

**Sustainable Planning Meeting
April 4, 2008**

Members Present:	Matt Ackerman, Chairman Gene Kerkman Jim Sullivan	Dava Hoffman Bill Feldmeier Tom Reilly
Absent:	Elise Link Jon Barnert	Jim Wise
Guests:	John Rasmussen, Yavapai County Water Advisory Committee Georgene Lockwood	

The meeting began with the approval of the minutes from March 21, 2008. Jim Sullivan advised the other members that Joan McClelland had resigned from the Committee.

Mr. Ackerman began the meeting with a recap of the Joint Session saying Supervisor Davis was not convinced that clustering was a good idea.

Mr. Sullivan said his concern was what arbitrarily determined what was a good subdivision; it was not just the number of lots. He said currently you could go in and get a sketch plan, so why not be able to do this with a cluster as that was what this was about, it would do away with fences, it would automatically answer questions on open space in regard to flood fringe, flood plain, etc., and they would get a greater yield than if they placed the lots. The limiting factors would be Public Works, grading, slopes, ADEQ, density, disposal of effluent, regardless of the underlying zoning, he said if you had solid rock or clay, even if it were flat land, you would not get the underlying density and that was what people did not understand, the limits that were in place that prevented you from building there anyway.

Mr. Ackerman said he felt Supervisor Davis was saying how did they know that they would not get worse looking subdivisions if they did cluster, so maybe they needed to do more and create some other guidelines coming out of Smart Code with criteria for clustering.

Mr. Sullivan said that already exist in the PAD, these items were addressed when you applied for a PAD.

Mr. Reilly said there was no criteria in the Yavapai County codes for development standards that spoke to what Mr. Ackerman was talking about. Mr. Reilly said he felt Supervisor Davis was saying that by spreading the development out vs. clustering, as it allowed more development and looked rural.

Ms. Hoffman said there were two choices, cluster type PAD development where you preserve significant open space or you do lot splits. You could get the maximum number of lots with lot splits and if you want rural, that is what you get, with ground water pollution, etc. If it was a large development with expensive homes they would do a PAD.

Mr. Sullivan said they would want to do a PAD because that would allow commercial and other factors that were part of a planned development on a large piece of property.

Ms. Hoffman asked if they could compromise and put something in the codes where the development would be under a municipality, for areas that were close to established municipalities or within true communities, and in those areas they might concentrate on the PAD idea.

Mr. Sullivan said the current Ordinance does require interaction with a municipality within a three mile radius. He said when you get to the larger pieces of property maybe they would not be allowed to do a Residential PAD and that might help alleviate the one Supervisor's fear of the 10,000 acres becoming 5,000 houses.

Mr. Ackerman said if Supervisor Davis had concerns, perhaps they should try to talk to him and bring him into the process and ask him to be part of the solution of how to make this happen. Mr. Ackerman said he would try to set up a meeting with Supervisor Davis with himself, Commissioner Kerkman and Commissioner McClelland. They agreed that Mr. Ackerman should call Supervisor Davis and see what type of meeting he was willing to have and who else he would like to have at the meeting. The Committee felt it would be a good idea to have someone with the technical expertise there and Jim Sullivan agreed to attend the meeting with Supervisor Davis, if the Committee wanted him to.

Mr. Kerkman said they needed to not let this get derailed. He said he got the impression that Supervisor Davis felt they were giving something away. Mr. Kerkman said growth was coming and they needed to find a way to deal with it.

Mr. Ackerman reviewed the timeline Ms. Link provided and they were all in agreement. The Committee decided they would continue meeting every other Friday until they decided it was not needed. They agreed to continue having the meetings in Prescott.

Mr. Reilly passed around a notice of a presentation by the International Energy Conservation Code, presentation by Tony Grahame at Yavapai College, if anyone was interested in attending.

The meeting was adjourned at 11:00.