

August 2, 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 August 2, 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 and Larry Wilson. Staff present: Clerk Anderson. Also attending: Wally Heitman and Silvia Quezada.

Absent: Stuart Rosebrook.

The July 5, 2016 minutes were approved by unanimous consent.

Chairman Bauer stated he anticipates presenting a packet of proposals to the city council for consideration in 2017.

Storm Water Run-Off Management: Bauer and Commissioner Wilson met with the Coralville Coordinator who handles the storm water run-off program. Bauer outlined two possible storm water run-off initiatives:

- Regulation: The city currently has an ordinance which covers properties over 1 acre or are zoned non-residential. Commission could consider expanding the scope of the regulation to require review of new construction on residential lots smaller than 1 acre created by either subdivisions or consolidations of existing residential lots. Items to consider are technical capacity to formulate and enforce such additional regulations. Goals of such additional regulation include preventing erosion during the construction phase and increased post-construction storm water run-off.
- Assessment and collection of fees: To cost-share management initiatives (rain barrels, lawn restoration, cisterns, etc.) with citizens and for educational materials regarding storm water management solutions. State law allows municipalities to charge a water utility tax and the revenue must be used for storm water management.

Wilson stated the Coralville Coordinator suggested the city hold public forums to explain how storm water run-off management will benefit all citizens.

Discussion of Pilot Building Coverage Calculations: Bauer distributed information regarding existing building coverage in the city. Iowa City allows for 45% building coverage on a lot, while Coralville allows 35%.

Bauer requested assistance with calculating building coverage for each property within the city. Each commissioner received 10 properties to calculate the building coverage percentage. The commission discussed the need for a legend of the abbreviations used by the appraisers and hiring a student to compute the coverage for each property.

Public Input: Bauer stated he had received an e-mail from city council member Quezada asking if the commission will address a change in the noise ordinance from 8 am to 7 am. The commission thought this issue should be included in the list of possible topics to be scheduled for consideration in meetings in the first half of 2017.

The next Zoning Commission meeting will be held September 6, 2016, at City Hall, at 7:15 pm.

The meeting was adjourned by unanimous consent at 8:25 p.m.

Attest: Christine M. Anderson, City Clerk

Approved: Pat Bauer, Chairperson