

**City of Whitewater**  
**Zoning Code Update Meeting**  
Whitewater Municipal Building  
City Manager Meeting Room  
November 10, 2015

**MINUTES**

1. Call to Order and Roll Call
  - Meeting was called to order by Stephanie Abbott at 7:05 pm.
  - Present: Cameron Clapper, Christine Munz-Pritchard, Stephanie Abbott, Ken Kidd, Christopher Grady, and Wally McDonell.
2. Motion for authorization to hold meeting with less than 72 hour notice as required by Whitewater Transparency Ordinance by Ken Kidd, second by Chris Grady, Motion passed, All-0.
3. Motion to approve minutes from November 3, 2015 by Ken Kidd, Second by Chris Grady, Motion passed, All-0.
4. Review proposed zoning changes and engineering information as well as parking/impervious surface.
  - Munz-Pritchard presented a sample Impervious Surface Application completed by GIS staff. Only recommendation is to remove “If” from page 7 of application by check boxes. Impervious surface application is going forward and existing impervious surface issues will be grandfathered in. Application packet set to move forward.
  - Recommendation for Mitch Simon to meet with Wally McDonell before process completed.
  - Munz-Pritchard presents impervious surface area as being on a moving scale. Lot size will determine how much impervious surface area a property owner could have on their lot.
  - McDonell feels 40% of houses required to due storm water mitigation is excessive and would like to increase the percentage higher to 75% so fewer residents need to do storm water mitigation.
  - Committee agrees they would like two lines added to the graph which identify at what point “easy” mitigation is needed and when more “extensive” mitigation is needed.
  - The graph prepared by engineers doesn’t reflect the average square footage of Whitewater lots. Committee would like to have the graph start at 8,000 square feet and shows the maximum allowable impervious surface. Graph reflects an average and Committee wants a graph to show one and two standard deviations.

- Parking issues on grass and backyard is causing “Urban Blight” in city, committee needs to clarify what other issues may be causing “Urban Blight”.
- Committee needs to address what impervious surface will include. Definition presented and agreed upon but Kidd and Grady would like to see a narrow list of examples (3-4) included such as pools, gravel, etc. but not limited to. Abbott and Munz-Pritchard agree the definition should be enough as examples are listed on the application and citizens get confused with excess language. .
- R-1 parking regulations limited to 6 vehicle maximum with 4 allowed in back and anything over would require a Conditional Use Permit.
- Shoreland Rules prohibit anything to be touched within 75 feet of water needs to be included in impervious policy to make homeowners aware of restriction; trails are excluded as long as they don’t act as a dam.
- Next Zoning Meeting scheduled for November 24, 2015 at 7:00 pm.

#### 5. Adjournment

- Motion by Grady to adjourn. Second by Kidd. Motion passed, All-0 at 9:05 am.