COMMUNITY DEVELOPMENT SERVICES  
STUDY SESSION  
MINUTES

DATE: October 30, 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

OTHERS PRESENT: Pat Deneen, Chad Bala, Cherrie Varnum, Paula Thompson

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<td>1. Comp Plan Update</td>
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<td>2. Critical Areas Ordinance Update 2007</td>
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<td>3. Development Code Revisions</td>
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<td>4. Well Data</td>
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DISCUSSION:

1. Piercy stated that he just wanted to touch base with the board and see if there was anything else that they needed in regards to the comp plan update. Commissioner Bowen said that he assumes the 13th he will come with his thoughts and so will the other board members. Commissioner Bowen said he will then either request us to put together enabling documents or will continue the meeting. Commissioner Crankovich said there are things the Planning Commission put into the recommendations but didn’t explain what they are and stated that it would be nice to know their intent before making a decision. Piercy stated that he wanted to clarify that this Wednesday will close the public testimony portion. Commissioner Huston said that they can’t discuss this at this time.

2. Piercy handed out a packet of materials and stated that we will be using them to start updating our Critical Areas Ordinance (CAO). CTED has supplied a manual to use as a guideline and we need to incorporate the best available science. Piercy said he would anticipate doing this in a similar way as we did the comp plan. Commissioner Huston said to go thru at the staff level and identify things that aren’t working and then see where we are at odds with the state and then sit down with the board to develop a scope of work. Commissioner Bowen said he hasn’t really heard of any concerns from the public on our CAO. Piercy said that it talks about well head protection and there will be two areas scrutinized 1. Setbacks from class streams and 2. Aquifer recharge areas. Piercy also stated that we don’t have a variance process in our CAO which our staff would like to see in there. Commissioner Bowen asked if we are supposed to work with the cities. Piercy stated that we have applied for a joint grant with the city, but we haven’t heard back yet and it would be good to have a commonality within the urban growth areas.
3. Piercy stated that we have six months to bring forward the development code after the final adoption of the comp plan. Staff will take the final documents from the comp plan and compare the code we currently have and bring it forward with any needed changes.

4. Piercy stated that we have over 5,700 entries on the well data that we have been collecting. We are working on transferring the rest of this into GIS for mapping. Commissioner Crankovich asked if this identifies dry wells. Piercy said we don't have info for those at this time, just strictly where wells were drilled; however we have been trying but we have only had two responses back. Piercy said that we have a number of parcels that have more then one well on them. Commissioner Huston said that we need to track down wells that have went dry and if we need to round up some money for some extra help we can do that if that is what the hold up is. Commissioner Bowen said he doesn't want to see this go by the way side and whatever we need to do staff wise, lets do it.

**ACTION:**

1. None
2. None
3. None
4. None