

## Designer Meeting regarding Outbuildings, December 23, 2020, Sunnyside

### Attendance

Stakeholders: Councilmember Withers, Martin Wieck

Invitees: Cheyenne Smith, Brittney Mount, Brian Haun (Invited but unable to attend: Craig Kennedy and Lynn Taylor)

Staff: Robin Zeigler, Jenny Warren, Sean Alexander

### Overview

The primary purpose of this meeting was to discuss if there were any usable components from the disapproved form book that could be/should be incorporated into the draft text guidelines for outbuildings. Attendees were chosen from the pool of designer/architects who frequently use the outbuilding design guidelines and CM Withers because of the great number of outbuilding applications in his district.

### Discussion

- Small houses are penalized in terms of additions, so they need to be able to get needed space in an outbuilding.
- Comfortable with all outbuildings being capped at 25', with the possible exception of corner lots. Maybe outbuildings on corner lots should be no taller than existing house?
- If the eave and ridge heights are based on the eave and ridge heights of the primary dwelling then property owners will plan for an addition, that may have taller eave and ridge heights resulting in an outbuilding with taller eave and ridge heights but without the intent of building the addition. It has happened in a small number of cases.
- Keep context as a way to design outbuildings
- Should limit # of stories, as proposed
- Current square footage maximums are working well
- Repeat the add-on features from the form book into the current draft of the design guidelines, with the exception of cupolas. The stairwell bay add would be particularly useful for outbuildings less than 500 square feet.
- Believe that the current 20' distance requirement between a primary building and an outbuilding would be better than using a lot coverage requirement
- In order to retain the same amount of upper level square footage that the current design guidelines allow for, eaves for 1 and 1.5 stories should be set at a maximum of 12' rather than 11'. Allard Ward's team provided this drawing to explain the concern:

