

City Council Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
August 11, 2025 at 6:00 PM

The agenda for the regularly scheduled meeting of the Bixby City Council of the City of Bixby was posted on the bulletin board at the Bixby Municipal Building, 111 N. Cabaniss Ave., Bixby, OK 74008 on August 7, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Meeting to order at 6:04 pm.

Roll Call

Shannon Duran, City Clerk, called the roll, and the following were present:

Members Present

Mayor Girard
Vice Mayor Schultz
Councilor Hirshey
Councilor David
Councilor Payne

Staff Present

Joey Wiedel, City Manager
JT Hammons, City Attorney
Shannon Duran, City Clerk
Charles Barnes, Finance Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief

Invocation

Pledge of Allegiance

Consent Agenda

- 1) Minutes for the Work Session dated 7/28/25.
- 2) Minutes for the City Council Meeting dated 7/28/25.
- 3) Consider and/or approve the renewal of the Interlocal agreement with the City of Tulsa for continuation of the maintenance and repairs on county roads and bridges which are located in part or whole within the city limits of the City of Tulsa.
- 4) Consider and/approve the expenditure of \$49,975 from the Capital Outlay computer budget for replacement of eight (8) Police Department in-car computer systems, docking stations, power

supplies, including installation, Existing systems are no longer serviceable and cannot be upgraded to the latest security and office software. Funds were approved in the fiscal year budget.

- 5) Consider and/or approve the annual renewal of the Flock camera subscription used by the Police Department in the amount of \$18,000 from Police general fund as approved in the fiscal year budget.
- 6) Consider and/or approve replacement of the 911 recording system and maintenance agreement with Exacom, Inc at a cost of \$29,230 from the E-911 Capital Outlay and Equipment budget. The current system is no longer supported by the manufacturer and is over ten years old. Sufficient funding for the project was included in the current fiscal budget.
- 7) Consider and/or approve the annual renewal of the contract between Bixby Public Schools and the Bixby Police Department for School Resource Officer's salaries at the rate of two officer's salaries split 50/50 with the school district and two officer's salaries paid 82% by the school district and 18% by the City of Bixby from the approved budget. These are the same agreements the city has utilized annually since 2004.
- 8) Consider and/or approve the purchase of a 2025 John Deere 331 P-Tier Compact Track Loader, Attachments: 48" Forks, 84" V 60 Open Front Rotary, and a TOPHAT DG 24-40-96 Hydraulic Dump Trailer. Sourcewell Contract: 011723-JDC City of Bixby Sourcewell member ID # 20483. Approve in Parks Capital Equipment FY26 in the amount of \$151,636.68.

Mayor Girard said Items 1-8 on the Consent Agenda is up for discussion and consideration.
Others who spoke: None

Mayor Girard asks for a motion to approve items 1-8. Councilor David made a motion to approve, seconded by Councilor Payne. The vote was taken with the following results:

Carried:5-0

Ayes: David, Payne, Hirshey, Schultz, Girard

Nays: 0

Regular Agenda

- 1) Discussion, consideration, and possible action to approve flying the Muscogee (Creek) Nation flag at the Bixby Municipal Building in recognition of the City's partnership with the Nation.

Mayor Girard said Item 1 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel, City Manager.

Others who spoke: Randall Hicks (Muscogee Creek Nation)

Mr. Wiedel gives a brief introduction and thanks the Muscogee Creek nation. Mr. Hicks presents council the Muscogee (Creek) Nation flag. Presentation and photos took place.

Mayor Girard makes a motion to approve, seconded by Vice Mayor Schultz. The vote was taken with the following results:

Carried:5-0

Ayes: Girard, Schultz, Payne, David, Hirshey

Nays: 0

- 2) Discussion, consideration, and possible confirmation on the appointment of Brian McNeese to the Bixby Board of Adjustment.

Mayor Girard said Item 2 on the Regular Agenda is up for discussion and consideration.

Item presented by Brad Girard, Mayor

Others who spoke:

Mayor Girard gave a brief introduction to Brian McNeese. Mayor Girard made a recommendation to appoint Brian McNeese to the Board of Adjustment.

Mayor Girard makes a motion to appoint Brian McNeese to the Board of Adjustment, seconded by Councilor David. The vote was taken with the following results:

Carried: 5-0

Ayes: Girard, David, Payne, Hirshey, Schultz

Nays: 0

- 3) Discussion, consideration, and possible vote to call for the nomination of Jason Rush to continue as a Municipal Judge for the City of Bixby.

Mayor Girard said Item 3 on the Regular Agenda is up for discussion and consideration.

Item presented by Brad Girard, Mayor

Others who spoke: Jason Rush, Judge

Mayor Girard provided a brief introduction and inquired of Jason Rush, the current Municipal Judge, regarding his continued interest in serving. Mayor Girard then nominated Mr. Rush to continue his term as Judge, with the matter to return at a future meeting for formal appointment. No further action was taken at that time.

- 4) Discussion, consideration, and possible vote to call for the nomination of Sheena Burgess to continue as an alternate Municipal Judge for the City of Bixby.

Mayor Girard said Item 4 on the Regular Agenda is up for discussion and consideration.

Item presented by Brad Girard, Mayor

Others who spoke: Shena Burgess, Alternate Municipal Judge

Mayor Girard provided a brief introduction and inquired of Shena Burgess, the current Municipal Judge, regarding his continued interest in serving. Mayor Girard then nominated Ms. Burgess to continue her term as Alternate Judge, with the matter to return at a future meeting for formal appointment. No further action was taken at that time.

- 5) Discussion, consideration, and possible vote to approve Ordinance 2524 amending the Bixby City Code, Title 1, Administration; Chapter 9, Municipal Court; Section 1-9-2, pertaining to the duties of the Judge, by granting the Municipal Judge powers to impose contempt of court charges on person(s) who disobey the direct orders of the Judge.

Mayor Girard said Item 5 on the Regular Agenda is up for discussion and consideration.

Item presented by Todd Blish, Chief of Police

Others who spoke: None

Chief Blish provides an overview to council of the need to modify Title 1, Chapter 9, Section 19-2 to add the duties to impose contempt of court charges on person(s) who disobey the direct orders of the Judge.

Mayor Girard asks for a motion to approve item 5. Councilor Payne made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0

Ayes: Payne, Hirshey, David, Schultz, Girard

Nays: 0

- 6) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2524 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said Item 6 on the Regular Agenda is up for discussion and consideration.

Item presented by Todd Blish, Chief of Police

Others who spoke: None

Chief Blish provides an overview to council of the need to modify Title 1, Chapter 9, Section 19-2 to add the duties to impose contempt of court charges on person(s) who disobey the direct orders of the Judge.

Mayor Girard asks for a motion to approve item 6. Councilor Payne made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0

Ayes: Payne, Hirshey, David, Schultz, Girard

Nays: 0

Mayor Girard says we will briefly pass items 7-19 to call item 20 and will come back to those items.

- 7) Discussion, consideration, and possible vote to approve the 2nd Reading of Ordinance 2518-Rezoning approximately 33.53 acres from Agriculture (AG) to Residential Single-Family (RS-2) and Commercial General (CG), Rezone Case BXZO-25.05, for a proposed residential development referred to as Greyhawk, located near the northeast corner of East 131st Street South and South Mingo Road.

Mayor Girard said Item 7 on the Regular Agenda is up for discussion and consideration.

Item presented by Gladys Gill, Assistant Planner

Others who spoke:

Ms. Gill provided an overview of the required 2nd reading of ordinance 2518. This Ordinance was on the 7/14/25 Agenda and passed first reading with a 3/2 vote. The emergency clause failed. Therefore, the Ordinance was required to come back for a 2nd reading. Brief discussions ensued. The council inquires if the applicant is present.

Time: 7:13pm

Mayor Girar takes a brief recess from this item to allow staff to look into this matter and calls item

#8-9

Time: 7:26

Mayor Girard reconvenes back to item 7

Mayor Girard advises the applicant is not present and suggests tabling this item to have the applicant present at a future meeting.

Council inquires of staff.

Vice Mayor Schultz made a motion to table this item for the next meeting, seconded by Mayor Girard. The vote was taken with the following results:

Carried:5-0

Ayes: Schultz, Girard, Payne, David, Hirshey

Nays: 0

Mayor Girard returns to item #10.

- 8) Discussion, consideration, and possible action to approve Ordinance 2521 on the first Major Amendment (MA.01) to Planned Unit Development BXPUD-24.08, for a proposed residential development referred to as Bixby Meadows II, encompassing approximately 125.9 acres, located at the northeast corner of East 161st Street South and South Harvard Avenue.

Mayor Girard said Item 8 on the Regular Agenda is up for discussion and consideration.

Item presented by Gladys Gill, Assistant Planner

Others who spoke: Applicant present, Christie Rooney, Gary Halstead, and Richard Oltmann signed up to speak

Council inquires of the applicant pertaining to the proposed development. Mayor Girard advises this development is proposed as a 100% masonry project and 2500 sq. ft.

Citizens Richard Oltmann, Gary Halstead, and Christie Rooney have signed up to speak. Mr. Oltmann and Christy Rooney defer their time to Gary Haltstead to speak. Mr. Halstead speaks on this item. The council inquires further of the applicant. Christie Rooney then inquires with further questions pertaining to the development and states she is in support of the development. Further discussions ensued.

Mayor Girard asks for a motion to approve. Councilor David made a motion to approve, seconded by Councilor Payne. The vote was taken with the following results:

Carried: 5-0

Ayes: David, Payne, Hirshey, Schultz, Girard

Nays: 0

- 9) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2521 making it effective immediately upon passage since the immediate operation of the

provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said Item 9 on the Regular Agenda is up for discussion and consideration.

Item presented by Gladys Gill, Assistant Planner

Others who spoke: Applicant present, Christie Rooney, Gary Halstead, and Richard Oltmann

Mayor Girard asks for a motion to approve item 9. Councilor David made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0

Ayes: David, Hirshey, Payne, Schultz, Girard

Nays: 0

Time: 7:26

Mayor returns back to item #7

- 10) Discussion, consideration, and possible action to approve Ordinance 2522 on the second Major Amendment (MA.02) to Planned Unit Development PUD-31, for a proposed development referred to as Bricktown Square, encompassing approximately 5.32 acres, located at 12409 S Memorial Drive, Bixby, Oklahoma.

Mayor Girard said Item 10 on the Regular Agenda is up for discussion and consideration.

Item presented by Gladys Gill, Assistant Planner

Others who spoke: Applicant; City Manager Joey Wiedel; Richard Oltmann; Christie Rooney; Gary Halstead

Ms. Gill reads the staff report and provides the council with an overview of the prospective development. Council inquires of staff and applicant.

Citizens Richard Oltmann, Gary Halstead, and Christie Rooney speak on this item. Brief discussions ensued.

Mayor Girard asks for a motion to approve item 10. Vice Mayor Schultz made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0

Ayes: Schultz, Hirshey, David, Payne, Girard

Nays: 0

- 11) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2522 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said Item 11 on the Regular Agenda is up for discussion and consideration.

Item presented by Gladys Gill, Assistant Planner

Others who spoke: None

Mayor Girard asks for a motion to approve item 11. Vice Mayor Schultz made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0

Ayes: Schultz, Hirshey, Payne, David, Girard

Nays: 0

- 12) Discussion, consideration, and possible action to approve Ordinance No. 2494 for Rezoning Cases BXZO-24.06 and BXZO-25.02, pertaining to a proposed development referred to as Bixby Farms, encompassing a total of approximately 141 acres located near 151st Street and Sheridan Road.

Mayor Girard said Item 12 on the Regular Agenda is up for discussion and consideration.

Item presented by Gladys Gill, Assistant Planner

Others who spoke: Joey Wiedel (City Manager), Nathan Gross (Applicant); David Charney (Owner of Capital homes); Michael Childers; Ken Torrance; Adam Roberts; Barbara Coleman; Richard Oltmann; Christie Rooney; Diana Copenhaver; Mary Williams

Ms. Gill provided the Council with an overview of the prospective development, summarizing the key elements of the proposal for items 12-15. Brief discussions ensued. Councilor Payne recused himself from voting on Items 12 through 15. Mayor Girard then conducted a poll of the audience to determine support or opposition to the development, followed by a period of public comment and discussion.

Several citizens signed up to speak about items 12-15. Ken Torrance deferred his time to Gary Halstead. Other speakers included Adam Roberts, Michael Childers, Barbara Coleman, Richard Oltmann, Christie Rooney, Diana Copenhaver, and Mary Williams. Common concerns raised during public comment included school overcrowding, road safety and congestion, infrastructure limitations, zoning changes, density, wildlife protection, and consistency with the City's Comprehensive Plan. A handout was provided to the Council and is attached to the official meeting minutes for reference.

At 8:47 p.m., Mayor Girard called a brief recess to allow Ms. Gill to determine whether the project has been reviewed by the Technical Advisory Committee (TAC).

The meeting reconvened at 8:59 p.m., at which time Ms. Gill confirmed that the item had not gone before the TAC.

The applicant, Nathan Gross, addressed the Council and the public, expressing appreciation for the feedback received over the past several months. He reviewed the development's history and detailed the changes made to the proposal in response to public input. According to Mr. Gross(applicant), the developer, has adjusted plans for this development after each public meeting over the past eight months to better align with community concerns. He emphasized that flexibility has been built into the plan to allow for a range of lot sizes and housing types.

Deep and thoughtful conversations occurred regarding the development, with active participation from council members, staff, Mr. Cross (the applicant), Mr. Chaney (Owner), and citizens. These discussions explored the broader implications of the project, including its alignment with the City's Comprehensive Plan, infrastructure readiness, housing density, and long-term community impact. Concerns about balancing growth with quality of life were central to the dialogue, highlighting the complexity of the decision-making process surrounding the development.

Councilor Hirshey expressed support for requiring that at least 25% of homes in Area B be 2,300 square feet or larger, and that at least 25% of homes in Area C be 2,500 square feet or larger. He

stated that smaller homes, around 1,200 square feet, are acceptable within private, gated sections of the development. He also expressed concerns with the use of hardy board for exterior materials, preferring masonry instead.

Mr. Chaney asked that this item be continued to allow him to continue to explore the options that the council is requesting for the development.

Mayor Girard tables items 12-15

- 13) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2494 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mr. Chaney asked that this item be continued to allow him to continue to explore the options that the council is requesting for the development.

Mayor Girard tables items 12-15

- 14) Discussion, consideration, and possible action to approve Ordinance No. 2495 for Planned Unit Development BXPUD-25.01, a proposed development referred to as Bixby Farms, encompassing a total of approximately 141 acres located near 151st Street and Sheridan Road.

After discussions held in item 12, Mr. Chaney asked that this item be continued to allow him to continue to explore the options that the council is requesting for the development.

Mayor Girard tables items 12-15

- 15) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2495, making it effective immediately upon passage, since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

After discussions held in item 12, Mr. Chaney asked that this item be continued to allow him to continue to explore the options that the council is requesting for the development.

Mayor Girard tables items 12-15

- 16) Discussion, consideration and possible vote for approval of Ordinance 2525 amending the Bixby City Code, Title 1, Administration; By adding Chapter 10. Boards and Commissions; by adding division 1, Parks and Recreation Board.

Mayor Girard said Item 16 on the Regular Agenda is up for discussion and consideration.

Item presented by JT Hammons, City Attorney

Others who spoke: None

Mr. Hammons provides council with an overview of the proposed parks and recreation board being requested in Ordinance 2525. This board will consist of 5 members of the community. This board would assist with creating a master parks plan.

Mayor Girard asks for a motion to approve item 16. Councilor Payne made a motion to approve, seconded by Councilor David. The vote was taken with the following results:

Carried:5-0

Ayes: Payne, David, Hirshey, Schultz, Girard

Nays: 0

- 17) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2425 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said Item 17 on the Regular Agenda is up for discussion and consideration.

Item presented by JT Hammons, City Attorney

Others who spoke: None

Approving the Emergency Clause for Ordinance 2525,

Mayor Girard asks for a motion to approve item 17. Councilor Payne made a motion to approve, seconded by Councilor David. The vote was taken with the following results:

Carried:5-0

Ayes: Payne, David, Hirshey, Schultz, Girard

Nays: 0

- 18) Discussion, consideration and possible vote for approval of Ordinance 2526 amending the Bixby City Code, Title 1, Administration; By adding Chapter 10. Boards and Commissions; by adding division 2, Street Improvement Board.

Mayor Girard said Item 18 on the Regular Agenda is up for discussion and consideration.

Item presented by JT Hammons, City Attorney

Others who spoke: None

Mr. Hammons provides council with an overview of the proposed street approval board being requested in Ordinance 2526. This board will consist of 5 members of the community. This board would assist with creating a master street plan.

Mayor Girard asks for a motion to approve item 18. Councilor David made a motion to approve, seconded by Councilor Payne. The vote was taken with the following results:

Carried:5-0

Ayes: David, Payne, Hirshey, Schultz, Girard

Nays: 0

- 19) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2426 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said Item 19 on the Regular Agenda is up for discussion and consideration.

Item presented by JT Hammons, City Attorney

Others who spoke: None

Approving the Emergency Clause for ordinance 2526.

Mayor Girard asks for a motion to approve item 19. Councilor Payne made a motion to approve, seconded by Councilor David. The vote was taken with the following results:

Carried:5-0

Ayes: Payne, David, Hirshey, Schultz, Girard

Nays: 0

20) Motion to enter into Executive Session:

a. Confidential communications and discussions between the City Council and its attorney concerning convening in executive session to discuss the employment, hiring, appointment, promotion, demotion, disciplining or resignation of the Public Works Director, and take appropriate action in open session. Authority Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes Section 307.B.1.

Mayor Girard asks for a motion to enter into executive session. Councilor Hirshey made a motion to approve, seconded by Vice Mayor Schultz . The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, Schultz, Payne, David, Girard

Nays: 0

Time: 6:19pm

Council, City Attorney, and City Manager enter into Executive Session

Time: 7:08pm

Council, City Attorney, and City Manager return to council chambers

21) Motion to Exit Executive Session.

Mayor Girard asks for a motion to exit the executive session. Councilor Hirshey made a motion to approve, seconded by Vice Mayor Schultz. The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, Schultz, David, Schultz, Girard

Nays: 0

22) Consider and take any necessary action resulting from the discussions held during the Executive Session regarding the Public Works Director.

Mayor Girard said Item 22 on the Regular Agenda is up for discussion and consideration.

Mayor Girard advises Ms. Aamodt submitted her resignation as Public Works Director. Mayor Girard thanks Ms. Aamodt for her 21 years of service with the City of Bixby. Mayor Girard states he accepts her resignation as Public Works Director.

Mayor Girard made a motion to approve Ms. Aamodt's resignation as Public Works Director, seconded by Councilor Payne. The vote was taken with the following results:

Carried:5-0

Ayes: Girard, Payne, David, Hirshey, Schultz

Nays: 0

Mayor Girard returns to item 7 on the Agenda.

23) City Manager's Report

City Manager Joey Wiedel provides the following City Managers report

Fire Department:

1. Hydrant Testing-Starting in early September, firefighters will fan out across the city to test and inspect hydrants, making sure they're ready to deliver when seconds count.
2. Strategic Planning On August 7, 15 team members came together to map out our next five years, building a Community-Driven Strategic Plan—shaped by feedback from over 500 residents—that will launch late in the third quarter.

Police Department:

1. BPD Summer Event Recap

The Bixby Police Department is staying very active in the community. Having sponsored or participated in several events this summer including: Color with a Cop at the Copper Key Coffee Shop, Movie night in the Park with First Assembly of God Church, providing a class on personal safety to the staff at IBC Bank, officers went to Bright Futures Pediatrics of Bixby and spent time playing with the kids.

This fall the Bixby Police Department is planning to participate with the Rotary Club in the annual Shop with a Cop Event at Christmas; And be a participant in the National Faith and Blue event, partnering police officers with churches.

2. Back to School

With school starting, the Bixby Police Department will be committing funds from the Highway Safety grant to school zone safety
BPD will have officers in random school zones for at least 122 hours during the first 60 days of school being in session.

3. Employment

Tentative offers of employment were made to three (3) new officers pending the outcome of background investigations and polygraphs.

Community Partners

1. Back to School Bash-On August 9, firefighters joined BPD and Tulsa County Sheriffs Office to kick off the school year in style, giving kids free supplies, fresh haircuts, and a day full of fun.
2. Bixby Outreach Center's Annual Blue Jeans Ball Fundraiser-The Bixby Outreach center is hosting their annual fundraiser to help fight food insecurity. Please visit their website for more information. This years theme is: Denim & Disco, November 1st at 6:00pm, located at 181 Ranch

Reminders:

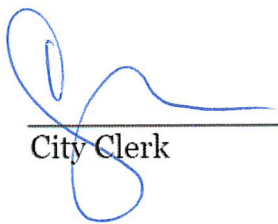
1. 121st Street Bridge over Haikey Creek.- The project to replace the bridge deck began last Monday. City staff has been working with the County and Regional partners to come up with the

funding to get this bridge fixed. The city has taken on fixing the bridge with a 30-plus-year life expectancy. Please continue to use caution when driving through the area

2. Lake Bixhoma Road Closure Notice- Construction is currently underway at Lake Bixhoma. The area north of the lake (including the North Boat Ramp) will be closed for the duration of the project. Construction consists of a new boat ramp, kayak launch dock, restrooms, and ADA-accessible fishing dock. Work is expected to be completed within 240 days.

24) Adjournment

Adjournment was called at 10:35 pm



City Clerk





Mayor

[illegible]



11-6-1

Search or jump to

REGULATIONS - CHAPTER 6. - DISTRICTS ESTABLISHED

11-6-1. - ZONING MAP AMENDMENTS

CHAPTER 6. - DISTRICTS ESTABLISHED

11-6-1: - ZONING AND SUPPLEMENTAL DISTRICTS ESTABLISHED:

On and after May 9, 2016, the RS-4 district classification shall be "inactive" and no new RS-4 zoning reclassifications shall be approved. Development in an inactive residential district shall be subject to all applicable requirements of this title, including use regulations, dimensional requirements and development design standards that are not otherwise governed by the zoning district standards of this inactive district.

The zoning districts and supplemental zoning districts set forth below are hereby established. The district symbol is in the column to the left.

AG	Agricultural district
RE	Residential estate district
RS-1	Residential single-family low density district
RS-2	Residential single-family medium density district
RS-2.5	Residential single-family high density district
RS-3	Residential single-family high density district
RS-4 inactive	Residential single-family high density district

Hand out item
12
8/11/25

	RE	RS-1	RS-2	RS-2.5	RS-3	RS-4	Area A	% Below Std
Lot width (minimum feet):	150	100	75	70	65	50	60	17%
Lot area (minimum square feet):	24,000	13,500	9,000	8,500	6,900	5,500	6900	23%
Land area per dwelling unit (minimum square feet):	28,375	16,000	10,875	9,600	8,400	6,750	9600	
Livability space	12,000	7,000	5,000	4,500	4,000	2,500	4,500	
Front yards not arterial	35	35	30	30	25	25	25	20%
Rear yards	25	25	25	25	20	20	15	67%
One side	15	10	10	10	5	5	5	50%
Other side	15	5	5	5	5	5	5	50%
Lots							147	

	RE	RS-1	RS-2	RS-2.5	RS-3	RS-4	Area C	% Below Std
Lot width (minimum feet):	150	100	75	70	65	50	70	
Lot area (minimum square feet):	24,000	13,500	9,000	8,500	6,900	5,500	8300	2%
Land area per dwelling unit (minimum square feet):	28,375	16,000	10,875	9,600	8,400	6,750	9600	
Livability space	12,000	7,000	5,000	4,500	4,000	2,500	4,500	
Front yards not arterial	35	35	30	30	25	25	25	20%
Rear yards	25	25	25	25	20	20	15	67%
One side	15	10	10	10	5	5	5	50%
Other side	15	5	5	5	5	5	5	50%
Lots							95	

	RE	RS-1	RS-2	RS-2.5	RS-3	RS-4	Area B	% Below Std
Lot width (minimum feet):	150	100	75	70	65	50	65	8%
Lot area (minimum square feet):	24,000	13,500	9,000	8,500	6,900	5,500	7700	23%
Land area per dwelling unit (minimum square feet):	28,375	16,000	10,875	9,600	8,400	6,750	9600	
Livability space	12,000	7,000	5,000	4,500	4,000	2,500	4,500	
Front yards not arterial	35	35	30	30	25	25	25	20%
Rear yards	25	25	25	25	20	20	15	67%
One side	15	10	10	10	5	5	5	50%
Other side	15	5	5	5	5	5	5	50%
Lots							110	

	RE	RS-1	RS-2	RS-2.5	RS-3	RS-4	Area D(Gate	% Below Std
Lot width (minimum feet):	150	100	75	70	65	50	50	40%
Lot area (minimum square feet):	24,000	13,500	9,000	8,500	6,900	5,500	5500	55%
Land area per dwelling unit (minimum square feet):	28,375	16,000	10,875	9,600	8,400	6,750	9600	
Livability space	12,000	7,000	5,000	4,500	4,000	2,500	4,500	
Front yards not arterial	35	35	30	30	25	25	20	20%
Rear yards	25	25	25	25	20	20	15	67%
One side	15	10	10	10	5	5	5	50%
Other side	15	5	5	5	5	5	5	50%
Lots							75	

Notes:

Livability incorporates all open unbuilt common areas in PUD and has nothing to do with specific lots
75% Masonry was already rejected in February, but its back again
1800 sq ft homes were voted down