



Planning Commission/City Council Work Session

April 30, 2018

CALL TO ORDER: Council President Jim Kingsbury(JK) called the Sublimity work session to order at 7:02PM. Other members present: Gene Ditter(GD), Michael Taylor(MT) Jim Crowther(JC), Randy Cranston (RC), Wayne Stedronsky(WS), Dolores Morris(DM), Ron Etzel(RE), and Joe Wolf(JW). Staff present: Alan Frost(AF), Public Works Director; Katie Scott(KS), City Recorder; and Lisa Brosnan(LB), COG Planner. Mayor Heuberger was absent. The Pledge of allegiance was said. There were 4 people in the audience.

Development Code Update: Senate Bill 1051: Accessory Dwelling Units (ADU's):

Lisa presented the staff report. Senate Bill 1051 requires Cities of over 2,500 in population to allow ADU's on any lot with a single-family residence (R-1 and R-2). The City can create reasonable standards for the ADU's by July 1st.

Discussion of what standards the Planning Commission and City Council would like to see implemented.

Manufactured Homes: Manufactured homes and storage containers are not allowed. ADU must be site built.

Size: MAXIMUM: 800 square feet or 75% of the size of the primary dwelling; whichever is the smaller of the two. MINIMUM: 200 square feet. One ADU allowed per tax lot.

Parking: Two parking spaces per ADU, in addition to the two parking spaces required for the primary residence.

Garages: ADU does not require a garage but must have two parking spaces per ADU.

Garage Conversions: Allowed.

Driveways: If the primary residence is on a corner lot, a second driveway may be approved with the addition of an ADU.

Entrances: An ADU within the primary house cannot have an entrance on the front of the house facing a public street.

Design: ADU shall comply with design standards in section 2.101.06 of the Sublimity Development Code, except for the minimum size requirement and the garage requirement as stated in section 2.101.06(E).

Occupants: Either the primary residence or the ADU must be occupied by the property owner.

Location: ADU cannot be located in a front or side yard that is adjacent to a public or private street. Set back five feet behind the front foundation of the primary residence.

Accessibility: ADU must be accessible by sidewalk.

Setbacks: ADU must meet the same setbacks as accessory structures.

Screening: If the ADU is within a setback, a site obscuring fence or landscaping hedge must be installed as a visual screen for privacy.

Building Separation: 2 Hour firewall. Building separation based upon Marion County Requirements.

Conversion of non-conforming structure: If an existing structure is already non-conforming, the structure can be converted so long as it does not increase the non-conformity.

Height: One story with a height limit of 15 feet, measured from the top of the foundation. The use of the second story in an existing building is allowed but cannot be two stories itself.

Second Story Windows: Standard.

Rentals: Short-term rental agreements prohibited.

Utilities: Sewer shared, water service split. Primary owner will be ultimately responsible for payment.

Addressing: ADU's as A and B units.

Electrical: External disconnect for ADU.

Street Improvements: Yes.

SDC's: Will be determined at Council meeting.

Changes in the Development Code not related to the ADU's:

Two driveways allowed on corner lots.

Planning Commission Meeting Minutes: March 26, 2018

MOTION: Ron Etzel moved to approve the Planning Commission minutes from march 26, 2018. Seconded by Wayne Stedronsky. 5 ayes, unanimously approved.

ADJOURNMENT: Michael Taylor moved to adjourn the meeting. Seconded by Randy Cranston. Meeting adjourned at 9:36 PM.