

2022-3-ORD requested by **Matthew Jewell, Parish President/Dept. of Planning and Zoning** for an ordinance to amend the Zoning Ordinance of 1981, as amended, Section X. Exceptions and modifications, item H. to include manufactured (mobile) homes as a temporary emergency housing unit.

Michael Albert: Thank you Mr. Chairman. So, what we have here is an ordinance that does some very limited and targeted things. The parish has a temporary emergency housing ordinance on the books through a special permit process right now that process is completely limited to RV's. One of the challenges that we finding post Ida is many of the families that are still displaced are sized out of those units when FEMA attempts to re-house them, so you might have three children and two parents and that RV is going to be too small for them, there is a limited amount of space where manufactured homes can be placed there's limited park space in the parish all this ordinance does is opt in the opportunity to use mobile home, manufactured housing in a temporary capacity in these same places and through the same process that exist on the books now. The standards have been added to the code for these housing types have been taken directly from the R1M district so you're getting the same level of development standards that you would have if it was a similarly zoned mobile home district. There's questions about whether are not these are forever, the code as it stands has a limit on how long these sites can exist whether it's RV's or mobile homes. Currently, the Commission is allowed to approve up to 18 months if one of these developments comes before you, you are allowed to approve three six month extensions along the way, so for maximum of three years per any disaster that's hard coded in to the code right and now we aren't changing that altering it in anyway all of that has to go through a public process each time the initial approval which is up to 18 months it's not starting at that number it's your decision on what's appropriate with the subsequent six month extension. So, just in summary what this attempt to do is open up other housing unit options for the 150 so families that are still on the list that FEMA is attempting to re-house after the storm. If there are any questions, I'd be happy to take them.

Commissioner Petit: There is one quick question for me, the time limit is 18 months extension that applies for the entire site not the individual units, correct.

Michael Albert: Correct

Commissioner Keen: Would it be a fair and accurate statement to state that the quality and engineering involved is greater for manufactured homes versus RV's.

Michael Albert: That's correct, they are safer they built to an existing standard god forbid there was a storm while we were doing this, they would probably weather it better than, you would probably have to evacuate anyone in those RV's whereas the people in the manufactured mobile homes could potentially stay depending on what's coming of course, right.

Commissioner Petit: Anymore further questions for Michael before we open the public hearing. Thank you

Commissioner Ross: I just have one question. The extension that you said for the six months that's going to be after the 18, they would have to come back to us for us to approve the six-month extension.

Michael Albert: I believe that's correct.

Commissioner Ross: So each time they will come.

Michael Albert: Yes and that nothing about the extensions or the time is in the current ordinance that's brought forward right now.

Commissioner Ross: Ok, thank you.

Michael Albert: Ok

Commissioner Keen: Just to clarify, this is only about changing it from wheeled RV's to a manufactured home, we aren't approving a location, we not approving durations, none of that, as it is changing it from RV's to a better built, better engineered, safer residence at a larger capacity.

Michael Albert: That is correct. And also, to add development standards for how those units are placed on the site, including spacing requirement, distancing for safety and the road service utilities and everything else that needs to go on with it. Thank you.

Commissioner Petit: Thank you. Ok at this time we will open a public hearing for 2022-3-ORD, anyone willing, wanting to speak please state your name and address for the record.

Russell Tastet 14815 Old Spanish Trail Paradis La: Mr. Albert may have been in more meeting than I was but we attended a meeting in this chamber about two weeks ago with the council here and FEMA gave a presentation they had two years from Ida to put in these houses and then they didn't start on some of the sites they need more space so it expires at the two year but the governor can ask for an extension and they didn't say how many extensions the parish can't override from what was said in that meeting if you give a special permit or not if the governor gets an extension you have no control over, no that's what we was told and the whole council was told you could probably watch the repeat of the meeting. So how temporary it is nobody knows but they each unit on some of these sites is gonna be in an excess of \$100,000 to put a unit in now two years from Ida they didn't install it yet if they install it they have to start asking for extensions almost immediately and at that price for site that's not including rental that's just getting the site prepped, so it's not gonna be very temporary. But I have a couple questions and maybe it's covered somewhere else in the code, but I don't see anything, I see we got in here we gonna identify street lighting are we gonna is this site, any of these sites gonna be fenced, any fencing requirements is that hidden in some other code.

Commissioner Keen: Sir at this point, none of that is what we are talking about. It's just a change of temporary housing of RV's to manufactured mobile homes and all the other standards are quit pro quo.

Michael Albert: As a special permit use the Commission can mandate or require such as that.

Mr. Tastet: Ok. The other thing is on the side yard on the setback from other properties lines it's 10 foot. They eliminate the acreage, they scratched through the acreage on here, they scratched through the number of units so it's unlimited you need something in here for 10 foot is fine but once you put the fencing in and the setback in and you got existing drainage that needs to be maintained. I don't think it ought to be done specific for each one it ought to be done in the ordinance that Public Works would have to look at it and review it and make sure any existing ditches that they plan in the past can be maintained cause I looked at a site plan it don't even have the ditches on it that are already in existence. Being it's a private site what about waste disposal, will the garbage trucks be allowed to go in these sites, they don't go in the campgrounds now you gonna put 40, 50 100, 200 cans out on the street like River Road, Hwy. 90. Postal service, anybody thought about postal service, postal service is not going to go in a private development and a lot of the post office don't have any boxes for rent. So some things, some clarification just maybe cleaning up the ordinance some to look at. That's all I got.

Commissioner Petit: Thank you for your recommendations Mr. Tastet. This is a public hearing for 2022-3-ORD anyone else here wishing to speak for or against. You want to add some additional comments Michael.

Michael Albert: I think so, if I'm remembering correctly the governors' extensions are in regard to whether or not the housing is paid for so the governor extending the duration doesn't necessarily have anything to do with how long we are allowing the use on site it's

whether or not it's compensated and whether FEMA has to require rent to be charged to any who remains on the property. So, if we had approved it for 18 months but the disaster was the disaster was over and the governor did not extend it pass 12 months then they would have to start charging rent at that point, that was my understanding of it. I believe we still have autonomy in deciding the timeline how long that sites allowed to exist it would seem to be FEMA's issue after the fact to deal with their agreement with us is up and would have to figure out if anyone else is still there.

Commissioner Petit: Ok, thank you. You can come back up Mr. Tastet.

Mr. Tastet: In the given period of time that they don't charge rent then when they start charging rent, like \$50.00 a month it's almost like free cause all the utilities is free even FEMA admitted it's difficult to get people to move into a rental unit because cost is so cheap, and the governor can keep for an extension.

Commissioner Petit: Thank you Mr. Tastet. Ok last chance anyone else here to speak for or against.

Michael Albert: I just have one more, to answer Mr. Tastet question, a solid waste contract is required showing how trash is to be removed and a permit from not just the fire marshal but the Louisiana Department of Health and Hospitals for sanitary issues.

Commissioner Petit: Ok so that takes care of disposal. The fencing and everything can be added to the special permit once a site is actually proposed if that's something we decided ditch maintenance if we decided that was something that was necessary depending on a particular site.

Michael Albert: Yes, it would be what's appropriate for the site. You don't know a specific site even though some are under consideration and have to be appropriate to where it's at.

Commissioner Petit: Right. Ok, thank you. We are going to close the public hearing for 2022-3-ORD any additional questions from Commissioners. Seeing none do I have a motion to consider 2022-3-ORD. Motion by Mr. Ryant, second by Mr. Keen. All in favor. That motion passes with Mr. Krajcer abstaining.

YEAS: Petit, Price, Keen, Galliano, Ross

NAY: None

ABSENT: Frangella

ABSTAIN: Krajcer