

**Sustainable Planning Meeting
February 8, 2008**

Members Present: Matt Ackerman, Chairman Joan McClelland
 Elise Link Dava Hoffman
 Gene Kerkman Jim Sullivan
 Tom Reilly Shakeeb Shariff
 Jim Wise

Guest: Crystal Frost, Arizona Department of Water Resources
 Al Sengstock, Community Services Manager
 Kristi Jones, Administrative Specialist

Absent: Elizabeth Lassuy
 Bill Feldmeier
 Jon Barnert

The meeting began with the unanimous vote to approve the minutes of January 25, 2008.

Mr. Shariff said that at the last meeting the consensus was to get a draft for presentation at the March Joint Session meeting. It was agreed that there would be two tiers to the draft. The first tier would be a PAD as a matter-of-right with the underlying zoning and that should be easy to get approved. The second tier would be more difficult as it would concern density bonuses and whether that would be based on a certain percentage or certain acreage.

Ms. Link said they should be able to have a draft of the first tier PAD as a matter-of-right to present at the Joint Session in March and the Board could tweak it if they felt it necessary.

Mr. Reilly felt by the next meeting that the Committee should have a set of criteria for the density bonus and have it ready to present to the Board; at least some suggestions such as water conservation, and at the Joint Session they could ask the Board of Supervisors if they would support the direction the Committee was going with the second tier and density bonuses.

Ms. McClelland said they should meld Section 440 (PAD as a matter-of-right) of the Zoning Ordinance into the Subdivision Regulations.

Mr. Kerkman asked the difference between a residential PAD and a clustering subdivision that retained the same density.

Ms. Link replied that a PAD did allow for mixed uses and a Residential Conservation Subdivision only allowed residential.

Ms. McClelland felt they should keep the PAD with the underlying zoning as a matter-of-right in the Zoning Ordinance as it was now and also put it in the Subdivision Regulations.

Ms. Link said there were not a lot of commercial zoning districts in the Ordinance and she did not how they would incorporate the mixed uses without a rezoning.

Mr. Shariff said he would put together a draft and email it to the members to review before their next meeting.

Mr. Reilly said they should start working on the criteria for the density bonus at their next meeting and asked the members to be thinking of the criteria to be included and a possible point system and also when the public hearing process should kick in.

Mr. Sengstock said he would email them the standards from their Green Building Group as it would be a good reference for a starting point.

The meeting was adjourned at 10:30 a.m.

The movie, *The End of Suburbia* was shown and discussed.