

MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION
March 4, 2009, 6:30 p.m.
City Council Chamber
350 W. 6th Street, Dubuque, Iowa

PRESENT: Chairperson Jeff Stiles; Commissioners Ron Smith, Stephen Hardie, Martha Christ, Patrick Norton, Charlie Miller and Tom Henschel; Staff Members Laura Carstens, Kyle Kritz and Guy Hemenway.

ABSENT: None.

AFFIDAVIT OF COMPLIANCE: Staff presented an Affidavit of Compliance verifying that the meeting was being held in compliance with the Iowa Open Meetings Law.

CALL TO ORDER: The meeting was called to order at 6:30 p.m.

MINUTES: The minutes of the February 4, 2009 meeting were approved unanimously as submitted.

WORK SESSION\UNIFIED DEVELOPMENT CODE:

Article 11 Land Subdivision, Article 12 Site Development and Proposed TND Traditional Neighborhood District Overlay and Design Guidelines: Staff Member Carstens outlined the proposed changes to Articles 11 and 12 of the Unified Development Code. She discussed the addition of sustainable provisions in the Unified Development Code, including the proposed Conservation and Solar Subdivision measures.

Staff Member Kritz discussed the mandatory parkland dedication measures.

Staff Member Carstens discussed the conservation subdivision design criteria.

Staff Member Kritz noted the limitations on solar subdivisions including problems with topography and vegetation and or orientation.

Commissioner Hardie asked if the requirements that the ordinance be consistent with the Comprehensive Plan were removed.

Staff Member Carstens noted the new location of language.

Commissioner Norton recommended restructuring the first paragraph in 11.1 regarding the purpose and intent of the ordinance. He also asked that the language regarding plats and

vacation of public right-of-way be reordered. He said that staff should reference the SWPPP and NPDES, and that all city, state and local permits be required for development.

Commissioner Smith questioned the detention basin sequencing recommended requirements. Staff Member Kritz clarified that detention basins must be built at the beginning of a project to temporarily accommodate sediment from the construction site.

Commissioners discussed electronic site plan submittal. Commissioners asked the word "schools" be removed from Section 11-8.b.

In response to a question from Commissioner Henschel, Staff Member Carstens explained that the Southwest Arterial Corridor Moratorium has been consolidated and is located in a separate section of the City Code.

Commissioner Hardie said that he would like to have parkland more well defined and that a graphic be provided to illustrate a cottage subdivision and a conservation subdivision.

Commissioners extensively discussed the requirement that parkland be provided and the no more than 50% be located in a wetland, floodway or detention area. The Commission discussed whether this measure should be modified. They asked that staff further study the issue.

Commissioners discussed conservation subdivision design criteria. Commissioner Norton asked that staff further study definitions and mapping of wetlands areas.

Commissioners discussed the sustainable subdivision tools. Commissioner Hardie expressed concerns with the ability for a developer to come in and build a subdivision with substandard lots without meeting the requirements established in the underlying residential zoning district. Staff explained the process and Commissioner Hardie said that he has no problem with it.

Commissioners discussed potential costs associated with conservation subdivision design. They decided that since they had only completed one of the two articles for review, that they should have a special meeting. Commissioners decided to conduct a special meeting on Wednesday, March 25, 2009 at 6:00 p.m. and notify them by e-mail.

ITEMS FROM STAFF:

Meeting Time: Staff Member Kritz asked if the Commission would consider changing the Zoning Advisory Commission meeting schedule to an earlier time. Commissioners discussed the request and **decided to hold future meetings at 6:00 p.m.**

ADJOURNMENT: The meeting adjourned at 9:30 p.m.

Respectfully submitted,



Kyle L. Kritz, Associate Planner

4.1.09

Adopted