



Planning Commission Work Session

March 26, 2018

CALL TO ORDER: Randy Cranston(RC) called the Sublimity Planning Commission meeting to order at 7:03 PM. Other members present: Wayne Stedronsky(WS), Dolores Morris(DM), Ron Etzel(RE), and Joe Wolf(JW). Staff present: Jason Devine(JD), Public Works; Myrna Harding(MH), Finance Director; Katie Scott(KS), City Recorder; and Lisa Brosnan(LB), COG Planner, The Pledge of allegiance was said. There were 4 people in the audience.

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

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. The deadline is July 1st.

Discussion of what the Commission would like to see in the code followed:

Type of Structure: Internal addition onto the main house or detached.

One unit allowed per lot.

No manufactured homes. Must be site built.

Size: Maximum size of 800 square feet or not more than 75% of primary home. Minimum size of 200 square feet.

Parking: Two parking spaces provided for the ADU.

Driveways: Utilize existing driveways. Second driveway permissible only on a corner lot.

Entrances: ADU's have own exterior entrance that does not face the street.

Design Standards: If building new structure, like siding and roof materials to primary residence.

Height: No more than 15 feet. Single story only unless a preexisting structure or primary house is two stories.

Primary Residence or ADU must be occupied by property owner.

Coverage Requirement: Addition of an ADU cannot cause overage in coverage. The current coverage requirement is 35% of each lot be pervious.

Setbacks: Setbacks maintain accessory structure setbacks with restrictions to structure details.

Distance between ADU and primary residence: Minimum of 6 feet separation or two-hour firewall

No short-term rental of ADU's.

Water/sewer: Will need to be taken to the City Council to consider.

System Development Charges (SDC): Will need to be taken to the City Council to consider.

LB: Additional changes to the Development Code: Definitions will be changed to include ADU's.

The R-1, R-2, parking section, and standards for special uses will also be edited.

RC would like to see how the measurement of front lot lines are addressed.

LB suggested that we require a TIA (Traffic Impact Analysis) at the time of subdivision.

JW: Clean up language regarding duplexes on corner lots.

RC requests cleanup of appeal periods to give Council the same amount of time for appeal as the public.

There was discussion regarding future meetings to address ADU's. The Planning Commission and City Council to hold a joint workshop meeting in April. A public hearing will be held before the Planning Commission in May, and City Council in June.

Planning Commission Meeting Minutes: March 5, 2018

MOTION: Ron moved to approve the minutes of the March 5th meeting. Seconded by Dolores Morris. 4 ayes, unanimously approved.

ADJOURNMENT: Ron moved to adjourn the meeting. Second by Dolores. Meeting adjourned at 9:28 PM.