

**PLANNING & ZONING COMMISSION
WORK SESSION
NOVEMBER 14, 2016
MONDAY, 9:00 AM**

Lodge, 696 Sky Valley Way

MINUTES

Commission Members Present: Will Gurley, Helen Kleiber, Dan McAfee and Ben Chitwood

Commission Members Absent: Tommy Tebeau

City Staff Present: City Manager Lapeyrouse and City Clerk Fast

Others Present: Asa & Sylvia Brown, Gerald & Shirley Strickland, Jim Curtis, John Hoppes, Kristin Whatley, Robert MacNair, Neil Howard, Keith & Susan Graham, Milner Lively, Ed Steil, Paul Wheeler, Tricia Wheeler and Chip Durpo

CALL TO ORDER

Will Gurley called the meeting to order.

DISCUSSION ITEMS

- **TREE ORDINANCE WORKING DRAFT**

City Manager Lapeyrouse stated the work draft is not more restrictive and will provide more guidance. The updates will allow us to enforce what we currently have such as removing 10 trees and replacing 5 trees, as an example.

Ben Chitwood tree cutters remove smaller trees while getting larger trees.

Mountain Protection Ordinance summit crest and ridge tops are currently part of our ordinance. We have a list of trees that are approved for Sky Valley.

Will Gurley stated the final inspection procedures and penalties are the same in working draft. Thinning, size, topping/crown reduction and replanting are addressed.

Ben Chitwood stated views are important to homeowners here in Sky Valley. Can new home owners cut trees with the current ordinance?

City Manager Lapeyrouse stated the current ordinance is totally subjective, no reason to top trees and cutting can be done the proper way. And if cut properly growth comes back naturally.

Neil Howard asked if there are any tree cutters that know how to properly to crown trees?

Will Gurley stated the value of the view is tremendous to Sky Valley real estate.

Keith Graham inquired about the undergrowth and thinning the underbrush.

Shirley Strickland asked why the size went from 8 to 2 inches.

Chip Durpo stated he had sent out a survey and provided the results received from the response so far. The survey results are to keep current 70.7%, amend 11%, repeal/replace 5%. He called for a veto for the ordinance update. Ben Chitwood motioned for a veto but since this was only a work session no items can be voted on.

Dan McAfee stated the survey didn't ask if they had read the current ordinance.

Ed Steil stated we need to research tree ordinances and look for model ordinances in Highlands or Big Canoe.

Helen Kleiber stated look in areas that have no regulations and they have been clear cut. Arborist topping is not healthy. If mature trees are allowed to be cut down, since 1971 it is not the same view and we are going to rape the trees. Each lot is different and each homeowner wants something different.

Jim Curtis stated there are 2 things we want prevent clear cutting and maintain views. The draft solves the problem of clear cutting and tweaking around the edges, trust your judgment and professionals.

Kristen Whatley asked, what is the percentage that may be cut down 25%, 15% or 10 in the current ordinance.

City Manager Lapeyrouse advised the new ordinance is better than the old ordinance.

Chip Durpo requested the removal of tasteful be removed from Section 2(2)(a)2.

Jim Curtis we need internal consistency. He is also concerned about doing selective crowning and arborist should be consulted.

Robert MacNair 2012-2014 Amendment was added to the existing one.

Neil Howard stated communication and education are recommended to the public.

Ed Steil this would not go the public until next spring. And lack full knowledge is driving this amendment.

City Manager Lapeyrouse advised part of the scare, is not understanding the ordinance.

Susan Graham asked if clear cutting is indefinite.

John Hopper questioned if someone has clear cut down trees that were not included in their permit. City Manager Lapeyrouse stated the city will negotiate with them.

Gerald Strickland stated the spirit of communication is needed.

Chip Durpo asked who had requested the changes.

Will Gurley stated he was glad to have everyone here and we will continue as board to determine the direction to proceed.

ADJOURNMENT

The meeting was adjourned at 10:37 a.m.