



Community Development Committee Meeting Minutes Thursday, January 2, 2025 | 5:00 pm

Council Members Present: Andreena Bergman, Dani Gaumond, Steve Shepro

Staff Present: Patricia Love, Audrey Rotrock

Others Present: N/A

Steve Shepro called the meeting to order at 5:01 p.m.

1. Unified Development Code: Housing and Development Flexibility Discussion

Commercial Conversions: Council members would like more information on types of commercial buildings that could be converted to residential such as schools, churches, and storage containers. They would also like to see a clearer definition of the term “accessory”.

Accessory Dwelling Units (ADU's): Consider adding a maximum limit on the sizes of ADU's. There are concerns that parking would become an issue. With a maximum height of 25 feet, ADU's could potentially block sunlight from neighbors. Consider restricting types of structures that will be allowed to be used as an ADU. Also consider restricting ADU's for short-term rentals.

Council members are supportive missing middle housing types such as cottages, townhomes and duplexes, unit lot subdivisions, lot size averaging, and cluster/onsite density transfers. Members would like to see more examples of lot size averaging and cluster/onsite density transfers.

Split Lot Subdivisions: The CDC is supportive of this only in areas that won't require new roads or road improvements. Limit how this would be allowed, such as for infill only.

Model Home Ordinance: Council members are supportive of allowing a Model Home Ordinance of up to 4 model homes.

Development Code Amendments: The CDC is supportive of using the PRD standards as the new base standard. Council members are supportive of a width to depth ratio as a standard but would first like to learn more about it.

2. Year in Review

Staff asked the CDC to email in any questions they may have about the Year in Review.

Adjourn: 7:00 p.m.

