

March 8, 2012

Planning Commission

- Discussion: Accessory Dwelling Units

Chairman Ron Sabransky called the meeting to order at 7:05 p.m. Members present: Arthur Goddard, Andre Reynolds, Jennifer West and Tracie Zamiska. Also present: Building Commissioner Paul Kowalczyk

Discussion: Accessory Dwelling Units (ADUs): A resident approached Mr. Kowalczyk about the possibility of building a new garage on his property with an ADU for his adult son to live. Mr. Kowalczyk stated that the city's Code of Ordinances does not permit ADUs. Chairman Sabransky reviewed the Comprehensive Plan for guidance regarding ADUs. He stated that the master plan does not prohibit them. The commissioners studied the materials that were sent to them by the resident regarding the proposed structure and materials regarding ADUs in the City of Arvada, Colorado. They discussed at length some concerns about revising the Code to allow ADUs especially on smaller lots, some of which were; problems regarding parking, the number of cars, and the probability of ADUs becoming rental units. Ms Zamiska printed out a sample of an ordinance from another city and other materials that she will send electronically to the commissioners for review. She stated that some cities in other states allow ADUs to create affordable housing. The discussion turned to the other option that the resident has and that is to build onto his existing house which would be in compliance with the Code. More discussion will follow at another meeting.

Mr. Goddard reviewed the Planning and Zoning Code for errors and only found minor ones. He will go over the details with Mr. Kowalczyk before any Planning and Zoning Codes are ordered for reprint.

Mr. Goddard made a motion to approve the minutes from the February 9, 2012 meeting. Seconded by Mr. Reynolds. Ayes: Mr. Goddard, Mr. Reynolds and Ms. West. Abstain: Ms. Zamiska and Chairman Sabransky. Minutes approved. (3-0-2)

Chairman Sabransky made a motion to approve the minutes from the February 23, 2012 meeting. Seconded by Ms Zamiska. Ayes: Mr. Goddard, Ms. Zamiska and Chairman Sabransky. Abstain: Mr. Reynolds and Ms. West. Minutes approved. (3-0-2)

Chairman Sabransky adjourned the meeting at 8:37 p.m.



Ron Sabransky, Chairman

3-22-12

Date



Barbara Latini, Recording Secretary