

**Sustainable Planning Meeting Notes
October 10, 2008**

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

The Committee approved the meeting notes from October 3, 2008.

The Committee reviewed the Draft Open Space and Sustainable Development Option and their presentation for the Joint Session. The Committee decided they would present three alternatives at the Joint Session. Mr. Daines would give a PowerPoint presentation, describe each alternative, give a brief description of where the Committee was at, and that would be followed by a discussion with the Board and Commission. The question arose whether or not the public would be allowed to comment at the Joint Session. The public was invited to attend and sometimes the Chair entertains comments from the public; however, the time for public comments would be at the Planning and Zoning Commission hearings.

The Committee discussed the following components of the Draft Open Space and Sustainable Development Option to be presented at the Joint Session.

- Density Slope: Density methodology alternatives were presented and discussed. The Committee discussed the right of the developer to get some density back if he implemented conservation measures, and hoped this Ordinance would provide some guidelines to staff to prevent arbitrary decisions.
- Conservation Features: It was decided this would be further discussed after the Joint Session.
- Project Size: There should be a limit of a 640 acre parcel.
- Buffer: The boundary setbacks were changed from 100 feet of the adjacent boundary to 10% of the adjacent boundary or in no case less than the rear setbacks tied to the underlying zoning, as some flexibility needed to be included.
- Cut/Fill: No change to the draft.

- Archeological: The Committee would incorporate into the draft the terminology that was used by Public Works, but it would not be a major change from what they already had.
- Natural Water Courses: The Committee agreed that one intent of this Ordinance would be to discourage construction in floodways. Flood plains could be filled and built on, but the natural course of waterways would have to be maintained.
- Open Space: The Committee discussed whether to have 40% or 50% open space and it was decided to leave the open space at 40%, which could be decreased if additional conservation measures were implemented.
- Citizen Participation: The Committee discussed requiring notification by the developer to property owners within 300 or 1,000 feet; most developers the Committee members had talked to were in favor of this as it gave them the opportunity to present their ideas. If there were issues, there would be the right to appeal.

The meeting adjourned at 11:05 a.m.