DATE: July 31, 2006

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

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

OTHERS PRESENT: Chad Bala, Jan Sharar, Jan Ollivier, Pat Deneen, Wayne Nelson, Paula Thompson, Roger Olson, Patti Johnson

| TOPIC: | 1. Continued Public Hearing: Stuth Short Plat  
2. Timing of Road Improvements: Exempt Seg Example  
3. Closure of CDS office for employee appreciation picnic  
4. Cluster Subdivision Code: Continued Discussion |
| DISCUSSION: | 1. See BOCC for minutes.  
2. Piercy stated that the Schular Family Ranch has gone thru a series of BLA’s and Seg’s and are now starting to apply for building permits and while the interior roads meet all of the counties requirements, Fowler Road can not be brought up to the county road standards. Piercy stated that if we were to issue building permits, it would be unlikely they would ever be able to get a final CO. Piercy stated that it would be better to solve this problem before we start issuing permits. Commissioner Huston said that if the condition can be enforced is another question. Piercy stated that we are about three days away from issuing a building permit and if we issue it he would require a signed statement from the applicant/owner that they can’t get a final CO until the road condition has been met. Deneen said that he would like to have further discussion before we make a final discussion. Commissioner Bowen said to bring this back next week for an update. Commissioner Huston said we could also place a moratorium on it until everything is figured out. Piercy commented that it would be good if there were alternatives routes across the canal and something will have to be established to serve the 300 expected homes. Commissioner Huston said why don’t we try to create a transportation grid in this area and get ahead of this. Commissioner Huston stated that he will not issue any final CO’s unless there is a court order to make him do so.  
3. Piercy asked the board for permission to shut down the office to allow the employees to attend the employee appreciation picnic. Commissioner Bowen said to go ahead and shut it down.  
4. Piercy handed out a copy of the revised cluster code with modification made in grey and went over modifications. The current zone changes |

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have a set acreage and went over zoning designation acreages (see handout). Piercy stated that the general public sees access to the place more important then the new recreational sites. Piercy commented that we need to have further discussion to the criteria that would qualify as entry level. Piercy said that one of the incentives could be a sliding scale based on the bonus density, which would allow us to look at things on a much broader picture. Commissioner Huston said it keeps coming back to minimum lot size no matter how we do it. Piercy said he thought about one acre minimum lot size as it minimizes the foot print and requires a well thought out process, which would allow for more open space and would be consistent with GMA. Deneen suggested a maximum lot size rather then a minimum. Piercy went over the subdivision code submitted by Jan Sharar with edits. Sharar said they would be happy to work with the staff and share their ideas if we so desire. Deneen commented that the idea is to do a community septic drainfield and that he doesn’t think the clustering is going to be a one size fits all. Olson stated that he thinks the main problem is too high of densities in the rural areas and the three acre zoning may not be in compliance with the GMA. Deneen said he would like to see TDR’s in clusters. Piercy said then you are just creating higher densities. Commissioner Bowen stated that he would like to bring this back one last time next week before it goes to the Planning Commission.

**ACTION:**

1. See BOCC for minutes.
2. Bring back next Monday.
3. BOCC gave permission to close the CDS office August 10\textsuperscript{th}, 2006 from 11:30 am-1:00 pm.
4. Bring back next week.