

February 7, 2017

**Proceedings of the Zoning Commission of University Heights, Iowa, held at the City Office, 1302 Melrose Avenue, subject to approval by the Commission at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.**

Chairperson Bauer called the February 7, 2017 meeting of the University Heights Zoning Commission to order at 7:03 p.m.

**Present:** Zoning Commission Members: Pat Bauer, Alice Haugen, Stepheny Gahn, Stuart Rosebrook and Larry Wilson (arrived late). Staff present: Attorney Pat Ford and Clerk Anderson. Also attending: Mike Haverkamp and Silvia Quezada.

The January 3, 2017 minutes were approved by unanimous consent.

**Review of Revised Drafts of Amended/New Ordinances:** Pat Bauer began the review with changes to Ordinance No. 79, covering building coverage and lot consolidations. Bauer asked Pat Ford to clarify the definitions of “parcel” and “lot”, specifically for the smaller lots located in the older part of the city. Some parcels include land in adjoining lots but were never replatted. Information on the Auditor’s website considers these properties as a single parcel. Ford will review how parcels are “legally described” and revise the language to address Bauer’s concern.

Changes to Ordinance No. 169, post-construction stormwater runoff include an increase to 5,000 sq. ft. land disturbance instead of the current one acre.

The city currently does not have an ordinance regulating the subdivision of a parcel. The rezoning process does allow the city to have input on the development of a property but the city presently has less control if an R1 parcel is simply subdivided into separate lots. Bauer asked for a specification of size in the exception for the sale or exchange of small parcels of land to property owners of adjacent plots

**Initial Consideration of First Draft of Potential Sensitive Areas Ordinance:** Bauer stated that he hopes final maps from Emmons & Olivier Resources, Inc. will be incorporated into the ordinance. Commissioner Wilson has diligently worked on the definitions of the sensitive areas for the city.

Bauer stated there are several areas of the first draft which he feels need further work. One area of concern is the persons responsible for Level I and Level II reviews of development plans for properties that included sensitive areas.

Bauer commented on the sensitivity index included in the draft and Coralville’s use of an algorithm incorporating multiple factors to compute sensitivity. Commissioner Rosebrook commented the information provided should indicate what the different ratings mean, so the property owners can properly manage their property.

Bauer commented on including definitions in the ordinance which the city does not have and also concerns with wetlands. Bauer stated the map is “picking up the low spot” in his backyard. Bauer does not feel that spot constitutes a wetland. Wilson commented it could indicate a place to establish a rain garden. Wilson stated there is confusion with various state agencies on the definition. Bauer commented that the commission will need to educate the council and citizens about the importance of preserving these sensitive areas.

**Discussion of Examples of Wind/Solar Energy Regulations and Existing UH and Coralville Regulations of Short Term Rentals:** The commission discussed the need for regulations for wind and solar energy regulations and the regulations for short-term rentals in University Heights.

The next Zoning Commission meeting will be held April 4, 2017, at City Hall, at 7:00 pm.

The meeting was adjourned **by unanimous consent at 8:22 p.m.**

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

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**Approved: Pat Bauer, Chairperson**