



PLANNING & ZONING COMMITTEE August, 2008

Details of the August 18th 2008 **BOS meeting** can be seen at http://aq.co.yavapai.az.us/agenda_publish.cfm . The next Cottonwood meeting is scheduled for September 15th at the 6th Street Annex.

Details of the August 20th **YC P&Z Commission** can be seen at <http://www.co.yavapai.az.us/Meetings.aspx?folderid=1110&year=2008> . The next meeting is scheduled for September 17th at the 6th Street Annex.

This month your P&Z Attended the **Verde Valley Regional Planning Workgroup** on August 20 and **The Sustainable Planning Committee** on August 22.

For the **Verde Valley Regional**, Attendees were 22 with several from Yavapai County, including Chad Daines, Assistant Director of Development Services,(a newcomer from greater Phoenix who is turning out to be a terrific, knowledgeable facilitator); along with Joan McClelland who is a YC County Planning & Zoning Commission member. Others were from every city in the Verde, and many groups, including representatives from Flagstaff.

There were 2 main items on the agenda. First up was mass transit for the VV. NAIPTA was well represented and informally answered questions as well as showing a power point show. Beaver Creek *transportation committee* was on point asking for and getting recognition for the Beaver Creek communities. Our Transportation committee will have details on the finer points.

We took away from the meeting "common knowledge", which may not be so common.

- NAIPTA is a State organization in process of a 5 Year Plan. Currently, a Service Analysis of the Greater Verde Valley, focused mainly on Cottonwood, Sedona, and Flagstaff is underway.
- Mass Transit will mainly be funded by "5311 Grants", which are State Transportation grants for cities and 5311 also goes to counties and 5310 to public & private agencies.
- Local communities would need to discover grants: 5311, Rail Fund, Local Transportation Assistance Fund (LTAF) etc. For more information on 5311 grants: <http://mpd.azdot.gov/transit/Section5311.asp>
- Typically, fares account for less than 15% of operating expenses.
- NAIPTA's next goal is an Action Plan by the end of 2008. It will include Camp Verde, VOC, Cornville, and Beaver Creek communities.
- After the Action Plan, each community, with NAIPTA assistance, will individually pursue money.
- Arizona State Legislature is currently studying a sales tax for Mass Transit.

A very informative presentation by Cottonwood on their Cottonwood Area Transit (CAT) Service led to discussion of linking with the Sedona Road-Runner system, using parking lots at pickup points. This is called Park and Ride.

The second Agenda item was the "**Open Space Preservation Subdivision.**" For those keeping score, this is the much discussed H7117 Amendment to Zoning & Subdivision Regulations. I will not summarize the discussion, in favor of presenting two pictures, which are worth 2000 words.

"The graphic depiction below illustrates a conventional subdivision on the left and an open space subdivision that preserves open space on the right." Development Services Newsletter 8/2008



For **The Sustainable Planning Committee** meeting on August 22, attendance was about 18, including the committee, squished into an 8x10 conference room with no access to a thermostat. Again, Chad Daines facilitated the meeting, and Joan McClelland was in attendance. I think this was the first meeting held outside of Prescott, but the committee is trying hard to improve its communications and had, and will have, Video links available between Cottonwood and Prescott for future meetings. The next meeting may be viewed at the Cottonwood Annex on September 19th.

The Committee, with help from YC Development Services, plans to tackle one issue per meeting, at the same time as deciding the previous issues. On the block was *Density Values*, or "How to determine the number of homes which may be built, on any parcel of land, taking into account a sliding credit for slopes, among other things". Needless to say, this will take additional research, graciously offered by Mr. Daines, on behalf of YC Development Services.

The goal of the Committee is to proffer to the BOS, several alternative zoning ordinance amendments that would encourage open space design, over, the Land Holders Matter of Right to multiple lot splits. It has been estimated that 90% of the new parcels created in Yavapai County are created through the multiple lot split process (aka, illegal subdivision).

Your P&Z committee invites discussion of this complicated issue and seeks guidance from the Board.