

**Sustainable Planning Meeting
February 22, 2008**

Members Present:	Matt Ackerman, Chairman Elise Link Gene Kerkman Joan McClelland	Dava Hoffman Jim Sullivan Shakeeb Shariff
Guest:	Crystal Frost, Arizona Department of Water Resources John Rasmussen, Yavapai County Water Advisory Committee Georgene Lockwood	
Absent:	Elizabeth Lassuy Bill Feldmeier Jon Barnert	Tom Reilly Jim Wise

The meeting began with the unanimous vote to approve the minutes of February 8, 2008.

Mr. Shariff said they put the draft together with a couple of things in mind. They did not want to limit it to subdivisions so they kept it in the Zoning Ordinance and added a new Section 441 Residential Conservation PAD, which would be allowed as a matter-of-right in any residential zoning district in Yavapai County for the creation of two or more parcels. If they do develop six or more parcels then they would have to conform to the County Subdivision Regulations. He said they wanted something relatively simple to present to the Joint Session.

Ms. Hoffman said the way she read it, they had to conform to the Subdivision Regulations and unless there was something in the Subdivision Regulations allowing flexible lot sizes, that did not give them any rights at all. She felt there needed to be something in there that allowed flexible lot sizes.

Mr. Shariff said that since clustering or flexible lot sizes was part of the administrative PAD then it was allowed. He said with the minimum 75 ft. lot they were hoping to avoid shoestring lots with a lot of driveways coming onto a public road.

Ms. Hoffman felt that 50 ft. would be sufficient.

Ms. Link said that if there were a certain number of driveways, than perhaps a frontage road would be required; Public Works would not approve a lot of driveways coming onto a County road.

Mr. Sullivan said this was simplistic and might not always work, by forcing it to be 75 ft. was better than what was allowed now.

Ms. Link said she would like to keep it flexible and let the developer figure out a way to avoid having a lot of driveways onto the exterior roads.

Mr. Shariff said they all had received a copy of the draft and asked them to email Elise or him and let them make the revisions before the meeting so that everyone could discuss them.

Mr. Sullivan said no matter what number they decide on, 75 ft. or lower, there would always be a discussion. He would suggest taking it out.

Ms. Link said they put in anything that was different than or in addition to the existing PAD. She reviewed the changes as to what they were allowing, what was Open Space, and what that area should

not include (almost the same except for golf courses), and one could not increase the density, there was no minimum lot size, and attached or detached residential lots.

Mr. Sullivan felt they had done an excellent job of summarizing what the Committee was trying to do.

Ms. McClelland said their main purpose was to get something simple to present to the Board.

Ms. Hoffman commented that PAD had no mention of a flexible lot size.

Ms. Link said that language was in Section 440 of the Zoning Ordinance and could be cross-referenced with the Subdivision Regulations and state that a residential PAD would be allowed and include language regarding streamlining a PAD and give them some idea of how long it should take.

Mr. Sullivan said it was already covered in the Subdivision Regulations, if there were no issues, no change in zoning or density, it should move forward and if it met the criteria it would be approved administratively.

Ms. Link said they were talking two different things, when they do a subdivision that met the criteria it would be streamlined, but if they wanted to cluster and rezone, that could take 3-4 months. She asked if they wanted it to go through the same process as a sketch plan and then it could be approved administratively, and asked if they wanted to use the same criteria (up to five lots it would not be considered a subdivision). They might call it something different so there was no confusion.

Mr. Sullivan said if it was not approved by the reviewing agencies, then it would not be approved as a subdivision and might become lot splits. If they clustered and staff approved it, it could be done administratively. He said right now if someone wanted to do a parcel split they had to comply with the minimum width and depth, and the access, and if there were less than six parcels, there already was the Minor Land Division process.

Mr. Shariff said he would summarize their comments and revise the draft and email it to the members for their review.

The meeting adjourned at 10:45 a.m.

The movie, Rethinking Suburban Sprawl, was shown and discussed.