

**February 15, 2018**

**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 15, 2018 meeting of the University Heights Zoning Commission to order at 5:00 p.m.

**Present:** Zoning Commission Members: Pat Bauer, Alice Haugen, Stepheny Gahn and Larry Wilson. Staff present: City Attorney Steve Ballard, City Clerk Chris Anderson and Engineer Josiah Bilskemper. Also attending: Louise From, Silvia Quezada and Pat Yeggy.

Absent: Commissioner Stuart Rosebrook.

The next Zoning Commission meeting will be May 1, 2018. The commission will continue to meet the first Tuesday of each month, as needed.

The December 6, 2017 minutes were approved by unanimous consent.

**New Swisher Tract Background Information:** City Attorney Ballard stated the trustee for the Swisher Tract has received permission from the court to sell the property, possibly in June. The council requested the city engineer to determine possible development scenarios for the property under the currently existing zoning ordinances. The council has indicated an interest in purchasing the property for greenspace in the city.

**Potential Swisher Tract Development Scenarios:** The commission reviewed the three maps prepared by City Engineer Bilskemper. Bilskemper assumed the tract qualifies as a woodland, which is one of the categories in the sensitive slope ordinance. It appears any substantial development would be subjected to a Level II review by the Zoning Commission.

There are two possible development scenarios that would comply with the current city ordinances: R-1 and R-1 subdivision. Bauer commented that any development would "...protrud[e] into maximum buffer areas..." which would necessitate adjustments to the buffers. Currently, there is one plotted lot on the tract.

Bilskemper and commissioners discussed additional requirements including minimum lot sizes, required lot setbacks, and installation of sewer lines and streets.

**Consideration of Adequacy of Existing Subdivision/Zoning Ordinance Provisions:** There are provisions in the sensitive areas ordinance which would allow modifications of certain requirements but the set of circumstances would be limited and modifications could not compromise the protection of the sensitive slopes.

Commissioner consensus that the city has adequate provisions in the current ordinances, with the understanding future councils could grant exceptions which would weaken the ordinances' effectiveness.

**Formulation of Recommendation(s) to the City Council:** Bauer will present the following recommendations to the city council for consideration:

- 1) That existing ordinances not be altered to permit development that is more intensive or more extensive than the ordinances currently allow.
- 2) That all inquiries to Zoning Commissioners and City Councilors concerning possible modifications of applicable requirements in existing ordinances or any possible changes of such ordinances be made in writing and responses should be returned in writing.

Chairperson Bauer thanked Commissioner Wilson for his years of service to the Zoning Commission and the city. Wilson and his wife will move out of the city on March 23rd. Wilson received a standing ovation from all present.

The meeting was adjourned **by unanimous consent at 6:24 p.m.**

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

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**Approved: Pat Bauer, Chairperson**