

**DEEPHAVEN CITY COUNCIL
SPECIAL MEETING
THURSDAY, SEPTEMBER 28, 2017
MINUTES**

1. **CALL MEETING TO ORDER:** Mayor Paul Skrede called the meeting to order at 7:00 p.m.

PRESENT: Mayor Paul Skrede, Councilmember's Kent Carlson, Darel Gustafson, and Tony Jewett

ABSENT: Councilmember Steve Erickson

OTHERS PRESENT: Planning Commissioners John Daly, Cindy Hunt Webster, Melissa McNeill, and Bob Werneiwski; Zoning Coordinator Dale Cooney and City Administrator Dana Young

2. **NEW BUSINESS**

- A. **Neighborhood Forum on Possible Rezoning for the Pines Neighborhood.**

Mayor Skrede introduced the agenda item and thanked the residents for coming. He said that the purpose of the meeting was to hear comments of the residents related to possible zoning amendments for the area. He said that the city would not take any action at the meeting and any zoning changes would have to go through the public hearing process. He said that he wanted an open discussion from the participants about what changes they might want for their neighborhood.

Zoning Coordinator Cooney said that the residents in attendance would break up into three smaller groups to discuss the following five questions: 1) How long have you lived in the neighborhood? 2) What was the biggest factor in choosing to buy your home in this neighborhood? 3) What are the three things that make this neighborhood unique? 4) What is the one zoning standard that would have the most impact in retaining the existing character?: (a) Building Setbacks from the property line (one or all of front, side, and rear yard setbacks) (b) Building Height (c) Building lot coverage. 5) Is there anything else the city should be considering, excluding an architectural design committee, as part of the possible zoning changes? He said that the group discussions would be facilitated by Planning Commissioners John Daly, Cindy Hunt Webster, and Melissa McNeill, and that the group discussion would last 45 minutes. Cooney said that after the small group discussion, the attendees would reconvene and the planning commissioners would summarize the small group discussion.

At this point, the group was divided into three small groups for facilitated discussions. The groups reconvened 45 minutes later.

Cooney asked Webster to summarize her group discussion. Webster said that residents lived there from between 2 and 40 years. She said they overwhelmingly chose the neighborhood for the schools, quiet, and small town feel. She said that family history and trees make the neighborhood unique. She said that all of the zoning standards mentioned would be impactful. Webster said that one size fits all does not work and that residents had suggested was a sliding scale based on lot size that would limit the footprint for a structure and make the house fit the lot size.

Daly summarized his group discussion. He said that the average time for residents in the neighborhood from his group was between 20 and 60 years. Daly said that the first resident from the neighborhood when it was originally developed was at the meeting. Daly said that the reasons the residents chose the neighborhood were quiet, generous lot sizes, private, affordable, stable, safe, and trees. He said that location and accessibility, schools, and the lake were also factors. Daly said that the unique characteristics were a small town feel, strong community. He said that there are open lot lines without fences or barriers that create a sense of community. He said that they like no curb and gutter. Daly said residents liked the flexibility and the sense that there aren't too many rules. Regarding zoning standards, he said that the height restrictions were deemed the most impactful but that several residents did not want any zoning changes. Daly said that other considerations could include more defined construction rules, having a pre-construction meeting.

McNeill summarized her group discussion. She said that the residents ranged in tenure from 5 years to 33 years. Regarding choosing the neighborhood, the location with access to shopping and the lake were important factors. She said that it is good for families, has a community feeling, safe for both singles and families, and privacy. McNeill said that the unique factors were the family history, stability, close-knit, relaxing, and affordability (relative to the rest of Deephaven). McNeill said that the impactful zoning standards would be height and lot coverage. Regarding other changes, McNeill said that enforcement of existing codes, fencing restrictions, sliding scale for lot coverage.

Cooney polled the remaining residents, by a show of hands, of the zoning tools the city currently uses (Building Setbacks from the property line (one or all of front, side, and rear yard setbacks), Building Height, and Building lot coverage) which would be the one thing that the residents would prioritize to change, with all of the above and none of the above also as options. Six residents wanted no change, 17 prioritized building height, 5 prioritized lot coverage, 1 prioritized setbacks and 1 prioritized all of the above.

Mayor Skrede said that he appreciated the residents for coming and said that he hopes they realize the city is serious about the issue.

The mayor recessed the meeting while the neighborhood discussion portion of the meeting came to an end. After the recess, the meeting reconvened.

Carlson said that there was more anger than he had expected. Skrede said that he expected more emotion and was not surprised. Webster agreed.

Carlson said that he did not hear a lot of consensus, but that a lot of varying concerns were raised. He suggested a second meeting with a professional facilitator.

Gustafson said that he heard loud and clear that height of the houses was the primary concern. Jewett said that there was some tension in the group he listened in on. He said that once the discussion focused on the new house, there was a lot more division in the group.

McNeill said that her group was in favor of a sliding scale for height and footprint. Carlson said that there is a sliding scale. McNeill said that the scale should be more restrictive.

Webster said that her group thought the house might fit on a larger lot, but the scale was too big for the size of the lot.

Daly said that in his experience building houses, a new house looks very big when it is framed, but that once the roof and sheathing go on, the perception of the house size shrinks.

Gustafson said that he heard comments from residents that they were less favorable of the house because it is being built by a developer, versus a house being built by a family.

Skrede said that in his opinion, the concerns are height and building footprint and that the city could look at only those two issues and a solution does not need to be more complicated than that.

Carlson said that he would like to provide some graphics on the impacts of any suggested height restrictions.

Gustafson said that, even if the ordinance is more restrictive, the city council has given a number of variances. He said that the city would need to hold the line on variances. Jewett said that there are very few variance requests for height.

Skrede said that having a few examples of the height implications might be enough for the planning commission and city council make some decisions rather than reconvening the neighborhood for a second meeting with a professional facilitator.

3. ADJOURNMENT

Motion to adjourn by Skrede. Motion was seconded by Gustafson. Motion carried 4-0. The meeting adjourned at 9:13 p.m.

Respectfully submitted,
Dale Cooney
Zoning Coordinator