are dealing with smaller size pieces of land; it is easy to draw out of 300 acres but 21 acres is hard. Piercy stated that steep slopes and other Critical Areas things can not be used as a credit space so we may want to look at is as a ratio rather then lot sizes. Piercy stated that he would like to come back to this next week with some different options based off of the discussions today.

ACTION:

1. None
2. Piercy will put something together for Comp Plan update assistance.
3. Piercy will bring back next Monday.