

**Sustainable Planning Meeting Notes
March 20, 2009**

Members Present: Mark Mumaw
Jim Sullivan
Bill Feldmeir
Jim Wise
Joan McClelland
Gene Kerkman
Bill Eich
Matt Ackerman
Bob Rothrock

Development Services Staff: Chad Daines
Elise Link
Dawna Andersen

Absent: Thomas Reilly
Jon Barnert
Dava Hoffman
Chip Norton

Attendees: Suzanne Ehrlich, YDSC Environmental Unit
Wayne Bushnell, ASC Enviro. Tech Mgmt
Jean Trupiano, Central Arizona Land Trust

The meeting began at 10:05 a.m. The Committee approved the meeting notes of March 6, 2009.

Central Arizona Land Trust Presentation

Jean Trupiano with Central Arizona Land Trust (CALT) made a presentation about the Trust and their intent to preserve and protect open space, wildlife habitat and the scenic and cultural values of Yavapai County for future generations. Conservation Easements were discussed which preserve wetlands and open spaces on rural properties in Yavapai County. Several large ranches are involved in this preservation effort. The CALT has a Board that oversees the program and they hold workshops to meet with rural landowners. Open space

areas could even include portions of land located in PAD's (Planned Area Developments).

If any improvement(s) are required on a Conservation Easement, it is ultimately the responsibility of the property owner to provide the improvement, such as signage, fencing, etc. Conservation Easements do not necessarily require huge parcels of land. There may be some special circumstances when an acre could be designated a Conservation Easement. State Law protects the property owner from any liability in the event someone is hiking on their property and gets hurt. It is referred to as a "recreational liability."

The processing time for a Conservation Easement is approximately 6 months mostly due to the lengthy time it takes to obtain the appraisal of the property. There are also tax incentives for designating a Conservation Easement on ones property.

Wayne Bushnell of ASC Environmental Technical Management is here today working on his thesis. Suzanne Ehrlich of YCDS Environmental Unit is assisting him on wastewater systems.

Draft Ordinances

The Joint Session is scheduled for April 13th in the Cottonwood office and our committee needs to move forward with the final draft of Sections 441 and 442 to present to the Board. A mixed use concept is a key element to sustainability.

Discussion followed about the maximum project size requirements. Some members were in agreement to limit the size of the parcel to one square mile. Sewer treatment plants in a Planned Area Development were reviewed and it was recommended that the proposed ordinances include the consideration of any innovative conservation methods ("green building") that might come to light for future developments.

Members then reviewed any changes/corrections to the draft of Sections 441 and 442. A simplified ordinance is the ultimate goal of the committee. A final meeting is scheduled for April 3rd to go over the draft to be presented at the Joint Session on April 13th.

The meeting was adjourned at 11:45 a.m.