

**Sustainable Planning Meeting Notes
January 9, 2009**

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

The Committee approved the meeting notes from November 14, 2008.

The Committee discussed the outcome of the Joint Session. As follow-up from the Joint Session meeting, several Committee members had met with several Board members to discuss their concerns with the Ordinance. To date, the Committee had met with Chairman Thurman and Supervisor Springer. A meeting was scheduled later this month with Supervisor Davis. The Supervisor's the Committee met with had concerns as follows:

- Making the Ordinance too complicated and therefore developers might not use it.
- Clustering of units and maintaining open space.
- Not having a public hearing process.
- Gaining density by having sustainable elements implemented, and if sustainable elements would be regulated by the Ordinance.
- Developing on slopes was not sustainable planning and it would be better to develop the flat areas. Developing slopes might be an arbitrary decision. The immediate reduction in density due to slopes/hills on a property would not be necessary.
- Density harvesting that might result in the creation of small cities without utilities or other infrastructures.
- The Supervisors would like to hear more from various developers to see if they would actually use this Ordinance.
- They did not like the idea of limiting the size of the parcels.

The Committee felt the direction from Supervisor Springer was to keep the Ordinance simple, maintain open space, and encourage clustering and sustainable elements. The Committee discussed leaving the sustainable elements out of the Ordinance and only list them as advisory items. They also discussed having two separate Ordinances, one more limited and one more complicated. They noted the existing Subdivision Ordinance did contain tiered subdivision regulations and instead of two Ordinances, some of the concerns might be better addressed through the Subdivision Ordinance when it was

next amended. The Committee felt there were built in limitations on density due to ADEQ requirements regarding the amount of separation between buildings. The size of the parcel would also be limited due to the septic and setback requirements and the allowable number of units per acre. It was suggested to add a section to the Ordinance that would define the number of allowable units per acre and list the required limitations such as ADEQ wastewater, well, etc., that would have to be met before the developer could get any increase in density. The Committee agreed that this Ordinance would provide staff a guide, but the final approval decision on any subdivision would be made by the Board of Supervisors. The Committee wanted to have a draft Ordinance to present to the Joint Session on March 25, 2009.

The Committee voted to cancel the January 23, 2009 meeting.

The meeting was adjourned at 11:00 a.m.