

**Sustainable Planning Meeting
October 3, 2008**

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

The Committee approved the meeting notes from September 19, 2008.

Matt Ackerman, Chairman, presented a brief presentation on what it meant to be LEED (Leadership in Energy and Environmental Design) certified. He talked about the advantages to LEED. He said there was a lot of misinformation regarding the cost. He said the actual cost of building to LEED was comparable to non-LEED building, but with LEED buildings there might be an 8-10% increase in the architectural and engineering cost. A life cycle cost analysis had proven that LEED buildings actually saved money. He said the LEED Neighborhood Development level would be the most applicable to the Open Space and Sustainable Development Option. A discussion followed concerning the third party certification requirement, how this might apply to the buildings within the development, how it would be enforced, having language on the plat stating that the homes must meet LEED certification, a limit on the size of the home or a reduction in the lot size as part of the LEED certification, and the possibility of increase property value if LEED certified. Some of the Committee felt that the developers would not use the Ordinance if being LEED certified was a mandatory requirement and suggested it be by reference only, as the developer could target his market and make the decision whether or not to build to LEED standards.

The Committee reviewed the draft of the Open Space and Sustainable Development Option. The name was changed from "Open Space Preservation Subdivision" to "Open Space and Sustainable Development Option" as the Committee wanted it understood this Ordinance was not only about preserving open space, but about sustainable planning practices.

Section C.6. "Natural Washes and Cultural Resources," and Section C.7. "Limitations on Cuts and Fills" were not new to the Ordinance, but the Draft contained new language. These were both important issues, but after discussing them, the Committee decided to take them out of the Ordinance at this time, but keep them as additional discussion items for the Joint Session.

The committee discussed requiring LEED Certification as stated in the Draft under Section D. The Committee agreed LEED Certification should be made an option and not a mandatory requirement.

After a discussion regarding the definition of undisturbed natural space and active and passive open space, the Committee agreed to leave Section F. "Open Space" as it was, as it currently allowed some flexibility to both the developer and County staff.

The Section on the public hearing process was reviewed. There were three options that were discussed:

- Leave the Ordinance the way it was previously as an administrative approval with no notice.
- Administrative process with a citizen participation plan, and notify surrounding property owners. This would also allow an appeal process. Any decision rendered by Staff would allow the developer or a member of the public the right to appeal the decision to the Planning and Zoning Commission and Board of Supervisors.
- Staff review, go before the Planning and Zoning Commission, and then to the Board of Supervisors for the final decision. This process also includes a public participation element.

Due to time constraints the rest of the draft will be reviewed at the next meeting on Friday, October 10, 2008, in Prescott. The originally scheduled meeting for October 17, 2008 will be cancelled.

The meeting adjourned at 11:40 a.m.