



CITY COUNCIL MEETING MINUTES

**July 8, 2026
7:00 PM
Civic Center**

City Council	Mayor/Council Member Matthew Hartman Mayor Pro Tem/Council Member David Griggs Council Member Steven Glenn Council Member Tom FitzGerald Council Member Bruce Straughn
City Staff	City Clerk Darla Wilkins City Manager Jeff Balentine Deputy City Manager Brent Kirk Community Development Director Amy Hess
Consultants	John Coulton, Principal, Capitol Path Consultants Kyla Shkerich Blair, Principal, Capitol Path Consultants Sharon Carvo, Grants Director, Capitol Path Consultants Daniel Pailthorp, Senior Associate, Capitol Path Consultants

1. CALL TO ORDER

Mayor Matthew Hartman called the City Council Meeting to order at 7:00 PM.

2. FLAG SALUTE

Mayor Matthew Hartman led the City Council, Staff and Audience in the Pledge of Allegiance to the flag.

3. ROLL CALL

City Clerk Darla Wilkins verbally called out each of the council members' names and took note of the meeting attendance.

MOTION:	Motion to excuse Council Member David Griggs from tonight's meeting.
MOVER:	City Council Member Steven Glenn
SECONDER:	City Council Member Tom FitzGerald
AYES:	Mayor/City Council Member Matthew Hartman, City Council Member Tom FitzGerald, City Council Member Steven Glenn, City Council Member Bruce Straughn
NAYS:	None
RESULT:	Passed

4. NEW BUSINESS

4.a. Mid Year Grant/Legislative Update (Post Session Recap)

John Coulton, Kyla Shkerich Blair, Daniel Pailthorp and Sharon Carvo with Capitol Path Consultants gave an update on the State, Federal and Legislative Grant efforts.

City Manager Jeff Balentine informed he would clarify the initiatives and priorities in a follow-up meeting scheduled for the next morning.

4.b. Discussion - Title 19 and 21 Updates

Community Development Director Amy Hess reviewed proposed Title 19 and Title 21 Updates with the Council:

Title 19 -

- Mobile Home Definitions
- MR Zone Bulk & Dimensional Standards
- Density and Dimensional Standards
- Types of Review
- Subdivision and Street Standards
- Residential Uses within Existing Buildings
- Accessory Structures

Title 21 -

- School Impact Fees
- Park Impact Fees

- Submittal Requirements

Council asked for more information on:

- Tiny Homes Definition

4.c. Discussion - Planned Residential Development Standards

Community Development Director Amy Hess had a follow-up discussion on Planned Residential Development (PRD) Standards. The items discussed included the following information:

- Maximum Density
- Zone allowed in
- Minimum Common Open Space
- Open Space Development Standards
- Open Space Ownership
- Minimum Number of Amenities
- Eligible Small Amenities
- Eligible Large Amenities
- Lot Size Reduction
- Lot Width Reduction
- Setback Flexibility
- Connectivity
- Phasing

Proposed Residential Density Incentives

- Affordable Housing
- Affordable Senior Housing
- Public Facility Land Dedication
- Trail Improvements
- Open Space Exceeding Code Requirements
- Mixed-Use Development
- Stormwater Facilities with Active Recreation
- Stormwater Facilities with Passive Recreation
- Preservation of Existing Overstory Vegetation
- Enhanced Entry Landscaping
- Certified Green Building

Council asked for more information on:

- Change calculation for density based in the R-9,600 zone

- Senior bonus criteria - change to be based off of household net income

5. CURRENT BUSINESS

There were no Current Business items to discuss.

6. ADJOURNMENT

With no further business to come before the City Council, the meeting was adjourned at 9:00 PM.

City Clerk Darla Wilkins, MMC

Mayor Matthew Hartman