

## ***I. PROCEDURES***

- A. Call to Order Chairman Buck Williams called the meeting to order at 6:00 p.m.
- C. Roll Call Present were Chairman Buck Williams, Commissioners Barbara Brutvan, and Phil LaGro, Robert Hupp and Harry Schmidt (arrived late 6:50pm). A quorum was present. Absent were Commissioner Tony Robertson and Brad Massey. Present from Staff were Tim Pettit, Chief Building Inspector, and Sue Bennett, Deputy City Clerk/HR Administrator.
- D. Adoption of Agenda Commissioner Brutvan made a motion to adopt the Agenda as presented. Commissioner LaGro seconded the motion, and it carried.

## ***II. PUBLIC PARTICIPATION - None***

### ***II. Discussion on creating a new higher density-zoning district – T. Pettit***

Tim Pettit informed the commissioners that we have been directed that there is a need for a higher density subdivision. This is similar to the golf course patio homes, which was a variance through their ER zoning. The golf course lots right now are 5000 sq. ft. lots, the size set backs are 5 ft. on each side, and front yard is 15 ft., which is not favorable. Tim will not go this direction on the higher density zoning. Right now, our single-family zoning is called R1-7 and that is for 7000 sq. ft. lots sizes, which is the smallest one we currently have, other than manufactured homes, which are 5000 sq. ft. lots. We do not want to create a manufactured home setting; we want stick built homes. What Tim is proposing is a R1-4 single-family 4000 sq. ft. lots. The first thing that was required was a definition or description of this district and on the establishment of zoning districts, zoning map and interpretation of district boundaries sheet. You will see the R1-4 zoning is a Medium Density Single Family Residential, with a minimum 4000 sq. ft. lot. This is just like our R1-7, which is also Medium Density, just a different square footage, so Tim used the same verbiage. What we do not want to create is a type on type setting. All the restrictions and requirements for the R1-7 we put on the R1-4. What that does allow for open space requirements. The biggest house that could be built on this lot would be 1400 sq. ft., which still allows open space on your lot. This puts us on the density schedule of 65% open space. Tim asked that everyone review the Density Schedule sheet and he will go through the items listed for a R1-4 lot. Going with Minimum lot size of 4000 sq. ft., minimum lot width of 50 ft., front set back of 20 sq. ft. What we are trying to achieve here and what our hopes are is to create more starter homes for younger families.

Tim Pettit reviewed the remaining density requirements set for R1-4: Minimum side yard; 5 feet; minimum rear yard 15 feet; Maximum building height: Principal use 24 Feet; Accessory Use 24 feet. Minimum separation between buildings: 10 feet; Minimum open space 65%; Minimum Land area dwelling unit Max 20-acre development. We will need to discuss more regarding a 2-story building, check with the Fire Department with requirements for 2-story. Currently we are compliant with fire code with the 5 feet between.

Chairman Williams inquired on back patio structure and tenants wanting to put on a hard structure roof. Tim requested we not go look at alternative construction methods to get the fire ratings, keep the 10 feet requirement. It is addressed in the zoning codes that prohibits patio roof structure with the setbacks. Second story clearance Tim will work on a category of 10 feet. Maximum height of building is 24 feet that will stop steep roofs, and will keep a lower profile.

Maximum subdivision development, the issue is the patio homes are 15 acres they have 65 units in them. Tim did not want to leave this open for someone coming in and doing 1000 units. Commissioner Hupp stated that would be about 220 homes in 20 acres. That would be about 100 homes. Tim does not feel that is too unreasonable. Anyone coming into this development would need to come before the Commissioners. Tim would like to set this up as a Master Plan Development where the P&Z Commission will be in charge to approve the construction. Commissioner Hupp asked when a developer comes and only wants a couple of acreage what infrastructure is their responsibility. Tim stated all plans will include water and sewer based on our city code requirements and the developer will be responsible.

Commissioner Hupp stated if we take the minimum, take half of that, and do only square footage we are looking about 100 homes. Tim stated in 3 acres we are looking at 15 homes. Commissioner Hupp feels that is reasonable.

We will need to be cautious regarding a subdivision that may eventually become public. Commissioner Hupp asked about HOA plans when their contracts expire. Will we have a contract in place with the City where we will be in charge of maintenance of roadways and infrastructure? We will want to have our City Engineer investigate looking for properties that are lacking in standards or a percentage of repairs needing to be completed prior to City taking over the division.

Commissioner Hupp stated we might want to think about capping when the City engineer prepares the roadways, and sidewalks that we raise the paving where we do it with a cap, so if we have to take care of it we only need to remove a cap and not the base, which is usually a 2-step mix. Tim feels we should include this in all development plans, since the roadways and curbs are usually destroyed during the construction process.

Commissioner Hupp informed the commissioners that right now NAU is at 28,000 students. By 2020 they want to increase that to 68,000. That is why the condominiums and many apartments are going up, which means eventually they will be moving to Williams.

All Commissioner's agreed to the 3 acres minimum and 20 acres' maximum standard. One issue came up that we may want to add is guest parking, similar to retirement division. Tim will look into guest parking requirements, RVs will not be allowed, no boats and no construction buildings. Commissioner LaGro asked if we are in charge of architecture. We are not. We just approve the

buildings codes, such as heights and square footage. Most divisions have a CCR where most of these rules and requirements are clearly noted.

Tim Pettit addressed the “Permitting Uses” under the R1-4 which is limited, multi family dwelling, no manufactured housing, no mobile homes unless in mobile home park. Storage sheds allowable, domestic animals, church and private school, home occupation and signs. Tim was unsure about the Modular homes; Commissioners discussed the structures arriving on a chassis but placed on a ground foundation may consider including in our high density zoning district. If approved the manufacturer of the modular home must meet all structure requirements. All internal wiring must already be included.

Commissioner Schmidt asked who initiated this request. Tim informed the commission that staff was asked to look into the possibilities by both Council and the actual need for more housing.

The Commissioners concluded their discussion, and asked to schedule another “Work Session” prior to our P&Z Meeting on May 17, 2018.

**IV. ADJOURN**

The meeting adjourned at 7:02 p.m.

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Buck Williams, Chairman

ATTEST

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Sue Bennett, Deputy City Clerk