

**Sustainable Planning Meeting Notes
November 14, 2008**

Members Present:	Matt Ackerman, Chairman Tom Reilly Gene Kerkman Chip Norton	Jim Wise Jim Sullivan Joan McClelland Bill Eich
Development Services Staff:	Chad Daines Elise Link	Margie Bryan
Guests:	George Seaman Jim Lawrence, Open Space Acquisition Advisory Committee for the City of Prescott and the Open Space Alliance of Central Yavapai County	
Absent:	Dava Hoffman Bill Feldmeier Mark Mumaw	Jon Barnert Bob Rothrock

The Committee approved the meeting notes from October 10, 2008.

The Committee discussed the outcome of the Joint Session. The Committee members that had attended the Joint Session felt that the Ordinance was received favorably by both the Planning and Zoning Commissioners and the Board of Supervisors, and the Committee was encouraged to continue their work. There was some concern that the Ordinance was becoming too complex and that the developers might not use it. The Committee discussed how to modify the Ordinance, and increasing the incentives might be one method of encouraging developers to voluntarily use the Ordinance. They also discussed how to limit the impact of development on hillsides and shifting the development to other parts of the property, and noted the individual property would dictate where to cluster the housing. The Committee felt there should be an incentive to not build on hillsides. It was noted that if a developer went in anticipating putting in a central water system and a wastewater system, they could do so now with the existing Ordinance; however, the wastewater disposal would have an effect on where the development would be on the property. By reducing the building envelope size and modifying the requirements for rural development, that would encourage developers to create subdivisions which would provide them with more profit than doing lot splits. The Committee agreed that the basis for this Ordinance was to eliminate some of the roadblocks to developers and would also provide an economical incentive to developers. The Ordinance would be directed towards the people who wanted to do smart development, as there would always be those who chose to do lot splits. The Committee felt that clustering would be more of an incentive than an increase in density. The Committee agreed that they did not want to lose sight of their original intent of open space conservation. The question was asked if open space was considered density neutral; open space had the same density value as the underlying zoning. It was noted that developers should not be penalized if they built on slopes, as the property would dictate where they could build. They would only be penalized if they built higher than a

certain slope and then they would lose density. The idea of having two Ordinances was discussed, one for 40 acres or less with 5 lot splits and done administratively, and one for the larger parcels with public hearings. The Committee decided to stay with one Ordinance and to modify the existing draft Ordinance.

The draft will be modified as the Committee recommended and will be reviewed at the next meeting. The Committee will also review the 2009 meeting schedule at that time.

The meeting was adjourned at 11:15 a.m.