

**Sustainable Planning Meeting
March 21, 2008**

Members Present:	Dava Hoffman, acting Chairman Gene Kerkman Jim Sullivan	Joan McClelland Bill Feldmeier Tom Reilly
Absent:	Matt Ackerman, Chairman Jon Barnert	Bill Feldmeier Elise Link
Guests:	George Gehlert, Community Development Director, City of Cottonwood Crystal Frost, Arizona Department of Water Resources MaryIn Summers, Yavapai County Development Services Georgene Lockwood George Seaman Georgene Lockwood	

Ms. Hoffman chaired the meeting in Mr. Ackerman's absence.

The meeting began with the approval of the minutes from March 7, 2008.

Mr. Sullivan commented on the information that Mr. Reilly had emailed regarding the central sewer plants. He said that in a standard subdivision with septic tanks and leach fields, there was a standard amount of nitrates that were allowed to be discharged into the property. He said one might not be able to get the density allowed by the underlying zoning due to the limits of the leach field, so there were other things there that would limit what a developer could do and if they wanted the full density, they would probably have to do a full sewer.

Mr. Reilly said if you had a twenty acre parcel that was zoned for two acres you would be allowed ten homes, if you take ten homes and cluster them in one corner on a collective sewer system, you then had 1,200 gallons of discharge per acre discharged out into the open space. Then you had the issue from a visual standpoint, with 10 homes clustered together, was the saving of the open space enough of a benefit to the County to allow people to do this.

Mr. Sullivan said one thing would be how they disposed of the effluent and if they had ADEQ approval. He said he was thinking of having a building envelope of some size. He said there was more than open space that was a benefit for the ability to cluster a lot that isn't forced to a dimension. He said it was doubtful that they would have a community leach field and by forcing a certain dimension or size they were still propagating the sprawl. He said he did want water and sewer systems.

Mr. Reilly said the central sewer plants were something that he felt was very important, however, after discussing this with several members of the Committee, he said this was an issue that could be put on hold for now and be part of the Committee's on-going work.

Ms. Hoffman suggested some additions to the preamble that had been sent to the Committee members. Before the second paragraph she would like to add: "Step 1. Goal: Acquire Open Space Conservation" and before the third paragraph, "Steps 2, 3: Goals: Acquire Water, Energy and other Natural Resources." The Committee had no objections, but they would like Elise's and Matt's comments on this.

Ms. McClelland noted that the preamble had already been sent out to the Board of Supervisors and Planning and Zoning Commissioners in their Joint Session packets.

Mr. Sullivan said this started out with a Residential Conservation Subdivision, and they were discussing how they could continue this by taking small steps forward and he wanted to make sure that the "conservation" element stayed in their focus.

Ms. Hoffman presented her ideas of a chart that would make the Committee's goals clearer to the Board as well as the public. The Committee discussed the chart and asked that it be presented to Elise and Matt for their review/comments.

Mr. Reilly reviewed the timeline for the public discussions and the formal hearing process. He said he and Ms. Link reviewed the calendar and felt in April at the Commission meetings this could be scheduled as a discussion item where the public could comment, the formal Planning and Zoning Commission hearings during the month of May, and possibly going to the Board in June.

Mr. Sullivan said he wanted to make sure the public input had been discussed before this went to the Commission so that if an issue was brought up at those meetings, the Commissioners could be comfortable stating that issue had been discussed and addressed.

Ms. McClelland said that the homeowners and other organizations would receive the information and would have a chance to discuss this with their individual groups before coming to the public discussion sessions. She said some people were going to be upset with this.

The Committee agreed that Ms. Link should introduce Mr. Ackerman at the Joint Session and state the Committee's goals and to present a timeline of the public discussions and the formal hearing process. Mr. Reilly said that Mr. Ackerman had a very good presentation that he should give at the Joint Session.

The Committee discussed items for the next meeting agenda. There should be a recap of the Joint Session meeting; scheduling the April discussion sessions, and to move forward with Step 2. They said staff should type up a "best schedule timeline" to present at the Joint Session. The Committee discussed the possibility of having every other meeting in Cottonwood and would like to discuss this with Elise and Matt.

The meeting was adjourned at 11:00.