

ADVISORY COMMUNICATION



Date: January 11, 2023

To: City Council

From: Planning Commission

Subject: 2022 Work Plan Item #4: Accessory Dwelling Unit (ADU) Recommendation

Action Requested: Planning Commission is seeking an approval (or denial) from the City Council to continue with the development of an ADU ordinance for the City of Edina.

Situation: The Planning Commission has completed the 2022 Work Plan Item

The Initiative: Review and recommend ordinance for Accessory Dwelling Unit.	The Deliverable: Recommendation to the City Council
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Background:

For the 2022 plan year, the city council has asked the planning commission to evaluate the potential benefits and drawbacks of allowing accessory dwelling units (ADUs) in the city, and to provide recommendations on whether or not they should be permitted. The work plan team analyzed this item over the summer and presented the summary to the planning commission at a work session on November 16, 2022. The next steps are to receive a formal planning commission vote on the recommendation and if approved, submit it to the City Council for their direction. Please see the accompanying “ADU City Adoption Recommendation.PDF” summary document for more details.

Assessment:

As outlined in the summary document under ‘points of discussion’, the significant obstacles to the development of ADUs in Edina are 1) the city’s sewer capacity limit in the southwest half of the city and 2) the cost of construction. The city’s sewer capacity issue is known and steps are underway to increase its capacity for some areas. In the near term the engineering staff will advise on any new request and its impact to the city sewer service. To alleviate development cost the planning commission could consider implementing various policies to reduce expenses for residents and developers which may include architectural design support and lower permitting costs.

It will also be necessary to address any code and setback challenges to ensure safety and appropriate utility service levels within new ADU development. To effectively promote the construction of ADUs, it will be important to communicate the benefits of these units, such as their potential to generate income for residents and address the shortage of affordable housing. Using the Comprehensive, Climate, and



Housing Plans as a guide, and by adopting a collaborative and moderate approach, Edina can develop an ordinance that will be well-received by developers, residents, and the city.

Recommendation:

The Planning Commission recommends moving forward with the development of an ADU ordinance as the net benefits and opportunities to be gained outweigh any potential drawbacks.