

July 5, 2016

**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 Bauer called the July 5, 2016 meeting of the University Heights Zoning Commission to order at 7:16 p.m.

**Present:** Zoning Commission Members: Pat Bauer, Alice Haugen, Stepheny Gahn, Stuart Rosebrook and Larry Wilson. Staff present: Clerk Anderson.

The June 7, 2016 minutes were approved by unanimous consent.

**Building Coverage Limitations:** Currently, the city has restrictions on set-backs and height of building in the city but no restrictions on building coverage for a property. Chairperson Bauer stated Iowa City and Coralville have limitations on the percentage a lot can be covered by buildings; separate from the setback.

Bauer commented that the Johnson County Assessor’s website has drawings which “could be a pretty reliable indication of building coverage”. Bauer stated he plans to calculate building coverage for approximately 400 houses in University Heights in the coming weeks and will share the commissioners for verification. Commissioners discussed having separate building coverage values for each subdivision in the city. Commissioner Rosebrook commented on keeping the historic nature of the city’s subdivisions when formulating a building coverage policy.

Commissioners agreed to pursue building coverage and incorporate adjustments for multi-story buildings for the city. Bauer suggested inviting a local realtor to address the group regarding current trends in housing and how that might impact the building coverage policy.

Commissioners agreed to recommend that if a current house will be torn down, the property owner must get a demolition permit, at least 14 days prior to demolition and must show what will be built on the property.

Bauer recommend incorporating a “site review” requirement in policies concerning site consolidation or subdivisions.

**First-Cut Definitions for Sensitive Areas:** Commissioner Wilson drafted a “first-cut” of definitions of sensitive slopes in the city, to be used by Emmons & Olivier Resources, Inc. for use their mapping project for the city. Wilson incorporated definitions from Iowa City and Johnson County and modified those definitions for the undeveloped tracts in the city.

Commissioners discussed definitions for erosive soils, prairie remnants, grove of trees (especially on a critical slope), savanna remnants, stream corridors, wetlands and woodlands.

**Public Input:** None

The next Zoning Commission meeting will be held August 2, 2016, at City Hall, at 7:15 pm.

The meeting was adjourned **by unanimous consent at 8:34 p.m.**

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**Attest: Christine M. Anderson, City Clerk**

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**Approved: Pat Bauer, Chairperson**