

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, Brad Massey (arrived late 6:05pm) and Tony Robertson. A quorum was present. Absent were Commissioner Harry Schmitz. Present from Staff were Tim Pettit, Chief Building Inspector, and Sue Bennett, Deputy City Clerk/HR Administrator.
- D. Adoption of Agenda Commissioner Hupp made a motion to adopt the Agenda as presented. Commissioner Brutvan seconded the motion, and it carried.

II. PUBLIC PARTICIPATION - None

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

Review of concerns and issues for the new R1-4 zoning district from the April 19th work session. Tim gave a brief overview of our discussions for Tony Robertson who was not at the first work session. Last meeting we went through issues that pertain to description and density requirements for R1-4 Medium-Density Single Family Residential (Minimum 4000 square feet lot area). Tim has also included the parking requirements. Tim presented his revision of Chapter 12-4 Interpretation and Description based on our discussions from last work session. Tim expressed his thoughts on our agreed 3-Acre that gives us 15 lots, would we want to extend that to 5 acre that gives us 30 lots it will not make the development look so compact, all commissioners agreed to the 5 acre. Tim will update Chapter 12-4 Interpretation and Description to reflect this change.

Chapter 12-6 Density Tim added paragraph (q) 10 feet setback requirement for any 2nd story structure. Commissioner Massey asked if the second story going to be 10 feet stacked on top, Tim stated that if stacked on top they must maintain a 10 feet on the bottom. Commissioner Robertson stated that the price range (\$175,000 – \$210,000) for these homes is reasonable, what are the possibilities that some of them could become rentals? This may happen but the Commissioners feel that they would be more second homebuyers, the general idea is to have first time Homebuyers. On the density schedule, Tim added parking, 1 parking space per 5 residential lot, with no street parking. Mark Woodson from Woodson Engineering stated that these homes have single car driveways, single car garages or single car carports; they could claim this as two-car parking. The Mobile Home Park parking requirements show 2 Parking space per dwelling and 1 Parking space per 3 dwellings that would give them 10 parking spaces. One in 15 parking spots require 1-ADA Van accessible parking. Tim will review the parking spaces.

Chapter 12-5 Permitted uses, Tim added modular homes not manufacture homes with guidelines that they are to be setup as houses. Commissioner LaGro asked since we have no control on the Architecture standards, would the development look military style. Tim stated that they need to come to the City with plans, models even though we can't control design they usually are very willing to add architectural designs.

Question from last meeting was regarding Paving requirements (2 step) Tim has given our Engineers the current standard (1990) for updating. Commissioner Hupp informed Mark Woodson that our concerns were inherited this area if conditions are in disrepair. Woodson would need to

update our City standards and all paving has to meet City standards. Tim asked Woodson what happens if a HOA bankrupt, or comes apart, does the city take the property, Woodson is unsure and he will investigate. Tim asked the Commissioners if they were comfortable with the entries on the Density Schedule, Tim briefly reviewed the schedule individual and noted that we may want to restrict business use to avoid customers arriving on the division and parking. Tim will add a paragraph regarding home office use restrictions. Sales Office used as a home model and for sale of these units. Storage container restrictions for construction purposes. What happens if projects extend from months to years, should we address this storage issue, concern is how to word this restriction. Tim read the definition for storage container and it's based on final site plan and on a conditional use. Tim will add (C) to our density schedule. Tim asked if we all agree on the 50 ft. minimum lot width, all agreed. Tim stated that Minimum Open Space we have it at 65% but could be variance out. Woodson engineering has been asked to update our Standards relating to our streets, gutters and sidewalks.

Commissioner Hupp stated that if they do go to rentals at least you would have a point of contact person that you could deal with. Tim stated that it would be an HOA or CC&R and the City will review them to see that they meet our stringent requirements if not more.

Tim will make the changes as discussed to our density and permit use schedules and get an ordinance prepared to approve, is the Commissioner ok to proceed, all agreed.

Meeting adjourned at 6:45pm.

IV. ADJOURN

The meeting adjourned at 6:45 p.m.

Buck Williams, Chairman

ATTEST

Sue Bennett, Deputy City Clerk