

Memo

To: City Council
From: Bryan Myrkle, Community Development Director
Date: June 8, 2018
Re: Temporary Car Ports and tent-like sheds

City Council/ZBA members will remember the recent discussion regarding regulation and enforcement of temporary car port structures in the City, which currently fall under your jurisdiction. During that discussion, you requested that the Planning Commission consider the issue and offer any recommendations they may have.

The Planning Commission did discuss the issue at its most recent meeting, but did not reach any meaningful consensus regarding the issue, nor offer any official recommendations. There did seem to be some basic agreement that due to the light-weight construction of these structures, they should be anchored. Some agreed that they should be temporary and a time limit imposed. One member of the public spoke at that meeting to say she recently recommended one of these to her neighbor who has a lot of toys in the yard.

I have discussed this issue at length with the fire and building department, and we are recommending that these structures be regulated in the city like any other accessory structure and subject to the same rules; however with the addition of an anchoring requirement and a time limit.

In practice, this would mean:

- A permit for the structure would be required and could be obtained from the building department, rather than from the ZBA.

- The structure would have to meet the same size, location and setback requirements that apply to sheds and other accessory buildings.
- Similar to the way we manage chickens, issued permits would be reviewed periodically for expiration dates and potential renewals or removals.

Our approach to the known, existing temporary car ports would be to send them a letter indicating they will need to obtain a permit. We would review the location and condition of each unit, and either issue a permit, or require that they come into compliance with the regulations.

We would like to encourage your action on this item, because the cost of these structures has fallen rapidly over the past few years, and we believe they will proliferate throughout the City if we don't adopt some reasonable standards for regulation while the number is still manageable. If you decide to adopt the approach we are recommend, we will write the necessary language into the Accessory Structures portion of the zoning code that is presently open due to the RV parking issue.

Both of these issues can be resolved fairly quickly once a basic decision on temporary car ports is made.