

**Sustainable Planning Meeting Notes  
February 6, 2009**

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

The Committee approved the meeting notes of January 9, 2009.

The Committee discussed the draft ordinance components and the feedback from the Board members. Bob Rothrock and Chad Daines met with Supervisor Davis. Supervisor Davis listened and expressed his desire to not draft an ordinance that would be so simplistic that it would allow a developer to do something that would result in unintended consequences. Supervisor Springer wanted a more simplistic and straightforward ordinance and no automatic density reductions. Discussion ensued primarily regarding density harvesting, the public process and developing on slopes. It was hoped to prepare a draft of the ordinance in the very near future and one that represents or incorporates both the goals of the Committee and the Board members. Chad felt that we should forward 2 alternatives and see what makes sense if we want to adopt both, or incorporate them into one. At the end of March, the Board of Supervisors can then make their decision at the Joint Session.

Slopes seemed to be the sticking point and were discussed at length. There was discussion regarding not arbitrarily or automatically taking a certain amount of density away based on the slope. Some wanted to maintain the underlying density and don't penalize developers for developing on the hillsides. Rather, provide incentives for people not to build on hillsides, but at the same time, not restrict development altogether on hillsides.

Discussion continued regarding practical measures for determining appropriate density for hillsides, such as infrastructure constraints such as septic and leaches field requirements. It is hard to put empirical or quantifiable standards such as a formula for building on slopes because every parcel is different. It all depends on the carrying capacity of the land. At the same, time it was agreed that safeguard measures/provisions need to be included that say if you have a parcel with certain characteristic or physical features, this tool isn't for you.

The Committee discussed a threshold or maximum size parcel that would be allowed to use this new ordinance. The Committee felt that limiting this ordinance to 640 acres as a maximum parcel size was appropriate.

The public hearing process was also discussed. Alternative C has a public process for all proposed developments that would use this ordinance. It was felt if a public hearing process was required, there would be no incentive to a developer because there is already the Planned Area Development in place that allows clustering through the public hearing process. The committee liked the process in Alternative A which is an administrative review process, with notification of neighbors, and an appeal process.

It was decided that Chad will prepare two drafts: 1. a simplified version that includes safeguard measures and: 2. a version that includes all sustainable measures. Alternative C will be used as a jumping off point for both drafts because it already includes sustainable/conservation measures and it will be easier to take out information to create the simpler version. The Committee will review these drafts at the next two (2) meetings.

It was also discussed whether it made sense to just create a simpler version of the Ordinance and adopt the sustainable elements of the draft into the Subdivision Regulations. It was decided to take incremental steps and get the Ordinance adopted first and then possibly consider adopting some of the provisions into the Subdivision Regulations at a later date.

The next Committee meeting is scheduled for February 20, 2009 at 10 a.m. at 10 S. 6<sup>th</sup> Street, Cottonwood and video conferencing will be available at this location as well as 500 S. Marina Street, Prescott.

The meeting was adjourned at 10:55 a.m.