



Planning Commission

Special Meeting

June 25, 2018

Terri Phillips

### **CALL TO ORDER**

Chair Roger Ensz called the meeting to order at 12:10 pm.

Commissioners: Chair Roger Ensz, Brian Gentry, Kevin Gilbert, and Chris Dorow

Staff: Community Development Director Anne Henning and Planning Secretary Terri Phillips

### **ADU'S – ACCESSORY DWELLING UNITS**

Staff provided a draft including the changes that were discussed at the last meeting. Other cities that were researched require 1 parking space and restrict the units to 1 or 2 bedrooms. Commissioners want to have at least 2 parking spaces and limit bedrooms to 2 or less. By building code, all bedrooms must have a closet and egress windows. The Commissioners were in agreement that Minimum lot size is not necessary because the maximum lot coverage is set at 35%. The Commissioners discussed limiting the maximum number of occupants. While difficult to enforce, they felt it is better to have some kind of standard. Due to the unit's small size, occupancy of an ADU is limited to a maximum of 3 adults, and any related children under the age of 18.

Many concerns about requiring a separate driveway or alley parking. Most interior lots are 50x140 and are not wide enough to require a driveway from the street. Commissioners agreed on alley access with 2 hard surface parking spaces. Also, need a 5 feet walkway from the street with the address clearly marked for emergency services. Commissioners felt a fee for maintenance of the alley would be appropriate.

There was considerable discussion about whether to require the property owner to occupy one of the units in the R-2 Zone, or if both units could be rented. In the R-3 and R-4 Zones, Commissioners were in favor of allowing both units to be rented, but in R-2 there were mixed feelings. Some feel the property maintenance would be better if the owner lives on site, and it would help alleviate concerns of the neighbors and the community. Others think it would limit opportunities to provide more quality housing, and it is unfair since a property owner can rent out both units in a duplex. The outcome was to initially propose the ordinance without an owner occupancy requirement but keep it in mind if sentiment is strongly opposed to these units as proposed. The Commission also discussed requiring owner occupancy for the first owner, without tracking what happens after it is sold.

### **NEXT MEETING**

Since we are in agreement our next step is to have a Public Hearing. Staff will schedule the Public Hearing for July 16<sup>th</sup> (the next scheduled meeting).

### **ADJOURNMENT**

Having no other business, the meeting was adjourned at 1:10 pm. Next scheduled meeting is July 16<sup>th</sup>, 2018.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Terri Phillips, Planning Secretary