



Agenda Item: 9.E
Date of Meeting: January 26, 2026
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **ORDINANCE - Second Reading and Adoption of an Ordinance Repealing and Replacing Chapter 17.75 (Accessory Dwelling Units and Junior Accessory Dwelling Units)**
Prepared On: January 20, 2026
Attachments: Ordinance - Repealing and Replacing Ch. 17.75 ADU and JADU - 2026 01 26
Exhibit A - CHAPTER_17.75.___ADU_and_JADU

Background/History:

State law governing Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) has undergone substantial revisions between 2020 and 2025. As a result, the City's existing ADU ordinance is no longer compliant with current State requirements.

The attached ordinance repeals and replaces Chapter 17.75 in its entirety to ensure full consistency with State law.

The Planning Commission held a public hearing on November 25, 2025, and adopted a Resolution recommending approval of the proposed ordinance, including the new parking hardship exception language.

On January 12, 2026, the City Council held a Public Hearing and approved the First Reading/Introduction of the proposed ordinance with new parking language section 17.75.060. (E.) 2: *Parking hardship exception may be granted for ADUs when the provision of an off-street parking space would eliminate an existing on-street parking space, require the removal of a tree with a diameter at breast height (DBH) of six (6) inches or greater, or when the addition of an off-street parking space would result in a driveway width exceeding 24 feet.*

Budget Impacts:

N/A

Legal Review:

Attorney Russell A. Hilderbrand has reviewed the item.

Recommended Action:

Approve the Second Reading and adopt the proposed ordinance by title only.

Approved By: Robin Picken 1/20/2026

Approved By: Pam Foster 1/21/2026

Approved By:

Approved By: