

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING MEETING
FEBRUARY 17, 2020
6:00 P.M.

Present: Vice Chairman Craig English, Board Member Matthew Mattison, Board Member Tommy Harrison, Board Member Pat Chase

Absent: Board Member Chuck Sickles

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Admin Asst., Community Development

Others: Todd Kleiboer

CALL MEETING TO ORDER:

Vice-Chairman Craig English called the Planning and Zoning Meeting to order at 6:04 P.M.

DISCUSSION/ACTION ON PLANNING AND ZONING MEETING MINUTES OF DECEMBER 19, 2019:

Consider for approval the Planning and Zoning meeting minutes of December 19, 2019. Board Member Tommy Harrison moved to approve the meeting minutes. Board Matthew Mattison seconded. Motion carried, all voting aye.

HOUSING AND INFRASTRUCTURE PRESENTATION

Niewiadomski presented info previously discussed at City Council. He went over development trends and how infrastructure is funded and what optimal funding should be. He talked about how expensive replacement of infrastructure is and how individual neighborhoods contribute. He showed examples of developments that are financially productive as well as a development that cannot sustain itself.

DISCUSSION ON ACCESSORY DWELLING UNITS

Accessory Dwelling Units can be classified as many things such as "granny flats", "in-law suites", "backyard cottages", or garage apartments" but are essentially a secondary housing unit on a piece of property. They can be attached structures or even detached structures on the property that contain independent living quarters. The purpose of an ADU is to:

1. Increase the number of housing units while respecting the style and scale of single-dwelling development.
2. Bolster the efficient use of existing housing stock and infrastructure.
3. Provide housing that's affordable and respond to the needs of smaller, changing households.
4. Serve as accessible housing for older adults and people with disabilities.

ELIGIBILITY:

There was discussion about what the qualifications would be to place an ADU on the property.

DESIGN STANDARDS:

Niewiadomski talked about size and appearance for these types of facilities. He provided pictures of different styles of ADUs, those of which could be attached or detached and what they should look like. There was also discussion of what would not be considered an accessory dwelling unit such as storage buildings.

ADJOURN

With no further business the meeting was adjourned at 7:20 P.M.