

Mary McGuire

From: Heidi Kiser <kiserhlc@gmail.com>
Sent: Monday, November 30, 2020 4:51 PM
To: Mary McGuire
Subject: P&Z Nov 30 working meeting notes

Formally opened meeting at 3:17pm, November 30, 2020

Attendance: 3:17: Mary, Josh, Heidi, Bill. 3:25: Annie, Brock. 3:40: Mark

Approve agenda: Heidi motion, Annie 2nd

City Council minutes: Bill attended a portion, nothing to share here.

Working session:

Goal: Section 165 and Use Chart

Comments from Justin, emailed Friday 11/25/20

Review of Justin's email, addition by Josh on definition of sign restrictions around luminescence.

Reviewed section 165 by subtopics:

- Essential services
- Tiny homes, Planned Unit Developments
 - PUDs - not specific to a district, up to the developer to propose on a parcel(s) of land to reinvent a district to meet our goals. R-1(x) are single dwelling units, which prevents a lot with multiple tiny homes, but which also creates concern for mother-in-law suites which may be a separate dwelling.
 - If a tiny home is mobile, it becomes defined as a mobile home.
 - Consideration of adding a square footage restriction to prevent single tiny homes from R-1(x) lots.
 - Recommendation by Justin: Create a Tiny Home as a use type limit which zones they may be used in.
- 165.19.11c: detached garages 20' or 30' (whereas only one garage is allowed per lot) versus accessory buildings which are 15' - and as compared to primary dwellings. Combine detached garages and accessory buildings into one guidance. Move to all R1/R2/R3/R4 limited to 20' or the primary structure height, whichever is less, and unique requirements for R-R.
- Mother-in-law suite: Concern is going to be that MILs do pass away, then it is too likely to become a rental unit (2nd residence) on a lot, thus do not want to consider any 2nd residence with a separate entrance, whether attached or not. It is important to Ely to maintain a single primary purpose/residence per lot.

Motion to adjourn Brock, Annie 2nd at 4:50pm.