

**Sustainable Planning Meeting
September 5, 2008**

Members Present:	Matt Ackerman, Chairman Jim Sullivan Tom Reilly Jim Wise Dava Hoffman Bill Eich	Chip Norton Bill Feldmeier Mark Mumaw Chad Daines, Staff Elise Link, Staff Margie Bryan, Staff
Absent:	Gene Kerkman Jon Barnert	Bob Rothrock

The Committee approved the meeting notes from August 8, 2008 and August 22, 2008.

Jeff Low, Committee member of the City of Prescott Open Space Acquisition Committee, gave a brief presentation on the Committee's activities. He said the original Committee was formed in 2003 by Mayor Rowle Simmons to advise the City on strategies for the purchase of open space acquisition and stewardship. They have divided the Committee into four work groups that focus on the following, and then once a month, regroup and report on their status.

- Real Estate Liaison Acquisition – the group helps in the negotiation for the purchase of open space parcels.
- Property Monitoring – the group keeps track of City-owned open space and helps in management of the property. Currently the group is working on creating a separate foundation to help obtain funding for the management of open space parcels.
- Community Outreach and Special Projects – the group works to educate the public on the benefits of open space by updating the City website, creating newsletters and providing press releases.
- Development Review – this group is involved in the pre-development meetings with City staff and working on updates to the City codes and regulations.

The Committee is working on an Ordinance with the City to change the Committee to a Commission and will present the Ordinance to the Prescott City Council in October.

The latest Draft of the Open Space Preservation Subdivision Ordinance was discussed. The goal of the Ordinance is to take the density away from more sensitive areas such as flood plains and slopes, and to give a density bonus for developments using conservation measures. Charts showing four different alternatives were handed out and discussed (and would be posted on the web site). This new Draft of the Ordinance combined the original Step 1 (open space preservation) and Step 2 (bonus density criteria) and the Committee liked that both Steps were being addressed simultaneously. The incentives that would encourage open space preservation and cluster development needed to be reviewed and would be discussed later. The Committee noted that often the homes were not built by the developer but by the property owners, and the property owners would be responsible for the conservation measures. Also discussed was the issue that in order to get the density bonus, not all of the conservation criteria listed should need to be met, there might need to be a point system established. There was discussion of the possibility of having two separate Ordinances, such as one Ordinance for property less than 36 acres and one for property larger than 36 acres, or at some other breaking point. The Ordinance was voluntary and must be fair and equal to all areas of the County.

A draft of conservation standards would be created by staff, emailed to the Committee members for their review, and discussed at the next meeting.

The meeting adjourned at 11:30 a.m.