

175 W.; Jill seconds; all in favor for unanimous vote.

3. PUBLIC HEARING

Zone Change from 2530 North & 400 West Sorensen/Alpha Eng.
R-1 TO R-3-M Cedar Breaks Townhomes

Jared Madsen: Alpha Engineering. Jon Sorensen's here. This area here is an R-1. We'd like a zoning change to R-3-M. To follow-up with that is a layout of what we would like to develop. This would be a PUD. Submit this vicinity plan to show what we want. We want to cluster some homes together and have amenity spaces. There are various issues with this layout. A big one is parking. I had a conversation with Jonathan. After that, Jon (Sorensen) and I discussed strategies, and we may have to lose some units to accommodate parking requirements. We were just made aware of that a few hours ago. Moving forward we'd like to address these issues. We'll make changes to the PUD and have it ready for City Council. Our intent is to not go against the ordinance with one exception. We need to enclose the PUD with a wall across the top portion. The units on the south face 2530 N. and ordinance requires it to go around the PUD. A provision in the ordinance is for front facing lots to not have wall. We'll be putting in a parking area between, so it's not a full-on front facing unit. It's not a dealbreaker for us, but we feel it would be in the interest of the homeowners to not put the wall there. I don't know the process for requesting a variance. **Mary:** There are a few issues because vicinity plan is not in accordance with parking. You're asking for a variance on the wall. We need to know how to address #4. **Jonathan:** Recently, City Council passed a new ordinance that allows the developer to go before City Council for variance of a perimeter wall. There are 3 different criteria and at least one needs to be met. I can talk to you on that and give you a reference. That may be a possibility if this project meets one of those criteria. As far as other issues, vicinity plan, parking is a big issue, along with road widths and parking stalls. We could work through those issues prior to City Council if the PC is ok with that. Unless the PC would like this to come back for review. **Mary:** Thanks for the clarification. **Craig:** What's going on around the property in terms of zones? **Jared:** To the west in the brown area is R-3-M to the north is R-2. **Jonathan:** The west is zoned R-3-M and the parcel in question is zoned R-1. There's Central Commercial (CC) to the south. The lots to the north are zoned R-2-2, mostly single-family dwellings. It allows for duplexes. The NW parcel is R-1. East is CC. The center part is in the county where the larger lots are. General land use for the parcel is high density residential. The proposed zone changes are conformed to the general plan.

Mary opened the public hearing.

Laura Henderson: I understand they're townhomes. How many are you proposing? **Jared:** Zoning would allow 24 units per acre. We're proposing 170. If anything, it may go down with the parking. **Laura:** Is it single story? **Jared:** 2-story. **Ted Holder:** parking long 2530 N. straight off street into property curb/gutter roads designation? There's already a parking problem there. **Jared:** On-street parking is not allowed. There are a few entrances off the road. We're adding 2 driveways into one of the parking areas. **Ted:** People park on the road still. **Jared:** I don't know if the city allows that. **Ted:** Down by the bowling alley there's a lot of cars parked along that area. **Jared:** strict probably. **Jonathan:** The developer cannot count any on street parking. If people want to park on a public city street unless the city council votes to make that a red curb along there. Parking is allowed on a city street, that's their right. The parking calculation doesn't allow for off street parking. **Steve Smith:** We live on 2530 N. One entrance is going to be right Infront of our house. Traffic is bad up there and there are a lot of kids. This property on 2400 is open area abutting up to. Is there some way to talk to the owner of property and swap it to be on 2530? There'd be a little buffer for our neighborhood. There are too many townhomes to begin with. It will be mess. I want to keep it zone 1 if we can.

Mary: Jonathan said something about changing from R-1 to R-3 then you said the zoning was in accordance with the GP. **Jonathan:** The general plan has it as high density. R-3-M is in conformance. **Mary:** It's R-1 now, but general plan has it as high density. This gentleman has asked to keep it R-1, but the general plan has high density. Can you explain the difference for that? **Don:** The City has 2 maps, the general plan map (or master plan) and zoning map. In this case they're not consistent. The general plan is where the City has seen this property going and the request is they're following the general plan. **Laura:** Has there been a traffic study out there? **Jonathan:** We did some traffic counts on the west end of 2530 N. within the past few months. It was just an internal study. There hasn't been a study from the developer. **Mary:** Just for clarification, it is currently zoned R-1 and the general plan from 2012 has it as high density, but it's not matching, and the developer is asking for R-2-M for that. **Steve:** Water is another thing, and you'll want us to have restrictions. I don't think we have the water for that. **Mary:** When the general plan was made with high density, water was determined at that point to accommodate the high-density housing. **Jonathan:** When the water master plan is done, it will follow the general plan at the time in accordance with what's currently master planned. I'm looking to see whether water rights were brought in when it was annexed, but I'll need to find that information. If they weren't brought in, the developer can bring in water rights or pay a fee to service this property. That will be addressed when the final plat goes through. **Ted:** The surface of the road is very uneven. There are manhole covers sticking up. Will that be taken care of? **Jonathan:** The City is on a 7-year plan to resurface the roads. I don't know where it falls in that. **Ted:** This is far deeper than that. The surrounding concrete is sticking up. It's not going to be good if there's more traffic. The corner at 2400 N. & 400 W. needs to have streetlights. You can't see people coming down the road. With the condos already built, it's just becoming more dangerous. **Jonathan:** The City could do a study at the intersection to see if it warrants a 4-way stop. I'm not sure. I'd need to look at site distance. **Ted:** It's the curb in the road and the weeds SB on 400 W. you can't see more than 30-40 yards. **Jonathan:** We can have the street department cut those down if it's an issue. **Ingrid:** It's very difficult to take a left on I-15 S. from where this development is. There are quite a few accidents there. I know the general plan, but it needs a green arrow, or the new people will make it impossible to get onto I-15. **Tyler Rowland:** I own a duplex near there. There are kids play in the road. We've called the City multiple times on the traffic there. It turns into pavement in the NW corner and a ramp that people use. It's been scary. They put a speed sign in the middle. I would like a wall there. I think about where we're going as a city. I met with the builder from the other annexed property, and they're concerned with it being 2-story. They're worried their sunsets would be blocked. This builder is doing single duplexes over there. I have a bit more respect for those that can appreciate Cedar City the way it was.

Mary closed the public hearing.

Jennie: Looking at the sketch notes, there's a big list. Does staff feel confident you will you be able to deal with that list to get ready for council? There's open space, airport zone, utilities. **Jonathan:** We do that all the time, but I didn't get to it when I could. I talked to Jared on the phone and committed to work through those issues and get through City Council. They'll meet ordinance and City Standards. The big issue is parking. They have to meet the open space ordinance. There's quite a bit shown in the SW corner. The detention pond doubles as open space. There's a BBP area and trails that run along the west and south side through the development. **Jennie:** Do those connect to the City master planned trails? **Jonathan:** No, but there is a master planned trail there. **Jill:** It's just the building footprint and the rest is community space. **Jonathan:** Are the back yards fenced in? **Jared:** It's all common space.

Jennie motions for a positive recommendation for the zone change from R-1 TO R-3-M on property located at 2530 North & 400 West; Craig seconds; all in favor for unanimous vote.

Mary: Do we have a date for city council? **Tyler:** It will be March 2nd and 9th.

4. PUBLIC HEARING 2530 North & 400 West Sorensen/Alpha Eng.
PUD – Vicinity Cedar Breaks Townhomes
(Recommendation)
This item was discussed with item #3.

5. PUBLIC HEARING
PUD - Amended Plat 1960 N. Mahogany Circle Swann/Platt & Platt
Lots 7 & 8 Ashdown Forest PUD Phase 6
(Recommendation)

Bob Platt: This lot was combined with part of lot 8, so this request is to amend this to combine lots 7 and all of lot 8 into one lot. **Craig:** How big will it be? **Bob:** Around 1.95 acres. Almost 3. **Jennie:** There was an HOA with meets and bounds last time. **Bob:** We did not do the work on lot 8. All we're doing is adding lot 7. **Jennie:** Does staff have any issues with utilities or water connections? **Jonathan:** There will be an extra water and sewer later that will need to be deadened. Work with water and sewer with whatever their requirements are.

Mary opened the public hearing.

Clyde: I'm a homeowner in Ashdown Forest. There are some concerns in that area. I have some maps that I'd like to give you (See Exhibit "A"). There are 3-4 issues with the area. With drainage, this is on a hillside. In August we had a little rain. We had about \$500,000 of damage to our subdivision, mostly because some things were not done. Another is utilities. This area has no water pressure. This 7 & 8 have a slope of over 40% down to the street. Backed up to the hill that drains into the area. Not even 35 psi according to plans. Back end has no water pressure. Hook onto water line put pump and hook up to line. Right now, standard plumbing requires 35 psi for shower valve that blends hot & cold water. Last, this is all on a single feed pipe that comes off of Ashdown Forest. Over 1,000 ft. long doesn't make a difference with domestic use because of small usage. The fire department require 1,500 gallons a minute. If you try that through a single fed pipe all the heaters in the area in the low-pressure zone, they collapse. It won't prevent that from happening. The sewer being on the slope, anytime it's over a 10% slope designs of sewer so no separation so lines don't fill up and clog. That area doesn't conform to. **Mary:** The issues you're talking about are building issues on the lot, but that's not the case here as far as making corrections to meet those issues. **Clyde:** It's the availability of what they have today. Drainage, water and sewer issues. **Jennie:** Is this a PUD? **Jonathan:** Yes. **Jennie:** Is drainage the responsibility of homeowner or the HOA? **Jonathan:** The HOA. It is a city water system there, but permits could be issued as it currently sits. When water pressure is low, but when it was platted, they'll need to look at that when they go to build. **Mary:** Now it may not be adequate. **Jonathan:** I don't know how the site plan will look or if there is one. **Ray:** If you're adding the property off to the right doesn't change the drainage, does it? **Jonathan:** I assume it will stay as undisturbed. I don't know what the plans are. Any changes to drainage on the lot will need to be done at the building permit stage. It's not something that needs to be addressed now. **Ingrid:** Will we get anything from you based on what he just said? **Bob:** All I've been hired to do is to combine this parcel. **Steve Swann:** I'm the owner of the lots. I think a lot of flooding that happened was a result of the development behind Ashdown. The HOA has common area property to

the north and NE. A lot of water came down there. Another development, Floral Canyon, work had been done and it came through there and down the north side. Impacted Ashdown. The property we have drains into the ravine. With that property there's no major drainage going to the street. It's a natural runoff area between the 2 lots. The water pressure we'll take that into consideration and make changes. **Ingrid**: I'm on lot 11 and I'm scared to hear what Clyde said. My concern is not having a huge house across the street. It will be higher up and so much land there. **Steve Swann**: It's steep along the front. Part of the reason we're coming with these PUD's, the house will sit in the saddle area about 70% of the home will not be seen. **Ingrid**: Having 1 driveway instead of 2 would be better. It's critical that the owner and engineer know that the HOA has to approve this, and I don't know if they've been approached yet. **Steve**: The management was approached a week or so back. **Ingrid**: I know the engineer hadn't contacted. **Steve**: They've been informed it's coming, but we can't submit if it's approved. **Mary**: Is that with the HOA? **Tyler**: Yes. **Steve**: Before we can submit to the HOA, we have to have plans. Before the plans, we have to have the lot going. **Ingrid**: I will check with the HOA. The architectural plans have to be approved by the HOA before building. I just wanted to make sure that they understand the HOA does need to weigh in. **Craig**: We don't approve building plans. They're just combining 2 lots. **Bob**: I just want to clarify that we went through the standard notification process by certified mailing of everyone within 300 feet of the property. It had to be done before we got to this body.

Mary closed the public hearing.

Craig motions for a positive recommendation for combination of lots 7 & 8.; Jennie seconds; all in favor for unanimous vote.

6. PUBLIC HEARING

Subd. – Amended Plat (Recommendation)	2354 W. 850 N. Coal Creek Industrial Subd. Phase 4	Brous/GO Civil
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Dallas: There's been 2 structures that have been built and a C of O issued. The occupancy we did it with one water meter and 1 lateral. The City by the ordinance encouraged the owner to combine lots. We'll include the parcel with the buildings on the lot.

Mary opened the public hearing. There were no comments. The public hearing was closed.

Jonathan: Frontage improvements have been installed for both buildings. With only one meter into the property this is better and that's what the water department prefers. They can't sell the parcels without having water service.

Jennie motions for a positive recommendation on the amended plat for the Coal Creek Industrial Subdivision Phase 4; Jill seconds; all in favor for unanimous vote.

7. Subd. – Vicinity (Recommendation)	South Mountain Drive The Estates at South Mountain Phase 3	HBG Dev./GO Civil
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Dallas: We completed phase 2 and phase 3 will connect between 1 & 2. It's the same concept as original phases, zoned RE, and the same lot sizes. Some are bigger than others. **Jonathan**: They're requesting a variance because of the ordinance change for this project. This is an RE zone. Currently that zone requires a 66' right-of-way; now it's 45" right-of-way. Connect the streets rather than that they want to stick with the 45'. This will be steep coming down the hill. The City requires curb/gutter/sidewalk if it's

more than 30%. We'll use the borrow ditches rather than curb and gutter. Some lots are double fronted and the current ordinance requires the back yard to have a site obscuring fence installed. **Dallas:** There are 4 lots that have a street on both sides. **Jonathan:** I'll assume the north side is not fenced. There's a change in elevation from the cul-de-sac to lower road. **Dallas:** We met with Jonathan and we're planning to come through with the ordinance changes to the ones that are a double fronted lot. On this project those are 2' contours so there's 30' between them. Similar with 4B Ranch Phase 3, a small right-of-way, we hope to have the PC and City Council let us have a 45' right-of-way here. Because of slopes and drainage, we'll have the capacity in the ditches to handle the runoff. Unlike other projects this should have easy capacity. Making the drainage work shouldn't be an issue. **Mary:** Do we address all those issues tonight? **Tyler:** The City Council needs approval only. **Mary:** But for information purposes, only tonight. **Jonathan:** It's not in the ordinance. **Tyler:** You can give it a negative recommendation, table it and get approval for those things, or give a positive recommendation with the understanding those things will get worked out with City Council. **Dallas:** We intend to ask the Council for a 45', and the ordinance changes will be separate, and we'll address that on the construction drawings. **Jennie:** If they come back and ask for an ordinance change, will it be retroactively applied to this? **Tyler:** They're vested in the ordinance at the time they bring it through. A change in ordinance is not vested, but they have the ability to come compliant with the current ordinances.

Craig motions for a positive recommendation on the vicinity plan for The Estates at South Mountain Phase 3; Jennie seconds; all in favor for unanimous vote.

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| 8. Subd. – Vicinity
(Recommendation) | South Mountain Drive
The Bluff at South Mountain Phase 2 | Hanson/GO Civil |
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Dallas: This one has Hansen as the developer, but Joel has sold it and the new developer is moving forward. The vicinity plan is for 992 Properties LLC. Phase 1 of the build, we had technical approval from the city surveyor and engineer. For the vicinity plan a new group purchased the property before final plat and Phase 1 is on the agenda for tomorrow night. Our plan is to move the project along and up to the improvements. The current concept will be minimum 10,000 sq. ft. lots, curb/gutter/sidewalk. **Mary:** Are there other contingencies? **Jonathan:** Phase 1 needs to be platted and bonded to go ahead. The road accessing goes through Phase 1. **Dallas:** We've been working with Tyler. **Tyler:** Everything's in place. **Mary:** Phase 2 is contingent on Phase 1 having a positive approval. **Dallas:** By that time, we'll have it worked out.

Jennie motions for a positive recommendation on the vicinity plan for The Bluff at South Mountain Phase 2; Ray seconds; all in favor for unanimous vote.

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| 9. Subd. – Vicinity
(Recommendation) | approx. UT Hwy 56 & S. 4700 W.
Iron West Leigh Farm Subdivision Phases 1-5 | Burgess/GO Civil |
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Dallas: Iron West Phases 1-2 vicinity plan. The power lines run N-S. Thorley Ranch is on the west side. Zone change went through at City Council and zoned to R-2. The R-2-1 layout conforms with the general plan. I'm confident that will go through. It's broken into 5 phases. Our first phase is on the east side with the Iron West project. The sewer lift station is moving forward. With the different phases, we'll use what we can with that. This is a minimum of 7,000 sq. ft. lots; there's a 45' right-of-way, standard stuff. **Jennie:** There's a lot of boxes there. Is there any open space? **Dallas:** I believe the Burgess' are in talks with the City for a park that's about 30-ish acres. There's high ground water along the Quichapa channel. I know that's not slated for residential. **Jennie:** Is it slated for open space? **Dallas:** If they decide to do it with the park.

Craig motions for a positive recommendation on the vicinity plan for Iron West Leigh Farm Subdivision Phases 1-5; Jennie seconds; all in favor for unanimous vote.

10. Subd. – Vicinity in the vicinity of 2500 W. Meadow St. Onado/GO Civil
(Recommendation) Crescent Hills Subdivision Phase 5

Dallas: Phase 4 as-builts are getting completed. It's progressed steeper and steeper with each phase. This is the steepest portion that meets up with the existing subdivision that's on the hill. Because of the topography, the developer sees to connect the existing roads for continuity in between. It will dead end road and have some custom lots. It's much bigger than what was done in earlier phases. **Mary:** Does it connect into Black Rock? **Dallas:** Yes, on the west. That's just residential. **Jonathan:** It goes into the Cove area around Meadow St. Is there an existing sewer line easement that will need to be vacated?

Dallas: Yes. It will be included on the vicinity plan. There's a 12" master planned water line that runs through the slope that we'll need to look at. **Jonathan:** We can just follow that property line and keep it in the roadway. It doesn't need to run through those lots. **Dallas:** We'll come through with final plat and the vacation of the existing sewer easement and do them like we've done with Phases 1-4.

Jennie motions for a positive recommendation on the vicinity plan for Crescent Hills Subdivision Phase 5; Jill seconds; all in favor for unanimous vote.

II. Staff Items

1. Discussion on the New Definitions the ADU Ordinance regarding Donald Boudreau
Sections 26-I, 26-V, 26-III-2(B).2

Don: The City has a new housing committee. They find solutions for affordable housing. *Refer to Don's presentation.* The City is in compliance with what the State requires. It needs to be 1-story, 16' max height. Dallas put together some examples and he's a member of this committee. **Jennie:** What are we being asked to vote on? **Don:** To allow ADUs in any zone under those parameters and detached from primary residents. Currently they have to be internal to the existing house. **Jennie:** Is that for the State ordinance? **Don:** No. This would be expanding what the State is requiring. In this case there are no State restrictions, but it's what the PC may think is appropriate because they're detached. **Jill:** Have there been interested people? **Don:** Some. Building code says we can have guest houses that are in our ordinance. It's limited to 1 bedroom that can't be rented. **Laura Henderson:** How will those be monitored? I know its owner occupied, but it could be abused for extra people in the area. Too many people in accessory dwelling? **Mary:** It's not a rental unit. **Laura:** I think it's a great idea, but it could explode into something huge. Some of our rentals aren't licensed. It's a good alternative for providing housing but how will that be addressed? **Don:** Enforcement is always an issue. **Tyler:** It will be complaint driven. When they come in for a rental license there are statements that they initial. Under penalty of perjury. When we do get complaints, I send letters and usually quickly they'll get in compliance. **Jennie:** One concern I have that it will go into R-1 zones. You have an owner/occupant with external ADU, and that owner/occupant sells the property to investor or rents out the primary residence. Is that also complaint driven? **Tyler:** Yes. That's a legal use, so they could have 2 rentals on same lot. **Jennie:** Is that in compliance? **Tyler:** No. You'd only be able to rent out the external. **Don:** There's something in State law for internal units to record something that says it's an ADU. It's subject to city laws. **Jennie:** Do you force a deed restriction? **Don:** Not necessarily a restriction, more of an FYI. It's more of an accessory dwelling. **Mary:** It doesn't go away with the new owner. **Laura:** Would it be beneficial for a deed restriction? **Tyler:** Who are they giving the deed to? If that deed is mine and I change that. There are ways around it. **Jill:** Is there just one unit for both? **Don:** I don't know if we talked about that. **Jill:** What if they're renting the basement? **Jonathan:** A duplex is allowed to run off 1 meter. A twin home is 2

separate for 2 owners. It's a similar situation for the same owner on the same property. City Council restricts that to 1 meter. **Dallas:** The size restriction with 800 sq. ft. there's no fire count to push it over. Our preference is to keep on 1 meter rather than do road break. **Jill:** It's a safety net. **Laura:** The owner would keep tabs on ADU. **Jennie:** When you looked at this Dallas, it looks like ¼ acre minimum to work with the setback? **Dallas:** The intent of the committee is that this would apply to any residential zone to make it work. Cross Hollow is bigger, so there'd be no problem there. Older spots are smaller so those would have an R-3 or R-2-2 underlying zone. Newer construction of 9,000 sq. ft. plus new in R-2-2 is not going to work, just older parts and high-density zoning is. Shadow Cove is zoned R-3-M, but it's more of an R-1. On a skinny lot like this, 58' wide, you'd still have the ability to make it work. We discussed to allow this and put restrictions in to generate income, its owner occupied you have the power to look at that. For external ADU's you need the right tenant in there. By allowing this fill that in with some of the areas around older parts of town and can better support commercial expansion as well. A lot of economic things. There's a wide array of property around town that this could work. A larger lot would be more spacious. This is just an example of what it may look like. **Don:** It ties into transit too. Densities would support the CATS bus. **Dallas:** The committee is allowing owner occupied external ADU to generate income, which will hopefully promote upgrading and improvements. **Laura:** It can also help with neighborhood preservation. **Dallas:** I don't know if the studies have shown that. We discussed that with the baby boomer generation this is a big investment to generate income, as long as its owner occupied and not an investor. You have the ability to make improvement and it allows you to make improvements to your home. That's one of the goals. **Mary:** It's still very costly. **Laura:** There are still some standards. **Mary:** It has to match the dwelling up front; it can't just be a shed. **Don:** We discussed colors and materials. Some concern was that the older part of town would be difficult to try and match architecture, and it may be cost prohibitive to keep the same style and same color. **Jennie:** You'll need a regular building permit, right? **Don:** Yes. **Jill:** The internal one is State mandated, but the external is what the City's thinking about? **Dallas:** An ordinance could be adopted. It gives option. **Jennie:** But, it prevents new inventory coming onto the market. It will solve 1 problem. Affordable entry levels. **Tyler:** We'll need a recommendation. **Jonathan:** This was noticed as a public hearing, but it's not on agenda.

Mary opened the public hearing.

Laura: Our city needs some of these things. This is a good thing. I hope they are good to neighborhoods. **Jennie:** On minimum of 30 days for rental, it's ok to be longer than that than have to mess with the system. **Tyler:** Short-term rentals are less than 30. **Milt McClellan:** With the technology now, the way they're building these small homes is impressive. It provides answers to questions about a lot of problems. I hope the way we're asking is how to help people as opposed how to impede them. I appreciate what this does. It helps give a home to their kids. There are so many good things about this. Trying to work towards making it happen instead of setting rules and restrictions. Zip kit homes are a local business in Cedar. We need to be looking at those solutions. Thanks to the committee for doing the work.

Mary closed the public hearing.

Craig motions for a positive recommendation; Jennie seconds; all in favor for unanimous vote.

2. Consider approving an amendment to the SUU Housing District (SHD) zone ordinance regarding a lot area requirement. Tyler Romeril

Tyler: City Council was trying to concentrate all of the student housing around SUU to meet the demand that kept growing. To have complexes come in with a lot of beds. The PC has seen 2-3 zone changes for

the student housing district (SHD) that were small lots. Not more than a duplex. The purpose of this is to reduce parking more rather than beds for students. I've been approached by some City Council members about the minimum lot area requirement. I didn't receive too much direction on what that was. I put in 3 options, but I was asked to put in a 4th. If you want to come up with the 5th, you can. **Mary**: I think it was Earl Prestwich that brought his last time. His was less than ¼ acre. It was a concern to the commission and public at the time. This would help resolve that. Do we have to decide on input on whether it should be one of those options? **Craig**: I think at least ½ acre makes sense to me. **Mary**: What's the objective to the SHD and purpose of it? Some specific requirements in there are not height and reduces space from the street. All that would stay just to meet the height requirement. Is there anything we're missing or need to consider from when zoning would change that would impact our thoughts? **Tyler**: I don't think so. It's not going to affect setbacks. **Don**: I agree with Tyler. **Mary**: All the times that people have come back and opt-in to the SHD zone, it benefit the neighbors. **Don**: The SHD typically doesn't require setbacks around the university. Setbacks are a minimum of what fire and building codes require. **Mary**: I'm thinking in the residential area with the SHD overlay, you said ½ acre, there are some lots in there that are ½ acre.

Mary opened the public hearing.

Laura: I want to thank everyone for putting time and thought into this. The intent of the SHD, although I don't care for it, provides more housing than less. This makes more sense. Serious developers are putting their money down to provide more housing for students. The project on 3rd West is 1.38 acres. Looking at those figures and determine which one you'd like, Mr. Leavitt's isn't one of the bigger ones. Most lots are approx. 1.4-acre lot size. With ½, you'll end up with the same parking issues. **Don**: Sometimes it depends on what the developer wants. How high they want to go. The higher it is, the more use. **Laura**: The biggest lot was .33, but other ones were less. **Don**: I believe it's 2-stories and a basement. There's a lot of geography there for parking. Access may become an issue. I don't know the acreage. This was smaller. **Jonathan**: It was Brad Brian on 400 W. **Don**: The small lot it's a bed & breakfast. They were able to preserve that house and pick up 8 units on the back and park as an SHD. I don't know the bed count, but it was .75 for the whole property. You can have a smaller lot and put housing on the back. **Laura**: Some people take a home and want to make it a duplex. It comes down to parking. **Don**: That's the big driver in an SHD, not lot size. This is different. Larger lot sizes you wouldn't see in the future. This is Old Sorrel. The big building, we lost 4-5 single-family homes. This is the tall one. **Laura**: It was up against the university. With the last agenda item, it would be great to see if some of those happened by providing housing for anyone, but not disrupting tall structures. It will help solve some concerns. Dave Mineer met with neighbors several times to get their input. **Jennie**: I don't have enough information to make a decision.

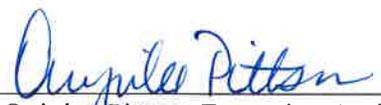
Mary closed the public hearing.

Mary: Can we make a motion of putting a lot requirement on it and send it forward to City Council?
Tyler: Sure. If you want to have a say, table it. **Mary**: I am I favor for having lot requirement for sure. For optimal size I'm not sure on. **Jennie**: I have no pros or cons or data on either one of those. If you limit it, you'll have problems related to that. **Tyler**: It's so subjective for one person to put in a 200-bed complex. Don brought up an example to keep the existing home. **Jennie**: The larger lot size is more likely to go taller. Someone will be able to put more units and take advantage of height restrictions. **Craig**: I've been involved in all discussions of the SHD, and we agonized about it. The intent was to take care of situations by generating housing where kids are being shoehorned into basements with no emergency exits. Our hope was to create some incentive to create student housing. You can do that on

smaller lots not to negate the purpose of an SHD. I was one that said it was not in the spirit of an SHD. **Jennie:** The problem we're trying to solve can be solved by a minimum lot area requirement or a different angle in the SHD to require different things? What's the problem we're trying to solve with disallowing small lots? **Mary:** A lot of people come forward with ¼ acre lot, and that brings up a huge discussion that always comes back to parking. **Jennie:** I guess I'm not understanding what the issue is with buying a home and putting in an SHD? Why is that bad? **Craig:** Our drive was to improve the student housing, plus a bit more. **Jennie:** To solve parking issues. **Mary:** Every time we go through this, all people know that it can be 3-4 stories high.

Craig recommends to further discuss this matter at City Council; Jennie seconds; all in favor for unanimous decision.

The meeting was adjourned at 7:10 p.m.


Onjuled Pittser, Executive Assistant