

Assembly Title 21 Meeting Notes – April 5, 2006

Chapter 5

Pg. 182 L 18-19

Public: This language on specific allowed uses seems very limiting and tends to put things into a blind alley.

Committee: We are trying to find a balance and trying to make things clearer.

Public: And might need to be changed to 'or' approved under the appropriate process.

Committee: We don't define "change of use" and it will create problems. Does any retail use at all constitute the same use?

Planning: We should define it more clearly.

Pg. 183 Table 21.05-1 Household Living

Committee: I'm trying to get the definitions clear in my head. Dwelling Mixed Use means a dwelling above commercial right? What is dwelling single family attached?

Planning: It's a zero lot line.

Committee: These are no longer allowed, but they still exist?

Public: The problem with zero lot lines before was that they weren't maintained with a Home Owners Association. One side might maintain their portion of the structure but the other side would not.

Planning: This allows them to legally exist.

Public: As long as zero lot lines have a strong Home Owners Association assigned to them they'll be maintained. Enforcement was the problem in the 1980's.

Committee: Is there language to accommodate that?

Planning: Page 200 L 30-35 has a communal party wall agreement.

Committee: Maybe we should add a requirement for maintenance of structures and other improvements.

Planning: **Public:** On page 201 L 11-21 (townhouses), you don't have the same standards. Possibly the language should also be added here.

Committee: There's a real need for lower income housing. Why not allow manufactured homes? Why not allow mobile homes outside of Eagle River?

Planning: Look at the definition of mobile home-- a portable building built to code in a HUD approved factory.

Committee: Why not just call manufactured home community a trailer park?

Planning: They prefer to be called a mobile home park and they are manufactured.

Committee: Why create a manufactured home area? You need to distinguish between manufactured home, regular home and trailer. What

constitutes a mobile home community? What's the concern you are trying to address?

Planning: People don't want trailers in their neighborhoods. We have trailer parks. We are looking at Manufactured homes as affordable housing.

Committee: The difference is a temporary vs. permanent foundation. I don't think we want permanent foundations in mobile home parks.

Planning: Correct.

Public: Why not allow buildings built to city codes as well as HUD codes?

Planning: If it's built to HUD codes then it meets city codes.

Committee: Why aren't we being more flexible in allowing affordable housing in certain areas?

Planning: Manufactured home communities do not follow the same regulations as other neighborhoods. They don't have the same setbacks and not actually a subdivision. It's created to be more affordable.

Committee: Mobile homes lease the ground they sit on. There's no foundation. It's good for people to own their own property, but smaller lot developments need oversight.

Public: We're proposing the city allow a minimum of 10 and maximum of 20 units subject to platting board approval for acre lots. You'd have to have a Home Owners Association, but wouldn't need a conditional use permit.

They could be in RM 1, 2, 3 or 4. You can have mobile homes on 1 acre in RL1, but if there's public water and sewer we are requesting up to 20 units. Now if you have a trailer, you have to go to Peter's Creek or the Valley.

Planning: If you meet the design standards and the mobile home is newer than 1985 then you can put it on RL 1.

Committee: I think that proposal has some merit. Are you proposing this for stick built homes?

Public: We're proposing an area like the one off Independence Drive and then Colony Drive. It's called cottage housing.

Committee: It's good to have alternative forms of housing.

Pg. 183 Group Living

Committee: Did we figure out if hostel was a rooming house?

Planning: It was broken out to visitor accommodations on page 185

Committee: Is a motel that allows extended stays a rooming house?

Planning: Not really since they don't have shared dining areas.

Committee: Why is residential care of over 9 allowed in RL 1?

Planning: We haven't looked at this closely because of the assisted living ordinance you're working on.

Committee: I think it should be conditional.

Pg. 183 Public / Institutional Uses

Planning: Adult care is day care or drop off for adults.

Committee: Maybe we should move adult care & child care to commercial.

Planning: That might work.

Committee: Does the child care follow our ordinance?

Planning: It was passed after this draft was written but it will be checked.

Pg. 184 Table 21.05-1

Committee: What happens if an elementary school is inside a church?

Planning: We deliberately said a school is not an accessory use to a church, so that would have to go through the appropriate review process.

Committee: It's more challenging to define a school now. There are charter schools and some that aren't regulated. I don't necessarily want to require a major site plan review for a 1 room school.

Planning: In another section we added a threshold of a certain number of students for this.

Committee: What about a preschool?

Planning: Preschool is under day care.

Committee: This needs work. There should be differentiations for numbers of students.

Public: Is there a difference between public and private schools?

Committee: There has been. In creating public schools you're under lots of scrutiny but private schools have much more freedom.

Public: It's a point of clarity.

Committee: Does staff have the authority to bump up an administrative review to a major site plan review?

Planning: No

Pg. 184 Parks and Open Spaces

Committee: What will the new Park Plan do to parks and open spaces?

Planning: Haven't read it

Pg. 184 Telecommunication Facilities

Committee: Does this follow code?

Planning: Other staff have worked on this section and should be able to answer your questions.

Pg. 185 Visitor Accommodation

Committee: Do we need to add B & B here?

Planning: It's in residential accessory use because you have to live in it.

Committee: What about a hostel?

Planning: There has been a request for hostel use to be considered similar to a B & B.

A general discussion followed on the impact of hostels in residential neighborhoods.

Pg. 186 Table 21.05-2 Commercial

Committee: Why aren't duplexes allowed in mixed use?

Planning: This is mostly commercial and we want higher density.

Committee: Are townhouses allowed in RC?

Planning: No, because we heard concerns about density in this district.

Pg. 187 Table 21.05-2

Committee: Why are there two categories for Adult Care when their allowed use area are substantially the same?

Public: Homeless and transient shelters should be allowed in mixed use because that is where the need frequently exists.

Pg. 188 Table 21.05-2

Committee: Why aren't schools allowed in mixed use.

Planning: We want more activity use in higher density areas like mid town.

Pg. 189 Public Safety Facility

Committee: Why can't you have a police substation in OC?

Planning: I can't answer that.

Pg. 189 Utility Facility

Committee: What is a utility facility?

Planning: It's a facility that has employees while a substation usually doesn't.

Committee: Why is it a conditional use in IC 1 and 2? It seems an appropriate industrial use. I don't want it permitted by right in downtown Eagle River though. Please make it conditional.

Public: A substation will have the same impact on rural (RC). It should be S.

Pg. 190 Table 21.05-2 Telecommunication Facilities

Committee: It's common building standard to put towers on top of buildings, but how can you do a site plan review up there?

Pg. 190 Agricultural Uses

Committee: I'm concerned with the animal husbandry. Where should people who raise chickens, rabbits or sell fresh eggs fit in here?

Planning: This is more for people who raise larger animals like goats.

Committee: So you can raise smaller animals in RL 1, 2 &3.

Next meeting: April 12, 2006 9:30 – 11:30 AM Planning Dept.

First floor Conference Room

We'll start on Page 190 and/or 191

