

**Sustainable Planning Meeting  
June 27, 2008**

Members Present:        Matt Ackerman, Chairman        Bill Feldmeier  
                                 Gene Kerkman                        Tom Reilly  
                                 Jim Sullivan                         Elise Link, Staff  
                                 Jim Wise                                Chad Daines, Staff  
                                 Dava Hoffman                        Margie Bryan, Staff

Absent:                     Jon Barnert

Mr. Ackerman opened the meeting by asking if there were any revisions to the minutes from June 13, 2008; there being none, the minutes were approved as written.

Mr. Daines said he would like to walk through some of the guidelines that they discussed at the last meeting as they had made a number of changes to the draft as a result of that meeting. He said the issue of clustering is sound and a great planning tool, and they had attempted to clarify some of the concerns such as the minimum lot size, setbacks, and the appeal process. He said staff had received concerns from a number of entities questioning the fact that there was no public participation aspect of this process so they had suggested some language to help address this.

Mr. Feldmeier questioned if the public recognized that was the way regular subdivisions were done now. That is, there is no public participation requirement.

Mr. Daines said the issue was brought up so they wanted to change the language to help address it. He said a subdivision was clearly an administrative process because they were meeting all the requirements of that particular zoning district, but an open space conservation subdivision was a little different because they were not meeting the zoning requirements, they were having smaller lot sizes, and different setbacks, so it did add a lot of discretion on staff to set lot sizes and setbacks.

Each item on the draft was reviewed and discussed by the Committee:

Under A. Purpose: The Committee agreed to end with the word "land" and the rest of the paragraph to be deleted.

Under B. Intent: #4 "of 36 acre parcels" was replaced with parcel splits ("lot splits") and the words "to large lot " were replaced with the word "conventional." Item #5 was deleted, and in Item #6 the words "sensitive desert" were deleted.

Under C. General Requirements: #3, the minimum lot size paragraph was rewritten and the reference to "minimum lot size shall be no smaller than 10,000 square feet" was deleted. The Committee wanted the building envelope and not the lot size to be taken into consideration. Item #5, the last sentence was rewritten to include the minimum building setbacks, maximum percentage of lot coverage and maximum building height to be approved by the County as part of the review process. Item #6 pertaining to a maximum parcel size was deleted.

Under E. Natural Open Space: The Committee agreed to delete the word "Natural."

Under F. Performance Standards: #1 in the first sentence the words "and shall consist of no more than 10 lots in each grouping" were deleted. Item c. regarding perimeter buffers was rewritten and changed from "10%" to "in no case shall be less than twenty-five feet (25')."

Under G. Processing: #4, Notice of Application, was deleted.

Mr. Daines and Ms. Link will rewrite the draft and incorporate the Committee's suggestions and have it for the Committee to review. A copy will be included in the Commissioner's packets for the July 9, 2008, Planning and Zoning Commission meeting. Since the Committee did not have the time to review the entire draft at this time, they asked that the Commission be told the Committee was still working on the draft and there would be additional modifications.

Ms. Link stated that this was on the agenda for the July 9, 2008, Planning and Zoning Commission meeting; the Commission will take comments from the public and discuss the draft, but no action would be taken. It would be heard again at the July 23, 2008, Planning and Zoning Commission meeting, and at that time the Commission will need to take some type of action whether it be approve, deny or postpone, based on the fact it was advertised as a public hearing. She said these would be public hearings and open to public comments.

The meeting was adjourned at 11:45 a.m.