

MINUTES  
PLANNING COMMISSION STUDY SESSION

AUGUST 15, 1985  
7:00 p.m.

PROPOSED DEVELOPMENT CODE - FIRST DRAFT - ARTICLE VI - DEVELOPMENT SITING REQUIREMENTS - LOT SIZE, DENSITY, SETBACKS, COVERAGE AND HEIGHT LIMITATIONS.

Commission Members Present: Chairman Leo Appel II, Vice Chairman Jim Izett, Commissioner Mary Jane Brimm

Commission Members Absent: Commissioners Lonny Draheim, Jean Hagen, Elgin Gunderson, Earl Breuer

Staff Present: City Manager Lynn Stuart, Planning Director Chuck Rhodaback, Engineering Technician Leo Lightle, Building/Fire Safety Officer Marshall Ferg.

Chairman Appel convened the study session at 7:00 p.m. and stated that Mr. Lynn Stuart, City Manager, had requested that one hour of the study session be reserved for a staff presentation of Section 6.080, "Lot Area, Lot Area per Dwelling Unit". Mr. Stuart indicated that planning and building differed in their views of how the section should be written and implemented and it was important that the Commission be involved in the issue, as a determining factor. After a brief discussion, the three Commission members present decided to postpone the presentation until the September 5, 1985 study session, to allow the entire Commission to be involved. Chairman Appel then asked for questions or comments pertaining to Section 6.010. Commissioner Brimm asked staff if the building height limitations also applied to hillside property, and staff said yes. The staff and Commission members then discussed the definition and implementation of "Building Height" and how the height of any building is measured from mid-grade level. The staff indicated that the definition as proposed in the draft Development Code is basically the same as defined in the Uniform Building Code (UBC). The Commission members questioned the increase of building height from the existing 25 feet to 30 feet, under sub-section (1) (a). Mr. Rhodaback explained that staff had agreed to leave the height at 25 feet and to eliminate the words "2½ stories or", "whichever is the lesser"; and "whichever is less". The staff also agreed to change "20 feet" to "15 feet". After some discussion, the Commission agreed to change "25 feet"; and, also add the words "with the maximum ridge height, overall, of 25 feet". The staff also agreed to change sub-sections (1) (b), (2) (a), (2) (b), (2) (c) and (3) (a) by eliminating the words "stories or" and "whichever is less". The staff further agreed to change the height limit in sub-section (1) (b) from "45 feet" to "35 feet". The Planning Commission, following additional discussion, agreed that sub-section (1) (b) should also include the words, "with the maximum ridge height, overall, of 40 feet". The Planning Commission felt that all other proposed amendments to Section 6.010 (1), (2) and (3) were acceptable. Chairman Appel asked for comments or suggestions on Section 6.020. The staff indicated that the section is basically the same as current Zoning Ordinance provisions. The Commission accepted Section 6.020 as written. Chairman Appel asked for comments on Section 6.030. The Commission accepted Section 6.030 as written.

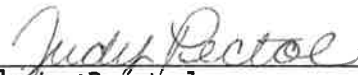
The staff suggested to the Commission that Section 6.040 be held until the City Attorney can render a decision on whether or not the proposed setback requirements are in conflict with the Uniform Building Code, (UBC). The Commission agreed to postpone discussion on Section 6.040 until the September 5, 1985 study session. Vice Chairman Izett suggested that Section 6.040 should include the term, "minimum". A discussion followed with the Commission exchanging ideas as to whether or not front yard setback requirements should be changed. Chairman Appel asked for comments pertaining to Sections 6.050, 6.060 and 6.070 and after limited discussion, agreed that the Sections as proposed were acceptable.

Chairman Appel asked the Planning Commission members if they had any suggested changes to Sections 6.090 and 6.100. The staff also indicated that they did not propose any additional amendments. There being no further discussion, the Commission agreed to accept the sections as written. Chairman Appel asked the staff to explain the provisions of Section 6.110 and the balance difference between the stated coverage percentages and 100%. The staff stated that the percentage balance difference is classified as open space or outdoor living area. The staff also indicated that Section 6.110 should be amended to include the R-LD and R-MD zoning districts with a 50% coverage factor. A long discussion followed between staff and the Commission members pertaining to the concept of what constitutes lot coverage as it relates to lot size. The discussion also included the subject of residential off-street parking requirement and the potential need for a variety of single family residential lot sizes, rather than the standard 6,000 square foot lot. The Planning Commission decided not to take action on Sections 6.110 and 6.120, because the issues involved a number of issues that required additional consideration. The Commission suggested that staff prepare information pertaining to lot sizes and coverage, to be discussed at the September 5, 1985 study session.

There being no further comments or questions, Chairman Appel adjourned the study session at 9:00 p.m.

  
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Leo Appel  
Chairman

ATTEST:

  
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Judy Pectol  
Recorder