



MINUTES

2:00 p.m., Wednesday, October 15, 2025

1. Introductions (Barbour)
2. DCSM Updates
 - a. DCSM [Section 600 Transportation Systems](#) Improvements Update and Schedule (Transportation)
 - i. Currently in review with the County Attorney's Office and will be brought to the BOCS in early 2026.
 - b. DCSM Section 700 Updates – Consolidated E&S and SWM Regulations (Public Works)
 - i. Supervisor Weir and Commissioner Blake provided feedback about agricultural exemptions. The changes will be sent to CDC for review.
3. Noise Ordinance
 - a. See presentation for timeline
 - b. Jonelle Cameron will send the new draft language to the CDC members
 - c. Please direct any questions to Wade Hugh and/or the BOCS. You are welcome to speak at public comment time as well.
4. Development Services Updated Organizational Structure 2025-2027 (Spina)
 - a. Mandi Spina will start her new role with the TMO on November 10.
 - b. See presentation with the new structure for the Department of Development Services
 - c. Ricky O'Connor will become Acting Director, Eric Mays will become Deputy Director, Chad Roop will become Acting Building Official, and Jenna Goodman will be Acting Plan Review Manager/Acting Deputy Building Official.
 - i. Chad will replace Eric on the CDC during this time
 - ii. Eric's electronic signature as Building Official in EnerGov will remain the same. Any new policies or procedures implemented over the 2 years will have Chad's signature.
5. CDC 2025 Goals - Updates (Spina)
 - a. Commercial Expedited Plan Review – Development Services, Building Development Division (Mays)
 - i. The committee had 3 goals, and they have almost been completed.
 - ii. Commercial Express Permitting Update
 1. See presentation
 2. Implemented on October 13
 - iii. Commercial Expedited Plan Review – Criteria and Virtual Meeting Update
 1. They will either do a pilot program or a soft launch
 - iv. Building Plan Review Priority Processing Update
 1. 50% fee reduction will be proposed as part of the FY27 Fee Schedule
 - v. Guidelines for Phased Approval of Construction Document have been posted online.
 - b. Conditional Approvals for Site Plans – Development Services, Land Development Division (O'Connor)
 - i. Due to staffing issues, this has been put on hold by the County Attorney.

- c. Chamber of Commerce Permitting Recommendations – Development Services (Spina)
 - i. The team is currently focused on items in the 12-18 month implementation range. Of the 31 recommendations, 17 are now completed with 10 in progress.
 - d. APM Updates (Spina)
 - i. 2 revisions of the APM are happening over the next few months
 - 1. State Changes necessitating updates to the DCSM and APM
 - 2. DCSM Section 100 – Early Grading for Residential
 - e. Policy/Procedures Update – Ongoing/Completed
- 6. As-Built Update (Public Works)
 - a. All comments have been addressed and the updated document will be sent to the CDC.
- 7. Agency Updates
 - a. Transportation (Canizales) – None
 - b. Economic Development (Winn)- None
 - c. Public Works (Wray)
 - i. CCTV went live July 1. Randomly sampling the plans and gathering data. Currently in an evaluation period and working to compile the data to determine if/when they move down to the 0% mark.
 - d. Planning (Washington) – None
 - e. Development Services (Spina)
 - i. Annual Industry Breakfast will be at Sweeney Barn on December 11. Instead of unveiling the fee schedule at the breakfast, we will be scheduling separate meetings with the various industry groups in the month of December to discuss the fees.
 - f. Fire Marshal's Office (Ferguson)
 - i. Battalion Chief Tom Jarman has retired and Battalion Chief Mike Hubbel will be joining the Fire Marshal Team to oversees the Law Enforcement and Code Compliance Team.
 - ii. Hosted first industry seminar on September 26. Were able to get valuable feedback and planning the next seminar for January. Working on better ways to communicate the information out to Industry, as well as offering a virtual and/or live stream option.
 - iii. Virtual Plan Review is going well, but not seeing a tremendous workload. Still working through some IT issues in the process.
 - iv. Adopted partial approval inspections and have provided training for all inspections staff, in conjunction with Development Services.
 - v. Working on improved communication process on plan review. Comments are now sent to all contacts on the permit. If you add yourself, you will get an email anytime a comment letter goes out.
- 8. Development Services Performance Measures Update (Spina)
 - a. See presentation
- 9. Any Other Business (Barbour)
 - a. Barry Braden
 - i. Experiencing excessive dirt being brought onto the roadways from projects and codes/county ordinances are not being enforced. Barry has been in contact with the Police, BOCS, and State Troopers about this issue. Discussion about the need for a more collaborative effort to help empower Public Works to violate the contractor/construction sites who are causing an issue, especially those that are chronic offenders.
 - 1. There is language on the site development permit giving the County the right to enforce this and issue stop work orders for violations. Shawn Wray will bring this information to the pre-construction meetings.

- ii. Concerns about the landfill charging fines for dumping an excessive amount of materials, which is causing the trash companies to then charge the developers. Need to work with Public Works on how the Landfill is handling this.
 - 1. Response from Public Works: The landfill does not charge fines for dumping an excessive amount of Municipal Solid Waste (Trash). However, Notice of Violations and possible fines are enforced over the allowable thresholds stated in the Solid Waste regulations for recyclable material being mixed in the loads. There are compactors at the landfill and compost facility that accept cardboard and other recyclables, as well as recycling containers at 14 locations throughout the County.
- iii. Sunday dumping hours at the Landfill will return January 4, 2026

10. Next Meeting – 2:00 p.m. – 4:00 p.m., Wednesday, January 21, 2026

- a. Recertification of members
- b. Recertification of alternates
- c. Chair/Vice Chair Elections

11. Meeting Adjourned