



**MEETING MINUTES
COMMUNITY DEVELOPMENT
DELIBERATIONS AND UPDATES**

SEPTEMBER 22, 2022, 9:00 A.M.

- I. CALL TO ORDER- Commissioner Duncan called meeting to order at 9:00a.m.
- II. PLEDGE OF ALLEGIANCE- Dave Levine led the pledge of allegiance
- III. CHANGES TO THE AGENDA (Action)-None
- IV. CHAIRMAN'S OPENING REMARKS-None
- V. POLL FOR CONFLICTS OF INTEREST-None
- VI. BUSINESS – Community Development Update
 1. **Goings Westcott Residence: RES21-2009, RES21-1826, SDP21-0414 & CV22-0395 (Discussion Item).**

Director Callahan brought forth the discussion of contractors who are continuing to work on projects even with a stop work order notice. It says the violation of the stop work order is punishable by fines yet they continue to move forward. Can the County do something to get a fine through a judge so the word would get out to contractors that the County is serious about this? Director Callahan presented pictures of the site and stated there is no immediate action to make it safe.

Commissioner Brooks asked what the current fines are. Director Callahan responded that the fine is to double the building permit fee or to ask a judge to impose a fee.

Pat Braden said this could be a civil penalty up to \$1000 per day per occurrence up to a maximum of \$10,000. Pat suggested having a meeting with the new Prosecuting Attorney Stan Mortensen, regarding these violations of work orders and the possibility of having them be seen as misdemeanors.

Jorge Sepulveda, Code Enforcement Officer, spoke of the collapse on the site and that work had not been stopped and the stop work order sign removed. He reposted the sign. The worker was told by the contractor, Warren Ela everything was ok and to continue work.

Director Callahan asked if he can move forward with Pat Braden and the Prosecutor on this. Commissioner Duncan, Commissioner Brooks, Chairman Fillios all agree that in egregious situations like this they would support the efforts to have a misdemeanor imposed.

2. **ORA21-0002 Minor Subdivision Description & Applicability (Discussion Item)**

Director Callahan along with Dave Levine, Chairman of the Planning Committee, discussed overhauling the Minor Subdivision Description so that it will eliminate the occurrence of multiple minor subdivisions implemented together to avoid the major subdivision process.

This is still in the early planning stages. One suggestion was to reduce the minor subdivisions from 4 or fewer lots to 2 lots. Chairman Fillios voiced concerns that this would result in more meetings before the Board. Pat Braden suggested that these subdivisions could be an Administrative decision by the Director and go through the public comment period and not have to be approved by the Board. Director Callahan already has this authority to approve or deny minor subdivisions.

Director Callahan and the Planning Commission are also discussing amending the major subdivision process so that it is shorter and with Administrative review and approval instead of the Boards approval. This would save months of work and a lot of staff time. Commissioner Duncan is in favor of listening to anything that saves staff time and any headaches on the part of the property owner.

Dave Levine stated that the minor subdivisions back to back do not have the infrastructure that is needed. He is asking staff to go back and come up with suggestions to keep this process simple and allow for subdividing within a reasonable time frame and cost while allowing for the safety that is needed for the infrastructure of the major subdivision.

Commissioner Brooks remarked that with Director Callahan's knowledge and experience he is very comfortable with him making these Administrative decisions.

Director Callahan would like to continue discussions with the Planning Commission and Legal Counsel to work towards possibly reducing the number of lots in a minor subdivision, eliminating the final plat as a Board action and for small minor subdivision being held to the common driveway standards instead of highway district standards.

Chairman Fillios agreed that Director Callahan's recommendations weigh heavily and he is fine with this course of action.

Chairman Fillios also stated he is not onboard with familial splits. Either you have the right to subdivide or you don't. It's irrelevant whether it's to family. Dave Levine stated that the familial split concept is not in the new proposal.

VII. ADJOURNMENT-9:25a.m.



Jim Brannon, Clerk

By: Rebecca Grytness
Rebecca Grytness, Deputy Clerk

BOCC Chairman: slie Duncan
slie Duncan, Commissioner - Signed 10/4/2022