

**Sustainable Planning Meeting
May 30, 2008**

Members Present: Tom Reilly, Acting Chairman Jim Wise
Gene Kerkman Jim Sullivan
Bill Feldmeier Margie Bryan

Absent: Matt Ackerman Dava Hoffman
Elise Link Jon Barnert

Guests: John Rasmussen, Yavapai County Water Advisory Committee
Georgene Lockwood

Mr. Reilly, Acting Chairman, opened the meeting with a motion to approve the minutes from May 16, 2008. The vote to approve was unanimous.

Mr. Reilly said that the comments received so far from the mail out seemed to be generally positive. He felt there was a misunderstanding from some residents from the Verde area regarding the increasing of density which was incorrect and that needed to be addressed during the discussion at the June 4 Planning and Zoning Commission meeting. He said he had talked to the Supervisors from District 1 and 2 and they were both very supportive of the conservation subdivision.

Mr. Kerkman said that the scheduled meeting with the District 3 Supervisor had to be postponed until June 19, 2008. He said the Supervisor's idea is to survey the entire County and identify those areas that would need to be protected, and with some type of transfer of development right process find a way to deal with it. He said that Pima County had already done what the Supervisor was talking about; a companion to this effort would be to do the transfer of development rights process, and transfer density credits, which might be on a voluntary basis between donor and receiver properties so no government entity would be involved, and therefore, there would be no Proposition 207 issues.

Mr. Feldmeier asked how that concept allowed for an increase in density. He said if you had a property zoned RCU-2A for a 100 units, if you found someone who had a property of the same size, could you double the density.

Mr. Kerkman said there was a State Statute that allowed for the transfer of density credits. He said you would not get a 100% increase in density, but you could transfer a portion of it.

Mr. Sullivan said you might be allowed 100 units but if you wanted to make it 200 units, that would not happen as a matter of right, the Ordinance would allow you to transfer density, but to double your density you would need a zoning change. However, you would be allowed to double the density if you transferred it from someplace else.

Mr. Reilly said that education regarding density and education of the benefits of doing this was something that they needed to continue working on. He suggested postponing the comparison ordinance and transfer of development rights until Ms. Link was present. The Committee agreed. He said there were some in the Verde area who believed there were some properties that were largely undevelopable and they did not want to see those properties developed.

Mr. Sullivan said there was no such thing as undevelopable and with development came the infrastructure such as water, sewer, etc.

The Committee discussed the list of density bonus criteria and suggested having the list emailed to them so that they could rate each item (#1 being the worst, #2 better, and #3 best) and discuss the ratings at the next meeting. At that time they could add any additional items.

Mr. Sullivan felt they should have a quantifying criteria list and density bonuses granted on the amount of points for each development and it would only be a conservation subdivision if a certain number of points had been made.

Mr. Kerkman said that there should be a certain number of points needed for a "basic" conservation subdivision and then points for a "plus" conservation subdivision.

Mr. Sullivan said that conservation did not necessarily mean an increase in density, if they were allowed to have a residential PAD that allowed for clustering, and then provided the other parts with it, why shouldn't that be a conservation subdivision with no increase in density. If they wanted an increase in density they would need to do something else such as transfer rights. They should also be allowed to modify the criteria, say if they provided a central water system then they might be able to modify the road widths.

Mr. Kerkman said they might want to consider what would be the maximum bonus that one could receive, and for each series of points they might get an incremental increase in density.

Mr. Reilly suggested looking at a county in the State that had already done this and use that as a template.

Mr. Sullivan said to make sure they picked one that had proved itself legally so that the County did not find itself in an arbitrary situation.

The Committee discussed what other counties had done and suggested that at the next meeting, Ms. Link give a presentation on where density bonuses had been given by other counties in Arizona and what criteria they used to determine their density bonuses. Also who helped them determine the criteria, and if the density bonus was working for them.

Mr. Reilly asked if it were possible to have a map showing the private land ownership in the County presented on the overhead at the Commission meeting during their discussion so that the other Commissioners and the public could see better what they were talking about.

The meeting was adjourned at 10:45 a.m.