



**Hillside District Plan
Workshop Series 2
Summary of Public Comment
Land Use Station & Meeting Wrap-Up Discussions
Chris Beck, Thea Agnew Bemben, Tamas Deak**

Overall summary of development style on the Hillside – present and future:

The Hillside is in a transition period between a “frontier”, rural style of development, where each property is considered in its own right without much regard for impacts to the surrounding lands, and a more urban, planned style of development that favors regulation to manage impacts and connections between developments. The frontier style works when most of the surrounding land is undeveloped and able to absorb any impacts from new development. The Hillside is reaching a point where there is enough development occurring that new development is impacting other properties. In addition, residents are noticing the effects of not planning for the connections between developments particularly for issues such as roads, trails and drainage. In order to manage these impacts, the area needs to make the transition into a more urban planning mode where we take a global view of the area, and regulate development so that it occurs through a consistent, fair and transparent process that examines the impacts of each development in relation to the others. The problem is that many residents like some aspects of the earlier frontier development style, such as lack of regulation, although they also want some of the protections of the more urban planning mode. The task of the Hillside District Plan is to craft a hybrid system that hits a mid-point between these two development styles that fits the character of this area.

Notes from Workshop 2 Land Use Sessions:

Development Review and Enforcement:

- Remove double standard between large developers and single-lot owner-builders – perception that a developer gets easier treatment than a single-lot builder, even though their impacts are greater
- Remove loopholes and exemptions in zoning code – increase transparency and make process more consistent – each person gets same treatment
- Don’t favor developers over residents
- Improve enforcement:
 - More staff
 - Don’t cut the budget
 - Fine developers for impacts and use fees to increase enforcement
 - Require long-term bonds

Zoning and Standards:

- Maintain large lots – minimum 1 acre – maintain viability of on-site systems
- Maintain current zoning
- NO commercial development
- Consider site characteristics when considering densities
- We want quality development
- Create incentives to encourage the use of open space subdivisions, reserving land for open space – most support for the 2nd option in the open space subdivision graphic with lots sized around 1 acre to maintain use of on-site systems
- Maintain natural vegetation
- Support for site requirements regarding small lawns and minimal vegetation clearing
- Increase buffer widths for creeks and for transitions between densities
- No building on ridge tops
- Restrict building on slopes

Green Infrastructure:

- Yes to green infrastructure
- Encourage greenbelts along creeks and for trails
- Make protected waterways and trails contiguous between developments
- Land is fragile
- Require on-site retention

Water & Wastewater Services:

- Move public water & sewer line downhill
- Use individual on-site systems, neighborhood systems and new high-tech systems rather than extend water & sewer
- Make options for people whose wells and septic systems are failing
- Allow extension through improvement districts
- Educate public regarding costs to connect to water & sewer
- Educate public regarding safe operation of septic systems and options when they fail
- Educate Muni regarding high-tech systems and change regulations to allow them

Roads and Trails:

- Revise road standards – required ROW takes up too much land and too much clearing
- Trails sometimes create access for “bad apples” and vandalism

Other:

- Reserve land for schools
- To ensure wildlife habitat – check with the experts – get ADF&G involved