

**Sustainable Planning Meeting  
August 8, 2008**

Members Present: Tom Reilly, Acting Chairman Chip Norton  
Gene Kerkman Bob Rothrock  
Jim Sullivan Mark Mumaw  
Jim Wise Chad Daines, Staff  
Bill Feldmeier Margie Bryan, Staff  
Jon Barnert

Absent: Matt Ackerman, Chairman Elise Link, Staff  
Dava Hoffman

Guest: John Rasmussen, Yavapai County Water Advisory Committee  
Jim Lawrence, Open Space Acquisition Advisory Committee for the City of  
Prescott and the Open Space Alliance of Central Yavapai County  
Georgene Lockwood, District 1 Supervisory Candidate  
Alan Sanchez, Yavapai County Flood Control

As there were three new Committee members present, the committee introduced themselves, shared their backgrounds and related their understanding of the ordinance. Mr. Reilly provided some background of how the Committee was formed and gave an overview of the Committee's goals. In July, 2007, the Planning and Zoning Commission convened a panel for the purpose of discussing ways to achieve sustainable development and "green" building as a precursor to the formation of the Committee. On October 31, 2007, an informal committee known as the Sustainable Planning and Energy Conservation Committee, made up of representatives from the previous panel and other interested members of the public, presented some of their ideas to the Planning and Zoning Commission and Board of Supervisors at the Joint Session. The outcome of this discussion was the formation of two ad hoc committees known as the "Green" Building Committee and the Sustainable Planning Committee. The Sustainable Planning Committee created the following mission statement:

"Create partnerships to identify practical applications and practices to incorporate into Codes, regulations and ordinances in order to enable the County to have the tools to implement energy, water and other resource conservation measures for the economic and environmental sustainability of its residents."

As a first step, the Committee created an Open Space Preservation Subdivision Ordinance to allow developers to "cluster" lots to preserve open space and environmentally sensitive lands, minimize infrastructure construction and reduce sprawl.

Because of the inherent cost savings and flexibility associated with this type of development, the objective is to provide incentive to developers to use this tool as an alternative to lot splitting or conventional subdivisions. At the same time, this proposed development option does not allow an increase in density requires 40% of the land to remain as open space and necessitates the same level of improvements as a conventional subdivision. As part of this initial phase, the Committee has been working on prioritizing tasks and will be considering such elements as assigning density values and public input. Mr. Reilly encouraged the Committee to consider adding additional conservation/preservation measures such as water distribution systems and wastewater collection and recharge as part of Step 1. As the next Step, the Committee will explore another tier to this type of development which would include additional conservation measures such as water distribution systems

and wastewater collection, rain water harvesting, groundwater recharge, storm water management and native landscaping.

The Committee looked at the issues that arose from the July 23, 2008 Commission meeting and prioritized the issues in the order they should be addressed.

- Consider the natural components of the land and to cluster in less sensitive areas
- Density calculations and density bonus
- Public hearing process
- Incentives

For information purposes only, copies of information from various jurisdictions regarding their open space subdivisions were handed out to the Committee members for their review.

The Committee discussed the public outreach methods and the public concerns such as:

- Objection to the administrative process
- Creating 2-3 alternatives so that the Board and Commission might consider whether or not these applications should go to public hearing
- More public input in creating the Ordinance
- Creation of the website where the public could get information
- Publishing a News Release in the local paper
- Doing an interview on the Yavapai Broadcasting radio
- The possibility of alternating the meetings between Prescott and Cottonwood
- At the end of each meeting, a time will be set aside for public comments

The last item on the agenda was the density values for hillside, wash corridors, etc. The definition of a slope was discussed and explained at the meeting, that there was no unbuildable land, and the benefit of clustering would preserve 40% of the land as open space. The Draft Ordinance was handed out so that everyone could review it and be prepared to further discuss density values at the next meeting.

The meeting adjourned at 11:30 a.m.