

CITY OF CRAIG PLANNING COMMISSION AGENDA

Meeting of July 28, 2022
7:00 p.m., Craig City Council Chambers

Roll Call

Sharilyn Zellhuber (chair), John Moots, Kevin McDonald, Barbara Stanley (ex abs),
Jeremy Crews

Swearing in of Commissioner

Approval of Minutes

1. June 23, 2022 Minutes

Public Comment

1. Non-Agenda Items

Public Hearing and New Business

1. PC Resolution 601-22-PC – Conditional Use Permit for Heather Mendonsa to continue to operate a Bed and Breakfast in a High-Density Residential zone at 403 Beach Road (Lot 3A, Block 3A, USS 1430 CTA).
2. Cemetery Expansion Design Special Meeting Scheduled August 11th.

Old Business

1. Tiny House and Mobile Home Definition Discussion Continued: examination of language for mobile buildings without wheels

Adjourn

The meeting will be available by teleconference for both the public and planning commissioners. To call into the planning commission meeting call 1-800-315-6338, code 63275#. Commissioners can participate and vote by phone if they wish.

CITY OF CRAIG
PLANNING COMMISSION MINUTES
Meeting of June 23, 2022

Roll Call

Sharilyn Zellhuber (chair), John Moots (arrived late at 7:20pm), Jeremy Crews, and Barbara Stanley were present. Kevin McDonald was absent excused.

From the public: Dr. Elena Suleimani and James Benzschawel called in to discuss the tsunami inundation line.

Meeting called to order at 7:05pm.

Swearing in of Commissioner – Jeremy Crews was sworn in.

Approval of Minutes

1. April 28, 2022 Minutes. A motion was made and seconded to approve the minutes from the April 28, 2022 meeting.

MOTION TO APPROVE STANLEY/MOOTS APPROVED

Public Comment

1. Non-Agenda Items. No additional public comment.

Public Hearing and New Business

1. PC Resolution 600-22-PC – Conditional Use Permit for Barbara Stanley to construct accessory buildings on a lot without an established principal use in a High-Density Residential zone at 403 Cedar Street (Lot 6, Tract 3, USS 1430).

Barbara Stanley recused herself from the Planning Commission for this action item due to a conflict of interest.

No public comments were received regarding this Conditional Use Permit. Barbara noted that she had talked with neighbors and had received either positive or neutral reactions.

A vote was held and all commissioners approved the CUP.

MOTION TO APPROVE CREWS/MOOTS APPROVED

2. Tsunami Brochure Inundation Line Review and Discussion: Dr. Elena and James explained the idea behind an adjusted inundation line is to reduce confusion as to which areas should be evacuated during potential tsunami event. This is done by adapting the inundation line to follow parcel boundaries and roads (generally).

Although it is against standard practice to keep the original inundation line on the brochure, James suggested that resources could be provided for public education in case we have questions from the public about which areas are safe to shelter-in-place and which are not.

Dr. Elena and James both recommended including personal stories from elders who had experienced the 1964 earthquake to give tourists and newer residents an idea of what it is like to be in an earthquake. They also offered that they had quotes on hand that they could include in the brochure. The City Planner voiced doubt about getting local quotes in time and vouched for using existing quotes.

The Planning Commission reviewed the maps and made marks in areas that should be included in the evacuation zone and areas that should be included as shelter-in-place locations. There was some disagreement in areas like the southern edge of Parcel 1, old Craig. The City Planner agreed to share edited maps to receive more comment before the final draft of the adjusted inundation line is submitted. There was broad agreement that the proposed firehall location should be included in the shelter-in-place zone in east Craig.

3. Tiny House and Mobile Home Definition Discussion: The Planning Commission discussed the tiny house memo and discussed points they wanted to prioritize in future discussion and decision making regarding tiny homes and container homes.

Commissioner Zellhuber asked why we have a minimum size of mobile home to begin with? Particularly mobile homes in Shaan Seet. Wilson explained the current defined distinctions between a mobile home (10ft x 38ft or greater) and an RV (less than 10ft x 38 ft) were based on size. Zellhuber also brought up the inconsistency in size rules as a tiny house on a permanent foundation on a single-family residential lot is allowed and unregulated for size. Commissioner Crews noted that for a container home all one really had to do to put it on a permanent foundation would be to pour a pad of concrete and set the container down on it. A few commissioners wondered if this could be done in Shaan Seet in designated container home locations. Wilson noted this raises the question of what is considered a permanent structure versus a non-permanent structure and addressing that question as we move forward; “permanent” structures should not be in a trailer court.

Commissioner Stanley requested more information regarding how other communities manage tiny homes and expressed concern about container homes being built in place and being unmovable after construction materials like sheetrock were installed. Crews noted that tiny homes were allowed in Ketchikan and were prefabricated and moved to their designated site after construction. Moots concurred that tiny homes would need to be built off-site to demonstrate their mobility/non-permanent status.

Stanley also expressed concern that some people would want to stack container homes and other commissioners agreed that this may become a height issue and a wind hazard.

Crews expressed concern for ensuring tiny homes are up to code as they are in Ketchikan. Wilson noted that verifying buildings are up to code is not something the City of Craig does. We do require getting Fire Marshal approval for commercial construction.

Moots expressed concern with tiny homes outside of trailer parks affecting neighboring values and suggested only allowing tiny homes in trailer park areas. Moots also expressed concern that increased building of tiny homes may result in more wanigan construction, which is a fire-hazard and alters the roof lay-out. The commission generally agreed that there will need to be different rules for tiny homes in a trailer park versus on a standard lot.

Wilson stated that this memo regarding tiny homes was the first in an ongoing conversation brought about by previous questions from residents and due to an anticipated variance request in July regarding a container home to be placed in Shaan Seet. Wilson stated that no application had yet been turned in and it was currently unclear whether the variance request would be from Shaan Seet, the owner of the container home, or Shaan Seet on behalf of the owner of the container home. Moots expressed favor of the land owner asking for the variance. Zellhuber and Stanley expressed concern about a variance being passed for the container home owner due to an anticipated inability to meet certain variance requirements including demonstrating that the variance request was not due to actions of the individual requesting the variance.

4. Master Planning Excel Sheet – Brief Review and Discussion: Wilson briefly explained the development of the Master Planning Excel Sheet.

Upon discussion of the number of Bed and Breakfast CUPs (about 20) in answer to Commissioner Stanley's previous question, Stanley suggested that some CUPs had been transferred to new home owners against CUP rules and that the City may not be getting paid sales tax. Moots also suggested we put in a sunset clause for B&Bs moving forward. Wilson stated that while follow-up is important moving forward on CUPs, there are many other high priority activities that need to be managed currently. The Planning Commission generally agreed for the time being.

Old Business

1. 2019-2021 Resolution and Minutes signing: Planner Wilson presented a booklet to Commissioner Zellhuber with the edited/adjusted resolutions and minutes for signing. Wilson acknowledged that these unsigned resolutions and minutes appear to go back to 2011, were not adjusted based on commissioner request (primarily resolution amendments and typos), and had not been spell-checked. Wilson

suggested Zellhuber could choose to sign now or take the time to review the documents first. Zellhuber decided to take the folder home for review before signing. The rest of the Planning Commission generally agreed that reviewing resolution minutes in this way should take a lower priority and be done in smaller sections moving forward. Wilson agreed.

2. Resolution 22-01 Question Answers and Discussion: firehall location, bridges, POWER Building, and biomass boiler.

Regarding the chosen location for the new proposed firehall, Moots noted that the issue of the proposed firehall location for a new building had been decided to meet specific requirements of the ISO. The chosen location was the only one that met distance requirements.

One of the commissioners expressed dismay that the Dog Salmon Creek bridge, which is new, is being considered for repair or remodel already among capital improvement projects. Wilson specified that all three bridges listed would be inspected and only one was currently being strongly considered for replacement. Barb noted that there may be funding from the Forest Service to improve fish passage at the Port St. Nick Bridge.

Wilson discussed the \$150,000 funding that is expected to be approved for repair of the POWER building as part of Bill HB 281 which was awaiting the governor's signature. A couple of Planning Commissioners expressed surprise and dismay that the building would continue to be used due to its poor condition and general accessibility issues. Wilson offered that while it was not an ideal space, there were currently no other buildings available for POWER and that a fair quantity had already been spent on the roof. Wilson suggested that in time the conversation of finding POWER a more suitable location may continue as better alternatives became available and that perhaps the current building could come to serve some other purpose. Funds were appropriated from unspent money from other state projects.

Regarding the biomass boiler question from Commissioner McDonald regarding future availability of woodchips in the event that Viking Lumber (the current source of biomass fuel) closes, Planner Wilson relayed information provided to her from Brian Templin, the City Administrator. Templin has stated that existing woodchips in the Viking Lumber yard could be dried and stored to meet biomass boiler needs for much of a new biomass boiler's life-span. Additionally, Templin suggested that there may be other sources of biomass from other mills and other tree-management projects. Wilson also noted that it was her understanding that the biomass drying unit used currently by Viking is the property of the City of Craig after review of some old lease agreements.

Adjourn

A motion was made and seconded to adjourn the meeting at 8:33pm.

MOTION TO ADJOURN

MOOTS/STANLEY

APPROVED

Chairman Sharilyn Zellhuber

ATTEST: Samantha Wilson

**CITY OF CRAIG
PLANNING COMMISSION**

Staff Report
July 28, 2022

Applicant: Heather and Matt Mendonsa

Requested Action: Conditional Use Permit – B&B in a Residential Zone

Location: Lot 3A, Block 3A, USS 1430 CTA ATS (403 Beach Rd)

Lot Size: 14,000 SF

Zoning: High Density Residential

Surrounding Uses: North: High Density Residential
West: High Density Residential
South: Tidelands
East: High Density Residential

Analysis

Heather and Matt Mendonsa have applied to the City of Craig Planning Commission for a conditional use permit to operate a bed and breakfast (B&B) in a Residential Zone, located at 403 Beach Rd (Lot 3A, Block 3A, USS 1430 CTA ATS). The applicants are looking to continue to rent out up to two rooms in the owner-occupied structure. The application contains a site plan adapted from an old building permit with sketched parking spots and measurements outlining available parking.

Up to five off-street parking spots are available on the property according to the sketch and their accompanying measurements. Three parking spots are used by the residents and two parking spots are set aside for B&B guests. The building contains five bedrooms requiring a total of four parking spaces (three spots for building owners, two spots for guests). One parking spot requires parallel parking. Some of the structures depicted in the site plan do not agree with what is on the ground. The parking space to the far west of the lot next to the parallel parking space for instance has a stairway that is shifted back providing more room for parking than depicted. A check-in with Police Chief Ely revealed that no parking issues had arisen at this property in a number of years, although he admitted that the parking is quite tight on this property.

This Bed and Breakfast had been run by the previous property owners Tammy and Aimee Demmert. Tammy Demmert had her B&B CUP approved for this property in 2004 to manage overflow from her other approved B&B (Inn of the Blue Heron). Aimee Demmert was the second owner to operate a B&B on the property after her CUP was approved in 2017. Our records show that Aimee Demmert sold the property to Heather and Matt in mid-February 2022 and that although sales taxes for the B&B have been paid to the city, Heather

and Matt had not yet had a CUP reviewed by the Planning Commission. When a property transfers to a new owner, the old CUP is non-transferable and therefore a new CUP under the new owner must be reviewed and approved.

Per 18.06.002 of the LDC, the following criteria shall be met before a conditional use permit may be issued:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided. (See Chapter 18.14, Parking.)
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.
14. That other relevant objections made evident at the public hearing are addressed.
15. That the proposed use and development do not disturb trees or shrubs which are designated for habitat or resource protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations unless a plan is approved which will mitigate potential adverse impacts.

Criteria 1-12, 13 and 15 of this section appear to be met on the face of the application. The commission should discuss Criteria 11 and 14 at the public hearing on July 28, 2022.

Further conditions for a bed and breakfast are (Chapter 18.16):

1. An owner-occupied structure.
2. Three or fewer rental rooms.
3. Maximum length of stay of thirty (30) days.
4. The residential character of the neighborhood is retained.

These conditions appear to be met on the face of the application.

Recommendation

That the planning commission discuss the required criteria for approval at the July 28, 2022 meeting and consider adoption of Resolution 601-22-PC granting a CUP to Heather and Matt Mendonsa to operate a Bed and Breakfast in a Residential Zone, located at 403 Beach Rd (Lot 3A, Block 3A, USS 1430 CTA), subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that the conditional use is accessory to a principal owner residential use. The owners occupying the residence during conduct of the Bed and Breakfast must be a legally recorded owners of the property. The owner occupant must be an owner of record or purchaser of record according to the system of land title recording established pursuant to AS 44.37. The city shall retain the right to ensure that a legal owner is present for at least 75% of the days that guests are in residence;
3. that all parking for personal use and customer use will be off-street.;
4. that the bed and breakfast will be limited to three rooms.;
5. that all sales tax due on the operations covered by this permit must be paid within 30 days of the end of the quarter that the sales were made.
6. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet the above conditions.;
7. the conditional use permit will be reviewed by the Planning Commission 12 months after approval to ensure compliance with these provisions.

CITY OF CRAIG
PLANNING COMMISSION
RESOLUTION 601-22-PC

GRANTING A CONDITIONAL USE PERMIT TO HEATHER AND MATT MENDONSA TO OPERATE A BED AND BREAKFAST AT 403 BEACH RD, LOT 3A, BLOCK 3A, USS 1430 CTA ATS.

WHEREAS, the Planning Commission held a public hearing on July 28, 2022; and,

WHEREAS, public notice was given in accordance with Section 18.06.002 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.06.002 of the Craig Land Development Code are met as follows, subject to the conditions listed below:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided.
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.

14. That other relevant objections made evident at the public hearing are addressed.
15. That the proposed use and development do not disturb trees or shrubs which are designated for habitat or resource protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations unless a plan is approved which will mitigate potential adverse impacts.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission grants Heather and Matt Mendonsa a conditional use permit to operate a bed and breakfast in a Residential Zone, located at 403 Beach Rd (Lot 3A, Block 3A, USS 1430 CTA), subject to the following conditions:

1. that the conditional use permit is not transferable to another individual or location;
2. that the conditional use is accessory to a principal owner residential use. The owner occupying the residence during conduct of the Bed and Breakfast must be a legally recorded owner of the property. The owner occupant must be an owner of record or purchaser of record according to the system of land title recording established pursuant to AS 44.37. The city shall retain the right to ensure that a legal owner is present for at least 75% of the days that guests are in residence.;
3. that all parking for personal use and customer use will be off-street.;
4. that the bed and breakfast will be limited to three rooms;
5. that all sales tax due on the operations covered by this permit must be paid within 30 days of the end of the quarter that the sales were made.
6. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet the above conditions.;
7. the condition use permit will be reviewed by the Planning Commission 12 months after approval to ensure compliance with these provisions.

Approved this 28th day of July, 2022

Chairman Sharilyn Zellhuber

Samantha Wilson, City Planner

Published on *Craig Alaska* (<https://www.craigak.com>)

[Home](#) > [Conditional Use Permit Application](#) > [Webform results](#) > Submission #4

Submission information

Form: [Conditional Use Permit Application](#) [1]

Submitted by Visitor (not verified)

Wed, 07/13/2022 - 1:29pm

64.186.123.203

Applicant's Name

Heather Mendonsa

Applicant's Address

403 Beach Road, Craig, AK 99921

Mailing Address: P.O. Box 19609, Thorne Bay, AK 99919

Applicant's Telephone Number

(801) 472-0708

Applicant's Email Address

hmendonsa@gmail.com

Property Legal Description (Lot, Block/Tract, and Survey Number)

Lot 3A, block 3A, USS 1430 CTA ATS

Subdivision Name

Lot Size

14,000 square feet

Township and Range

Describe in detail the conditional use requested.

I am requesting to use two rooms in my house as a short-term bed and breakfast rental. No extra services, such as boating, fishing, or sales of goods will be provided. Cleaning of fish or game is not permitted on the property. The contract is limited to 30 days or less for each rental period. I live here full time and I am the legally recorded owner of the property.

Site/Plot Plan showing lot lines, building locations, parking spaces, and other relevant information.

[scan_20220713132402.pdf](#) [2]

What types of chemicals, processes, machinery or equipment will be used?

None.

Approximately how many days per week and how many hours per day will the proposed use operate?

On average, I anticipate 3 days a week of rentals. It will be busier in the summer, and less so in the winter. Our check in hours are limited so they are no later than 9:00 pm.

What noise, odor, smoke, dust, or other pollutants could be caused by the proposal?

We have a stipulation in the contract to observe city quiet time ordinances. The outdoor spaces are at the back of the house facing the water. Other than the sound of cars coming or going, there

should be very little noise.

What types of uses are currently located within 300 feet of the exterior property boundaries?

Trailer home (owner occupied and rentals), residential home, and a public beach.

What types and sizes of buildings, signs, storage and loading areas, screening, etc. are planned (size, height, type)?

I do not plan on changing or renovating the existing home.

What utilities are needed?

Power, sewage, and water. These are already being used in my home.

What roads will provide access?

Beach Road.

What are your parking needs and where will they be provided (indicate on the plot plan where parking is to be provided)?

We allow one vehicle per guest, for a total of two spaces. We have a total of five spaces available, so there is adequate off street parking. See the plat map provided.

What type and volume of traffic will be generated by the conditional use?

Very little. Vehicles tend to come and go a few times a day, so it will be an average (over the year's time) of 24 times a week a vehicle drives over Beach Road, based on our projected usage rate of 3 times a week.

Will the proposed conditional use be compatible with the neighborhood in general? Why?

Yes. The usage is consistent with several other properties on the street. It is a mixed use neighborhood with residential and rental properties, both long and short term.

Applicant's Certification

I swear, depose and say that the foregoing statements and answers herein contained, and the information herewith submitted, are in all respects true and correct to the best of my knowledge and beliefs.

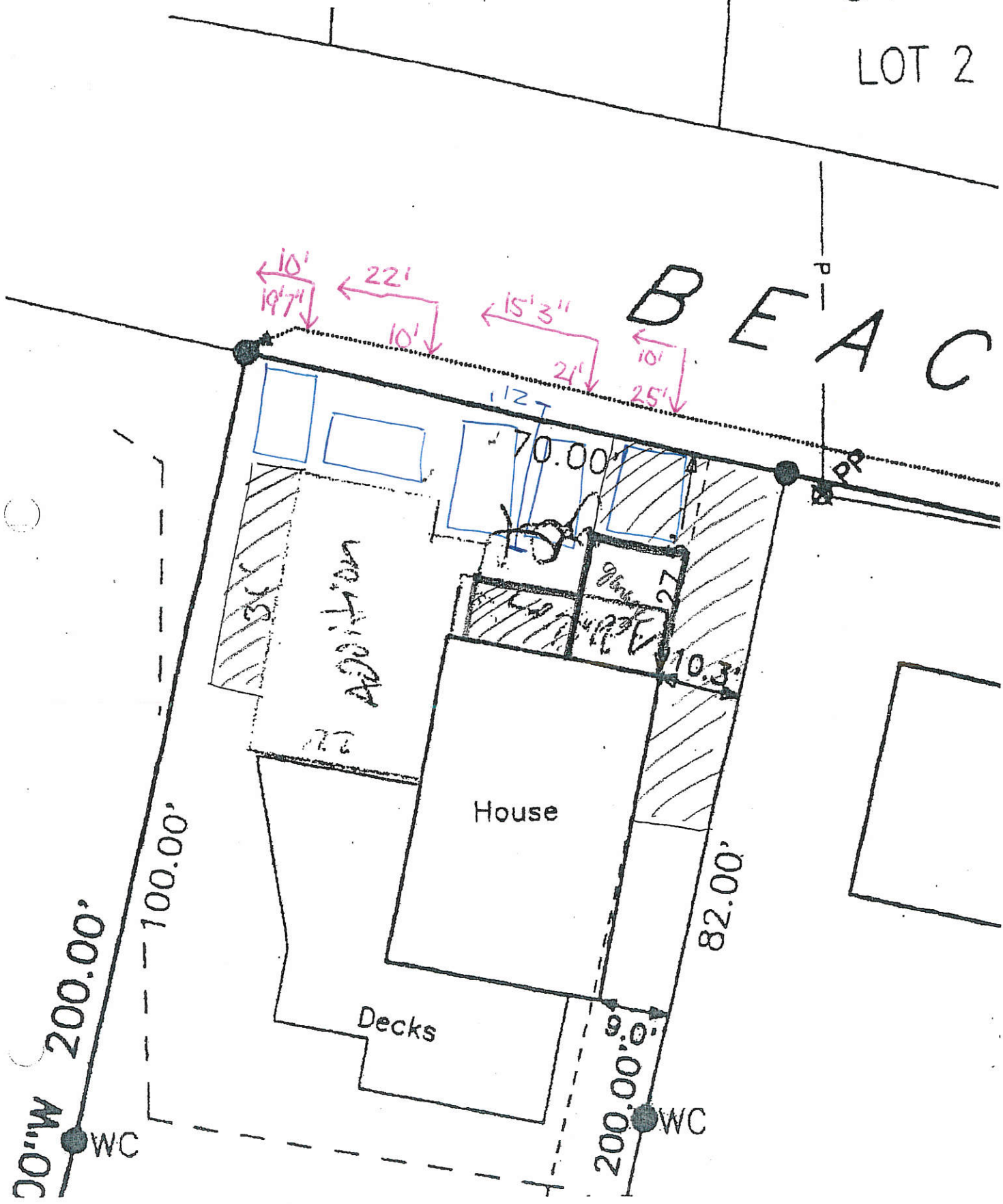
Source URL: <https://www.craigak.com/node/7474/submission/6092>

Links

[1] <https://www.craigak.com/planning/webform/conditional-use-permit-application>

[2] https://www.craigak.com/system/files/webform/zone-change/scan_20220713132402.pdf

U. J.
LOT 2



CITY OF CRAIG MEMORANDUM

To: Craig Planning Commission
From: Samantha Wilson, City Planner
Date: July 25, 2022
RE: Cemetery Expansion Draft Design

We are scheduled to hold a public hearing on August 11th with CORVUS Design to review two cemetery expansion designs and two columbarium designs that were submitted for public review. Over the past month, flyers have been posted with a link to a survey and images of the draft designs to determine which features residents would like to see in the expansion. Two public events were also scheduled to allow for in-person comment at City Hall: one on Friday, July 22nd from 12:00pm-2:00pm and one on Wednesday, July 27th from 6:00pm - 7:30pm.

The purpose of the special meeting on August 11th will be for the Planning Commission to consider public comment and recommend items they would like see in the next draft design. This next draft should take into account public comment to select features most desired by the community and most practical for continued use and development of the cemetery over the next 30 to 50 years. The draft outlined at the meeting on the 11th will be produced for review at the normally scheduled Planning Commission Meeting on August 25th.

Recommendation: Planning Commissioners should plan to attend the special meeting on August 11th. If a scheduling conflict is anticipated, Planning Commissioners should make the issue known. If a quorum is unlikely on August 11th, an alternative date should be selected. Planning Commissioners are welcome to decide if they would like to meet at the regular time, 7:00pm, or if they would like to meet earlier at 6:00pm or 6:30pm for this special meeting.

CITY OF CRAIG MEMORANDUM

To: Craig Planning Commission
From: Samantha Wilson, City Planner
Date: July 25, 2022
RE: Tiny House on Wheels and Container Homes 2

During the June 23rd meeting, the Planning Commission discussed tiny houses and container homes. There was general agreement that tiny houses on wheels should not be placed on single lots outside of trailer parks unless they meet the size requirements for a mobile home and that a tiny house placed in a trailer park must remain mobile. There were also many questions regarding how other cities manage tiny houses and what that might look like in Craig.

Of the Alaskan municipal codes reviewed, only the 2018 International Residential Code adopted in Sitka (Appendix Q) identifies tiny houses as different from similar residences. Regulations governing tiny houses focus on fire safety, ceiling height, minimum loft measurements, and other safety features. In the state of Alaska, tiny houses with wheels generally fall under the definition of a mobile home, travel trailer, or recreational vehicle.

As discussed before, a tiny house placed on a concrete foundation, pilings, or other permanent foundation with the wheels absent or removed may currently be considered a single-family dwelling on a standard lot and is not identified as a tiny house. This currently includes homes on skids and container homes, both of which already exist in Craig. Shipping container homes and homes on skids blur the definition of permanent and non-permanent structures, best fitting the definition of modular homes and possibly mobile buildings; although such structures are currently allowed as permanent residences on standard lots in Craig, they are not currently allowed in mobile-home parks.

1. The easiest remedy for this is to change the definition of a mobile home park in 18.00.020 so that these semi-mobile homes are usable in mobile home parks. Currently the wording is as follows:

“Mobile home park” means three or more mobile homes, travel trailers and/or motor homes located on one lot or parcel.

A possible revision would be the following:

“Mobile home park” means three or more mobile homes, travel trailers, motor homes, and/or other transportable modular building located on one lot or parcel. Residential modular buildings must be built off-site and moved into place as a completed unit with minimal alterations to demonstrate transportability.

2. An additional option to meet the council’s concern with property values and transportable modular homes might be to also redefine mobile buildings to include shipping container homes and homes on skids in 18.00.020. This would

allow for the exclusion of such buildings from particular zoning areas via 18.05.040 Mobile building restricted (MBR) overlay. This overlay has been applied to certain blocks where home value decline is a concern. This rule combines the primary zoning with the overlay to prohibit the use of mobile buildings on certain lots or within a given block.

Current wording is as followed:

“Mobile building” means a single modular building designed to be transported on its own wheels and chassis.

Potential altered wording:

“Mobile building” means a single modular building designed to be transported as a single unit through one of the following means: its own wheels and chassis, skids, or crane.

3. If both item 1 and 2 are accepted, item 1 should be revised to read “Mobile building” in place of “transportable modular building” and “modular building”.

Other concerns were brought up including wanigan construction on tiny houses, potential fire hazard in tiny houses (due to wanigans and/or loft access), and container house stacking. These are generally items that are already reflected in the code (see section 18.07.040.2 for wanigan requirements) or are otherwise limited by existing rules created by zoning (i.e. height rules under 32 ft without a CUP), and/or are not currently enforced in any residence.

4. To manage potential stacking of container homes in the mobile home park, an addition to 18.07.040 Mobile home parks – Standards, C. Health and Safety Standards may be added:

10. Modular homes with the potential to stack, like shipping container homes, may be no more than two units high and must function as a single dwelling. Stacked container homes must be secured and anchored, must be separable, and must remain transportable when separated.

Alternatively, no stacking may be allowed:

10. Modular homes, like shipping container homes, may not be stacked within the mobile home park.

Recommendation: The Planning Commission should discuss the potential language outlined above and offer further recommendations to the language if needed. If the above revisions are acceptable, the Planning Commission may agree to adopt particular sections for further review and possible approval by the City Council.