

**Sustainable Planning Meeting  
September 19, 2008**

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

The Committee approved the meeting notes from September 5, 2008.

The Committee discussed how density for slopes was calculated and how the density might be obtained if the developer implemented conservation measures. There were three examples of Density Methodology previously distributed to the Committee for their review, which had also been posted on the web.

An overview of the minimum infrastructure and improvement requirements was presented and discussed. The Committee talked about a public water system for projects with more than 15 lots, as requiring a public water system for 15 lots would be very costly and would most likely result in the developer going to lot splits and individual wells. The Committee felt that the minimum requirements should be the same for all and not be determined by density and since 15 lots was based on the ADEQ cut-off for requiring a public water system that might be used as the minimum requirement. Because water conservation was a priority, one way to encourage water conservation was a public water system that was metered and charged as that made the public more aware of their water usage and made them conserve more. Alternate water and wastewater systems, such as compost toilets, were discussed as additional conservation measures. Another conservation method that was discussed considered HOAs or community associations metering and charging individual wells. After discussing the issues, the language in the draft will be revised.

The Committee discussed paved roads, width of roads, access and interior roads and decided that these were already addressed in the Subdivision Ordinance and they would delete this Section from the Open Space Preservation Ordinance. The Committee talked about waivers to the road requirements and the fact that Public Works does not normally approve these waivers. This issue will be discussed further with Public Works.

Density Incentives, Conservation Features, and Design Elements were discussed and the Committee agreed that the wording "all of the following" should be replaced with "majority" or something similar to allow some flexibility. It was noted that often the developer did not build the homes and that the custom home builder would be responsible for the cost of any LEED improvements. It was agreed that the size of the home and the size of the lot should also be considered in the incentives as they both had an impact on the environment. As the Committee Chairman was very familiar with LEEDS, they would ask him to give a brief presentation at their next meeting.

The wording “as a matter of right” was brought up, but the Committee agreed that would be discussed at a later date along with noticing the public and public hearings.

Staff suggested putting drafts of three options together to present to the Joint Session in October; however, the Committee agreed it might be better to present just one option with the revisions discussed today.

The meeting adjourned at 11:40 a.m.