

September 22, 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 September 22, 2015 meeting of the University Heights Zoning Commission to order at 7:03 p.m.

Present: Zoning Commission Members: Alice Haugen, Stepheny Gahn, Larry Wilson and Pat Yeggy. Staff present: Clerk Anderson. Also present was: Louise From and Silvia Quezada (for part of meeting).

Absent: Stuart Rosebrook.

The June 16, 2015 minutes were approved by unanimous consent.

Discuss Advantages and Disadvantages of Regulation Modeled on Iowa City's Requirements: Chairperson Yeggy lead the discussion regarding Iowa City's ordinance and what was applicable to University Heights. The RS5 designation is used for 8,000 square feet parcels and they are allowed to have 45% lot coverage of the whole lot, with the front yard restricted to 50% coverage. RS8 designation is used for 5,000 square feet lots and the coverage is the same, 45% coverage for whole lot and 50% coverage for front yard. Under 5,000 square feet (RS12), coverage increases to 50%.

Comments on Handouts Detailing Existing Data: Yeggy stated that Terry Goerd, Building Inspector, recommends using the Assessor's lot information; that is what property taxes are calculated on. The commission discussed whether it would impact coverage decisions in the various subdivisions of the city. Commissioner Wilson suggested the commission determine a "typical house size" for the various lots in the city. Yeggy stated that the Johnson County GIS information includes measurements of the foot prints of houses and accessory buildings. Yeggy will contact MPOJC about having further calculations done.

Discuss Collecting More Hard Data on Existing Lot Coverage: Yeggy asked the commissioners to review parcels on the Johnson County GIS system and find lots in the city the commission should review for coverage. Yeggy commented they need to view examples of lot coverage that currently exists.

The commission will also inspect various lots in the city to view the lot coverage on each parcel. Yeggy will compute coverage computations based on GIS and assessor information for these parcels.

Compile Questions for Experts: Questions for Goerd included: 1) how is lot coverage measured, 2) is it calculated only when a property owner applies for a building permit, 3) are the measurements done by the building inspector using GIS. Yeggy will reach out to Goerd for additional information.

Additional Public Input: None.

The Commission decided to meet once a month. The next Zoning Commission meeting is scheduled for October 20, 2015, at 7:00 pm at City Hall.

The meeting was adjourned **by unanimous consent at 8:09 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Pat Yeggy, Chairperson