

Rogers Park Community Council April 2020 information

OTHER RPCC HELP

A RPCC community member has offered match the needs of neighbors and that of volunteers; to help get us through this rough patch healthy and safe. Use this form to connect with him: <http://bit.ly/rpccmutualaid> if you need help or want to help.

RPCC UPDATES

Nominating Committee --Please contact Peter Mjos if you would like to run for RPCC office. The election is scheduled to take place at our May meeting. The election of officers will be on the September 2020 meeting agenda, if we are unable to meet in May.

ADU Committee —Dan Rosenberg

"I did visit with Dave Whitfield (Muni Planner) on March 12 to discuss permitting options. He does not favor "Conditional Use Permits (CUP)" because he believes the additional time and cost to get permits will discourage prospective applicants. This is a common position of local governments that are promoting ADU's. A conditional use allows flexibility by permitting certain specified uses in a zoning district where such uses are appropriate only with additional controls and safeguards. Dave's estimate of the additional cost to the property owner was in the neighborhood of \$5,000 – \$9,000 for additional permitting costs including public notification and meetings, and professional representation which most people require.

The Muni does not have a good way to track ADU permit requests by neighborhood.

Administrative Site Plan Review with Notice

Dave's suggestion is to require an "Administrative Site Plan Review with Notice." All adjacent property owners within 500' of the proposed ADU are notified. Unlike a CUP it does not require a public hearing. The Planning Department reviews comments based on the design standards and considers the impact to neighboring properties based on comments. Construction cannot begin until a site review is conducted and a permit has been issued. I believe there is a \$4,000 permit fee. Anyone is free to comment (just not notified if beyond 500') and the Community Council can comment as well. There is a 45-60 day comment period (not sure what determines the range).

Because the review is based on standards this may require modifications to the design and setback standards or at least explicit language that neighbors concerns for X,Y and Z would need to be given due consideration. Still more to learn how this would work in a given scenario and how consistent it would be with changing administrations. The same would hold true for a CUP and the makeup of the Planning and Zoning Commission.

Zoning Change

Another more intensive process would be a Zoning Change. This is technically referred to as a "Zoning Map Amendment." A new zoning district must be at least 1.75 acres. A zone change may be initiated by any group which presents a petition signed by 51% of the property owners within the area designated to be rezoned. The Planning and Zoning Commission is the ultimate decider based on several factors including the public need and justification for the change; the relationship of the proposed change to the Comprehensive Plan, and whether it serves the public need. This is a fairly lengthy process that would require a great deal of citizen participation.

Solar Access

Tom Davis of the Planning Department is working on Solar Access regulations for R2 Zoning Districts (Duplex and Multi-Family). The proposed solar access requirements (link below) do not address potential shadowing for all residential districts.

<https://docs.google.com/viewer?url=https%3A%2F%2Fwww.muni.org%2FDepartments%2FOCPD%2FPlanning%2FProjects%2FAnchLandUse%2FDocuments%2FAnch2040%2520Implementation%2FR-2%2520Compatible-scale%2520Infill%2520Housing%2FAnch%25202040%2520R-2%2520Zones%2520PHD%2520Compatible%2520Infill%2520Zoning%2520Code%2520Amendments.pdf>

Solar Access regulations and the need for consideration of shadow effects will need to be addressed as part of any regulatory changes to R1 and R1A zoning for whatever direction we choose to pursue outside of a zoning change. The Munineeds to conduct a public process for code amendments to address solar access. We will need to encourage this process.

R1 Zoning and Alleys

The combination of R1 Zoning Districts and Alleys is most prevalent in the following neighborhoods: Airport Heights, Rogers Park, South Addition, and Turnagain. This is where we will primarily need to draw support.

I hope to soon draft a table of design and setback standards for some other prominent jurisdictions with ADU's (e.g., Portland, Seattle, Vancouver, Minneapolis) but Anchorage is by far the most northerly metropolitan area in North America so has the greatest shadow effect and the least restrictive height standards.

In person meetings seem pretty much out of the question for now so I'm open for any one's ideas on how to proceed and any one's willingness to put in some effort towards a solution. But first we still need to try and reach a consensus on our goal: Propose an ordinance to change design standards and setbacks, Solar Access Rights, A Conditional Use or Administrative Site Plan Review with Notice, Zoning Change to eliminate ADU's, etc. Not expecting an answer now but need to work towards an agreed upon solution that is preferably consistent with the 2018 RPCC Resolution."

For other updates go to our website:<http://communitycouncils.org/servlet/content/28.html>