



Planning Commission Meeting

May 29, 2018

CALL TO ORDER: Randy Cranston called the Sublimity Planning Commission meeting to order at 7:00 PM. Other members present: Wayne Stedronsky, Dolores Morris, Ron Etzel, and Joe Wolf. Staff present: Alan Frost, Public Works Director; Katie Scott, City Recorder; and Lisa Brosnan, COG Planner. The Pledge of allegiance was said. There were 3 people in the audience.

PUBLIC HEARING: LEGISLATIVE AMENDMENT 2018-01 – Amendment to the Sublimity Development Code to allow for the siting of Accessory Dwelling Units (ADUs) in all zones that permit a single-family dwelling. The proposed text amendments establish standards for ADUs regarding their placement and design. Clarification of residential zone where a house of worship exists. Changes regarding accessory structures and minor changes for clarification and continuity.

Randy Cranston opened the public hearing and read the required items into the record. Lisa Brosnan presented the prepared staff report, and the Planning Commission reviewed items that they would like changed within the staff report for the final recommendation to the City Council.

Randy opened the hearing to comments from the public. Margaret Dehut, city resident, made a clarification about two sections of the proposed development code language changes. She stated that manufactured/modular homes should be allowed, as they are currently allowed as the primary residence in an R-1 zone, and site-built homes are much more expensive. Manufactured homes can look just as nice as a site built ADU if standards are set. Planning Commission stated that it protects the integrity of the neighborhood to require ADUs be site built.

Randy closed the public portion of the hearing.

Randy asked Lisa to add to the Development Code Amendments a correction of the time discrepancy between the City Council and the public for filing appeals. Both should have 12 days to file an appeal.

Lisa listed the amendments that the Planning Commission has requested as follows:

Changes regarding ADUs -
In section 2.101.07(1) Add language "or other accessory structure"
Under #7 add the language "unless it is a conversion of an existing structure provided it does not increase the non-conformity of that structure."
Under #10 add the language "or applicable building codes, whichever is more stringent"
Under #11, for parking, add language "concrete surface or pervious pavers."
Under #13, under height, add language "unless the ADU is a conversion of an existing structure"
Switch the sections under #15 to refer to the correct R-1 and R-2.
The same changes listed above will be changed in the R-2 zone for ADU standards.
Remove the section regarding electrical meters for ADUs.

Additional Amendments to the Development Code –

In Section 3.107.02 add language “Traffic Impact Analysis (TIA) by a third party independent certified engineer” Lisa will check on this item to ensure it is possible.

Under 3.107.02(B) add “City Administrator or Office Manager”

Add under requirements for subdivisions, a requirement for submittal of a Landscape Plan.

Under General add the corrections to the appeal periods by Council to read 14 days for all parties.

MOTION: Joe Wolf moved to recommend the City Council approve the Development Code LA 2018-01 as modified to reflect the changes made by the Planning Commission, as noted. Seconded by Dolores Morris. 5 ayes, motion carries.

Randy closed the hearing.

Public Comment:

Rick Kauffman, city resident, commented on the Development Code requirement to allow low, medium and high-density housing in each development, the 7% park dedication requirements, and the Planning Commissions inability to discuss the most recent subdivision with the public outside of the Public Hearings.

Planning Commission Meeting Minutes: April 30, 2018

MOTION: Joe Wolf moved to approve the Minutes of April 30th. Seconded by Dolores Morris. 5 ayes, motion carries.

ADJOURNMENT: Wayne Stedronsky moved to adjourn the meeting. Seconded by Dolores Morris. Meeting adjourned at 9:18 PM.