

**Sustainable Planning Meeting
April 18, 2008**

Members Present:	Matt Ackerman, Chairman Gene Kerkman Elise Link	Jim Wise Jim Sullivan Margie Bryan
Absent:	Dava Hoffman Jon Barnert	Bill Feldmeier Tom Reilly

The meeting began with the approval of the minutes from April 4, 2008.

Mr. Ackerman stated that the meeting with Supervisor Davis was set for 11:00 a.m., Tuesday, April 22, in Cottonwood. Matt, Gene, Joan, and Chairman Garner would be meeting with Supervisor Davis.

Mr. Kerkman said he wanted to get confirmation that Supervisor Davis was on board with the direction they were going and not so much on the specifics as they were still being worked out. He said this first go around was a PAD that had been around for 26 years, but was now focused on residential rather than commercial or mixed uses.

Mr. Sullivan said that was a very important point and that was why it was called a "Residential" PAD because PAD otherwise, incorporated other things, so those other mixed uses were not being talked about and now it was following the same path as a residential subdivision except that it allowed for clustering. He said it was not just a PAD because that implied the incorporation of other things within a residential subdivision or purely commercial.

Ms. Link said one question raised at the Joint Session was putting a cap on the acreage, for example, if there was a 10,000 acre parcel would they be allowed to cluster. She asked what if they came in with phases as residential and they do not do commercial, and then they might come back at a later date to request a rezoning for an area that they had set aside for commercial. She said she did not think she could say no to them if they did that, and even if they put a cap on the amount of acreage, say 100 acres, the developers would come in with 99 acres at a time.

Mr. Sullivan said it was discussed at the last meeting, and the answer to her question was yes, someone could do that. He said it was unlikely that with 10,000 acres they would do a 5,000 lot subdivision with nothing else; that would almost certainly be a mixed use PAD, because without the amenities there, they most likely would not be able to sell the homes.

Mr. Ackerman said the next agenda item was the discussion of the contact list and the date of the panel discussion and asked what the purpose was for this panel discussion.

Ms. Link said they wanted to find out from the Committee who they would like to invite. She said at the last Commission meeting it was suggested to invite a panel to discuss capping the acreage and to gather input from developers and other stakeholders.

Mr. Ackerman asked if the Committee felt that was important at this time, as he felt it was more important to get the Board to approve what the Committee had already done.

Ms. Link said the capping of acreage could be discussed later, after the Board had approved the Residential PAD. She reviewed the timeline. The Committee decided not to mail out any information until after the meeting with Supervisor Davis so that his input could be included. It was decided that at

the May 7th Commission meeting, it would be on the agenda as a discussion item and the Commission could initiate a hearing for July 9 and July 23.

Discussion regarding Step 2 was deferred until Ms. Hoffman was present.

Ms. Link reviewed the Section 441, ADMINISTRATIVE RESIDENTIAL PAD, document that was presented at the Joint Session and asked if they should delete the words "Attached or detached" from Section B. 2. After a discussion it was decided that Section B.2. should be deleted and the words "may include varying sizes and areas" incorporated into Section B.1.

The meeting was adjourned at 11:15.