

## Adopted Minutes Special Council Meeting May 26, 2009

A Special Meeting was conducted by the City Council on May 26, 2009 at 5:45 p.m. in the Medicine Lake Conference Room, 3400 Plymouth Boulevard.

COUNCIL PRESENT: Mayor Slavik, Councilmembers Johnson, Murdock, Bildsoe, Stein, Black (arrived at 6:03 p.m.) and Willis (arrived at 6:08 p.m.).

ABSENT: None.

STAFF PRESENT: City Manager Ahrens, Community Development Director Juetten, Planning Manager Senness, Parks and Recreation Director Blank, and Deputy City Clerk Olson.

### Homeowners Associations

Community Development Director Juetten reported on the five types of homeowner associations. He stated the ordinance now requires out lots to be platted as a lot and block, as this allows for the out lot to be sold or developed at a later date. He stated that they may see issues when these out lots and the amenities on them fall into disrepair. Council expressed their concern with homeowner associations asking the City to take over maintenance of these out lots.

Council discussed homeowner associations' responsibilities. Council discussed keeping out lots as private property versus public property.

Mayor Slavik thanked staff for the information and concluded they will not make any changes in regards to homeowner associations at this time.

### Lot Split Analysis

Planning Manager Senness reported on the five different scenarios of minor subdivisions that have occurred in past. She stated the most changes to be seen would be in older neighborhoods. She added that staff has reviewed language in the Zoning Ordinance and Council may want to make some clarifications to that language.

Councilmember Willis had concerns with the Burl Oaks subdivision and would like to see two things happen:

- Minor subdivisions to go to City Council for approval rather than by administrative approval
- Increase the percentage of average size of adjacent lots to above 70%

Council agreed they are not interested in limiting house sizes with this language.

City Manager Ahrens suggested consulting the City Attorney to provide language that would allow Council more discretion to approve or deny these requests.

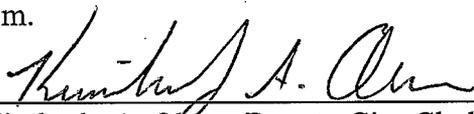
Council directed staff to bring this issue back with proposed new ordinance language after review by the City Attorney.

### Set Future Study Sessions

No study sessions were scheduled.

### Adjournment

Mayor Slavik adjourned the meeting at 6:56 p.m.

  
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Kimberly A. Olson, Deputy City Clerk