

April 7, 2015

Proceedings of the Zoning Commission of University Heights, Iowa, held at the City Office, 1004 Melrose Avenue, subject to approval by the Commission at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

Chairperson Yeggy called the April 7, 2015 meeting of the University Heights Zoning Commission to order at 7:05 p.m.

Present: Zoning Commission Members: Stepheny Gahn, Alice Haugen, Stuart Rosebrook and Pat Yeggy. Staff present: Attorney Ballard and Clerk Anderson. Also present were: Mike Haverkamp and Silvia Quezada.

Absent: Larry Wilson

The March 9, 2015, March 16, 2015 and March 19, 2015 minutes were approved by unanimous consent.

Public Input: Silvia Quezada, 416 Ridgeview Avenue, thanked the commissioners for all their work. Quezada hopes to present recommendations to the city council at the April 14th meeting. Quezada also thanked Chairperson Yeggy and commissioner Gahn for their external research on topics.

Consideration and Discussion of Slope and Soil Maps from Johnson County GIS: Yeggy distributed slope and soil maps prepared by Johnson County GIS. She suggests requiring building permits to include a slope map. Also, the city should purchase a large-format, high resolution maps showing elevation lines and slopes, to the building inspector can determine if a property has sensitive, steep, critical or protected slopes.

Yeggy stated that Coralville and Iowa City will be working on their sensitive slope ordinances in the fall 2015. She recommended the commission delay discussion on the city's ordinances until that time. Coralville currently has no ordinances for sensitive slopes and wants to update the ordinances on erosions. Iowa City plans to update the water run-off ordinances. Commissioner Haugen suggested the commission address buffers for sensitive slopes; Gahn agreed and recommended the commission move forward with the research she has gathered and then re-address it in the fall.

Commissioner Rosebrook said he would like to see a topographical map for just University Heights, including a key with definitions for each type of soil. Rosebrook commented that any decisions the council makes on sensitive slopes should be made in conjunction with Iowa City given the city's location "upstream" to Iowa City.

Discussion of Ordinance 128: Gahn led the discussion on proposed revisions and additions to Ordinance 128. The definitions have been alphabetized and Gahn added a draft definition for buffers and grove of trees. "Regulated Sensitive Slopes" were further defined for "critical", "excessive", "protected" and "steep" slopes, along with a definition for "percent of slope".

Gahn inserted a general statement under Section 3: Requirements and Regulations to state: "This process sees to optimize land use, while carefully considering all of the identified sensitive elements, and to reach a reasonable balance for the development of the land."

Under "General Provisions", Gahn included a provision where applicants who are submitting a building proposal to the city must include a "Sensitive Areas Development Plan". The plan would be drawn to scale and show: 1) Soils and Topography, 2) Location and Type of sensitive slopes, 3) Existing Zoning and density, 4) Existing or proposed wastewater systems. 5) Proposed open or conservations spaces and 6) include a statement where applicant will protect sensitive slopes and areas.

Gahn stated the proposed language in Ordinance 128 was taken from either Iowa City or Johnson County ordinances. Gahn suggested adding in language for stream corridors, storm water run-off, erosion and buffers. Gahn felt the proposed changes and additions would be "a good chunk" of information to present to the city council at the next meeting. Yeggy replied that she did not want to rush the discussion on sensitive slopes and believes the commission should wait until the fall. If the city had a lot of protected slopes, Yeggy said that would be a good reason to discuss. Lot 115 has sensitive slopes but not a lot of protected slopes on the property.

Haugen asked Attorney Ballard if a PUD, "which writes its own rules", supersedes a slope ordinance. Ballard replied that yes, generally it would. The city council is able to determine the rules for a property via a PUD.

Gahn asked what is included in a development plan and a sensitive area site plan and if that is noted in the current ordinance. Ballard stated that is not outline in the current ordinance.

Attorney Ballard cautioned the commission to not rush on the discussion for sensitive slopes and commented on a lack of expertise in this area. Ballard gave examples and said that the council would want to see specific criteria; there needs to be a legal basis for the ordinance.

Rosebrook said he agreed with Ballard and stated the commission needs to do their due diligence on these issues and not rush something for the next council meeting. Rosebrook complimented Gahn on her work. Rosebrook commented that the commission should work in concert with Iowa City, given shared boundaries, but still work diligently on University Heights' issues.

Rosebrook suggested at the next meeting an outline should be created on remaining issues to address. Yeggy felt erosion control and storm water run-off are two issues that need to be addressed. Yeggy would like to add additional forms to the building permit process.

Public Input: Mike Haverkamp, 315 Golfview Avenue, suggested the commission identify a plan to handle the volume of water run-off on properties.

The next Zoning Commission meeting will be held May 5, 2015, at 7:00 pm at City Hall. Additional meetings have been scheduled for May 19th, June 2nd and June 16th, July 7th and July 21st, and August 4th and August 18th.

The meeting was adjourned **by unanimous consent at 8:57 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Pat Yeggy, Chairperson