

A. Public Hearings:

1. Public Hearing to receive input for an ordinance amendment to Title 17.20.090; Yards to be Unobstructed; Exceptions.

Corey Bundy: The staff report is as follows:

At the November 8th PC meeting there will be a public hearing on the proposed amendment to Chapter 20, Supplementary & Qualifying Regulations, Section 17.20.090 to allow attached awnings in the front setback area of residential zones. Currently there is an exception to allow attached porticos to extend into the front setback area over a circular driveway. The portico may extend to within 15' of the front or street-side property line. The City is proposing to allow a similar front setback exception for attached awnings in the front of the dwelling to extend to within 15' of the front property line. This is to allow attached awnings for shade and general home improvement purpose.

The proposed code amendment is the underlined portion of Section 17.20.090.

17.20.090 Yards To Be Unobstructed; Exceptions

Every part of a required yard shall be open to the sky, unobstructed except for accessory buildings in a yard, the ordinary projections of skylights, sills, belt courses, cornices, ornamental features, bay windows, and unsupported roofs which project into a yard not more than four feet (4').

The setback shall be measured from the property line to the nearest vertical part of construction. This includes supporting posts or columns for carports, covered patios, etc.

A. Porticos extending from the dwelling over the main doorway and over a circular drive-through driveway, may be allowed to project to within fifteen feet (15') of the front or street side property line. Porticos shall remain fully open on three (3) sides and not more than thirty feet (30') in width. (Ord. 97-06 § 4-9)

B. Awnings attached to and extending from the front of the dwelling may be allowed to project to within fifteen feet (15') of the front property line, subject to compliance with all of the following conditions;

1. The awning shall remain fully open on three sides.
2. The appearance of the awning is compatible with the dwelling in color and design, in the opinion of the Community Development Director.
3. The awning is constructed of new materials, or has the appearance of new materials.

Curtis Jensen: We will now open the Public Hearing for comments.

Herb Basso: I am offering a suggestion on Section.20.090.B3. Repword it to state "matching the structure". The material could match was it is existing on the structure and not necessarily be "new".

Robert Jensen: I am representing The Awning Company and the property this has affected. From the contractor's point of view, this is helpful and a good resolution to the problem that exists for some of the city residents. We like the idea for a home that is west-facing to allow shade.

Curtis Jensen: If there are no other comments, we will close the public Hearing and move forward to the General Business section for this item?

B. General Business:

2. Recommendation to City Council of an ordinance amendment to Title 17.20.090; Yards to be Unobstructed; Exceptions

Michael Day: I have a couple of comments on this matter. When you look subsection “A” that talks about porticos. The limitations should be re-worded to be 30 width of the home. The second requirement that I will recommend is under the subsection “B”; and should say “appearance and materials of the awning are compatible with the structure”. Paragraph 3 could be deleted at that point.

Marv Wilson: Is there a reason the portico wording was added? I am thinking this is a porch that has a roof.

Corey Bundy: It is basically a circular driveway that allows for someone to pull up to the entryway of the building.

Bob Nichol森: A portico is a drive-thru structure or overhang by the driveway and has been in the code for long time.

Todd Jacobsen: I would recommend to separate the definition of porticos and awnings.

Collins Stewart: I am the owner of the Awning Company, and as a contractor, each project is different. Aesthetics also come into play for awning and porticos are different and each project is a case by case situation.

Robert Jensen: The property owner that the awning ordinance has affected, wants the awning in his front yard for shade rather than for parking.

Curtis Jensen: If have concluded this matter, we can proceed to a motion.

Michael Day: I will make a recommendation of approval as it is presented with the amendments to subsection “A” that indicates the maximum width is 30 feet unless otherwise approved by the Planning Commission and the second requirement of subsection “B: have the wording redone to say “materials and appearance of the awning are compatible with the dwelling color and design in the opinion of the Community Development Director”. Paragraph 3 could be deleted in its’ entirety.

Motion to recommendation approval to City Council of an ordinance amendment with additional requirements included to Title 17.20.090; Yards to be Unobstructed; Exceptions.

Made by: Michael Day, Seconded by: Todd Jacobsen

Voting Aye: All

Voting Nay: None

Motion Carried.