

Kaelyn Meyers

From: Mike Hansen <mike@hansenplanninggroup.com>
Sent: Monday, August 26, 2024 2:40 PM
To: Kaelyn Meyers
Subject: Ballard - MH zone updates

Kaelyn - I have to apologize if I didn't catch it correctly, but my understanding is that the city wants to update its Medium-High Residential Zone (MH) to accommodate some ideas that have been discussed. Vernal's code should be a benchmark.

SIZE OF TINY HOME.

The Vernal definition of a tiny home differs from the Ballard one. In Vernal, a tiny home can have a footprint of up to 700sqft, as long as the total area does not exceed 900sqft. In Ballard, the maximum size of the footprint is 400' (which is just over two parking stalls), but there is no height restriction other than what the zone allows. In the MH zone, buildings can't be more than 2.5 stories, so if someone designed a tiny home to have a loft on the half-story, then the total area could be as much as 1,200sqft.

TINY HOME SUBDIVISIONS.

The Ballard minimum for a "tiny home subdivision/community" is currently 5ac. In order to amend that, ***we recommend changing the table 15.06.110(E) and the text in H.1 (minimum size) to 3ac minimum, and 5ac maximum.*** In Vernal, they don't allow subdivisions, but they do have an overlay zone that can be applied to different areas in the city.

MOVABLE TINY HOMES.

With the hypothetical that an applicant wanted to convert something like a train car into a tiny home in Ballard (i.e. keeping the wheels on a movable structure), it would fall under the city's definition of a "park model recreational vehicle" because it is not "permanently affixed to real property". The definition of park model RV (15.02.020) explicitly says that they will only be allowed in an RV park. (Vernal has the same policy).

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