MAYOR AND COMMISSIONERS MEETING CITY OF REHOBOTH BEACH

May 29, 2015

The Special Workshop Meeting of the Mayor and Commissioners of the City of Rehoboth Beach, was called to order at 1:00 p.m. by Mayor Samuel R. Cooper on Friday, May 29, 2015 in the Commissioners Room in City Hall, 229 Rehoboth Avenue, Rehoboth Beach, DE.

City Solicitor Glenn Mandalas gave the Invocation followed by the Pledge of Allegiance.

ROLL CALL

Present: Commissioner Toni Sharp

Commissioner Patrick Gossett
Mayor Samuel R. Cooper
Commissioner Stan Mills

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Commissioner Lorraine Zellers
Commissioner Kathy McGuiness

Absent: Commissioner Bill Sargent

Also in attendance was: City Manager Sharon Lynn

City Solicitor Glenn Mandalas

DISCUSS a proposed ordinance concerning swimming pools.

Mr. Kyle Gulbronson of AECOM was in attendance at the meeting. At the last meeting, there were a few relatively minor adjustments made to the pool ordinance.

The Commissioners reviewed the proposed ordinance concerning swimming pools and proposed further changes:

- 1. Add a new definition of certified pool operator. The operator is an individual who is at least 18 years old and is responsible for the operation and maintenance of pool water quality system and associated infrastructure and who has successfully completed a Delaware Division of Public Health recognized operator training course.
- 2. Change title from Swimming Pool, Private Rental (Private Rental Pool) to Swimming Pool, Rental (Rental Pool).
- 3. Change title from Swimming Pool, Private Residential (Private Residential Pool) to Swimming Pool, Private (Private Pool).
- 4. Add that all installations of pools and related equipment shall meet the requirements of the 2012 International Residential Code.
- 5. Change title to from Private Residential Rental Pool Operation and Maintenance to Rental Pool Operations and Maintenance.
- 6. Add that an initial inspection shall be conducted in conjunction with the issuance of the pool license. Additional inspections may be required.
- 7. Add that the City will, in conjunction with license renewal, annually inspect Rental Pools.
- 8. Add that at least one safety sign shall be provided for all Private Residential Rental Pools.
- 9. Add that the property's 911 address needs to be identified.
- 10. Add that the City Manage may suspend or revoke a pool operation license for any violation of the requirements of this Chapter.
- 11. Add an exception that Rental Pool Operation and Maintenance, Pool Operation License and Safety Requirements shall be effective July 1, 2016.

The working group has been working on trying to get the ordinance in line and the ideas of a process for implementation which will establish an inspection process, sending out letter to property owners explaining the ordinance and process.

The consensus of the Commissioners was that this ordinance will be looked at during the Workshop Meeting to be held in June 2015. Suggestions were to not enact the proposed ordinance, but to go through the summer and collect data with regard to noise complaints and pools.

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DISCUSS a proposed ordinance making zoning changes related to dimensional requirements in residential zoning districts.

The Commissioners reviewed the proposed ordinance concerning the change to certain dimensional requirement in residential districts and proposed further changes:

- 1. Change title from Lot Coverage to Natural Area, Floor Area Ratio and Lot Coverage.
- 2. Reorganize Section 270-21 so it reads better.
- 3. Add that no part of the required off-street parking shall be considered as natural area.
- 4. Add that a maximum of 1,000 square feet of a basement may be excluded from the gross floor area.
- 5. Change that the first-floor joists must not exceed eight feet, and the bottom of the joists must not be at a height of more than three feet.
- 6. Add that for properties incorporating an a swimming pool, the total FAR shall not exceed 0.40.
- 7. Add that in the R-1 and R-2 Districts where a pool is included, the FAR of the residence structure combined with all accessory structures shall not exceed 0.50.
- 8. Add that a single-family home in the R-1 and R-2 Districts shall not exceed a maximum of 4,500 square feet, and a single-family home in the R-1(S) District shall not exceed a maximum of 6,000 square feet.
- 9. Add that in the ER District, the maximum coverage standards shall not exceed that given in the table.
- 10. Strike total lot coverage shall also include requirement off-street parking.

After lengthy discussion regarding the number of off-street parking spaces, the Commissioners recommended that the workgroup should look into providing options where bedrooms or bathrooms are considered. The workgroup will look at the R-2 Zoning District to see if there are unintended consequences with regard to proposed ordinance. Currently, the issues to be addressed are occupancy, bathrooms or bedrooms related to parking, and curb-cuts.

The next Workshop Meeting will be held on June 8, 2015 at 9:00 a.m.

There being no further business, Mayor Cooper adjourned the meeting at 4:20 p.m.

Respectfully submitted,
(Lorraine Zellers, Secretary)