

# MAYOR'S NEIGHBORHOOD ROUNDTABLE

Via Zoom Monday, February 13, 2023, 5:30 p.m.

## Meeting Notes

---

### Welcome and Introductions; Volunteer to Take Notes

Chair Tracy Corr opened the meeting at 5:30 with introductions. Mary Schwab volunteered to take notes.

### Attendance

Mayor Gaylor Baird

Neighborhood Associations:

- Tracy Corr – Chair and 40<sup>th</sup> & A
- Gloria Eddins – Clinton
- Karen Dienstbier - Eastridge
- Andy Gueck – Indian Village
- Geri Cotter – Irvingdale
- Pat Bracken - Irvingdale
- Dennis Hecht – Meadowlane
- Carmen Maurer – Near South
- Tut Kailech – Neighborworks
- Theresa Thompson – UPCO
- Julie Flodman – Witherbee
- Fred Freytag - Witherbee
- Mary Schwab - Witherbee
- Randy Smith – Woods Park

Staff:

- Wynn Hjermsstad – Urban Development
- Dan Marvin – Urban Development
- Jon Carlson – Mayor's Office

Presenters/Additional Attendees:

- David Cary – Planning Department (Presenter)
- James Michael Bowers – City Council

### Mayor Gaylor Baird Comments

- Water 2.0 - City of Lincoln worked with Olson to determine the option which will plan for Lincoln's water source that will be needed in the next 25 years. Lincoln will be able to manage our future water needs by going to the planned wellfield on the Missouri River. Lincoln has \$20 million allocated to this project thanks to Senator Wishart and Senator Bostar in last year's legislative session. Senator Bostar's bill in the legislature this year will be looking to secure

\$200 million from American Rescue Plan funds for Lincoln's water infrastructure for the second source. This is an ongoing topic and a big milestone that neighborhood representatives were pleased to hear from the Mayor.

- South Haymarket Park - Lincoln has applied to the State Department of Economic Development for a \$6 million grant to develop a new park on the western edge of downtown, South Haymarket Park. This will help make downtown a neighborhood and will also be a destination and a draw for the whole community as well as those who visit Lincoln. This catalyst project was identified in the Downtown Master Plan and will help strengthen the core of our city and also grow and develop the surrounding area. More details will become available in the future.
- Ending of the federal emergency related to Covid 19 - The Biden-Harris administration has announced the ending of the federal emergency related to Covid 19 pandemic on May 11, 2023. Pat Lopez, head of Lincoln's unified command team in the different departments of the City/County, continue to monitor Lincoln's local situation throughout the pandemic and will be making sure that we have everything we need prior to closure of the local emergency declaration. Mayor Baird stated that it is amazing to be at a stage in the process to be lifting that declaration and encourages us to ask our doctors regarding timing of ongoing bivalent boosters. She stated that these are available at local pharmacies and the Health Department, they do protect us from COVID -19, and we want to keep everyone healthy in 2023 as well.
- The emergency that Lincoln declared during the bomb cyclone in 2019 that damaged well fields in Ashland is still alive because we are waiting for further reimbursements.
- Mayor Gaylor Baird thanks us for our time and service to the community.

**Collaborative Living - Zoning text change proposal: David Cary, Director, Lincoln-Lancaster County Planning Department (see attached PowerPoint presentation)**

- Need in Community: How people with disabilities are treated under the Fair Housing Act;
- People who are recovering from alcoholism and drug addiction are a protected class of citizens under the Fair Housing Act. This requires Lincoln to address this reasonably. Terminology of reasonable accommodation means; a change, exception or adjustment to a rule, policy, practice or service that may be necessary for a person with disability to have equal opportunity to use and enjoy a dwelling, including public and common use spaces.
- Lincoln's zoning addresses housing for people that have been identified with disability of recovering from drug and alcohol addiction. We will consider how our rules can be adjusted to allow for housing for that protected class of citizens within our community.
- In Chapter 1 of Lincoln's Municipal code, Reasonable Accommodation is the process that walks through the purpose behind this and how it is to be used. In the last year+ time frame, we have received some applications to address this issue using Reasonable Accommodations to provide relief from some of the zoning regulations that are on the books for zoning in our neighborhoods.
- We will consider creating a new Use Group in Title 27, Zoning, of Lincoln's code. There is a section that is called Group Living Use Group. Within that is a conditional use which means if an applicant applies for any of the uses, and they abide by the rules listed in the code, they are approved.
- These are set up for domestic shelters, group homes and transitional housing. There is room for an additional Use Group that would be called Collaborative Living Facilities. Collaborative

living facility means a structure in which not less than three persons unrelated by blood, marriage, or adoption, reside for the purpose of accommodating their shared disability.

- Collaborative Living Facility must go through an approval process. Collaborative living is a group of individuals who are recovering, their model says that they are more successful in their recovery if they are in a group setting, living collaboratively. It is not a group home in which there is a licensed operator, there is not staff on hand, it is an interaction amongst those in recovery.
- In lower density zoning there would be a minimum area allowed for lot area instead of the structure. The lot is measurable and unlikely to change over time in comparison to a structure where you could rebuild or add on. A lot is a typical measure that is used in the zoning code including the current group living.
- There is not a consideration for bus routes for transportation for those persons who would use the facility when allowing for a Collaborative Living Facility. Parking of 0.5 spaces per resident and spacing was explained.
- David Cary suggested that this is the time for neighborhoods to have a discussion publicly and give feedback to the city.

#### **Questions/Comments:**

- Are recently released incarcerated eligible for this? Possibly, but that would fall more under transitional housing.
- Question about parking – where does everyone park if not enough spaces? Usually not everyone has a car – should be enough but if not they would use street parking.
- Could it be required to be on a bus line? Don't typically do this because of zoning. May need to use walking as transportation.
- How did the feet spacing requirements come about? Other communities do this and there are other places in our code that use these footages.
- How does the reasonable accommodation process work? (Thought it was uniquely evaluated related to individual need – do we confer with doctors for what is best for the individual?) No, it is the State's job – and we trust the State is doing their job.
- Some of these things are out of reach of the City – on a complaint basis City can investigate if it seems rules are not being followed. If evidence of this then it would have to be rectified or conditional use would be revoked – this is in the zoning code.
- We should advocate for more parking – at least 0.75 per person.
- Need another way to process complaints – neighbor enforcement not very effective. By the time they figure it out and report it, it could be months.
- Is spacing only with other Collaborative Housing? Collaborative could be side by side with Transitional Housing.
- Point of Spacing? Impact on neighborhoods – if objective is to reduce impacts then all should be spaced relative to each other.
- Jon will put handout together and send out to Roundtable List – hope you will take to neighborhood meetings and discuss.
- Once granted does it stay with the property or do new owners have to reapply? Conditional zoning typically runs with the land – Collaborative living is a little different and group homes

have different approvals than this. Would have to identify as that but would run with the land and could revert to SF housing.

- Is there a map that identifies where high density facilities are located? Not an official list.
- Can this information be put on the website? David will look into the most accurate and easy way to do this. Please send him any information or feedback you have. It is a balancing act to provide while protecting the neighborhoods.
- What is the timeline? This must go to Planning Commission and City Council – no dates set yet. Need to hear feedback from others. Probably in the next few months.

**Announcements: None**

- Do any neighborhood associations have paper shredding? Someone used Paper Tiger. Or could possibly go to a bank on a Saturday morning.
- Star Tran Drivers – tracking system is not existing anymore – bus usually 5-10 minutes early.

**Next Meeting / Agenda:**

- A request from KLLCB
- TIF – updates on Redevelopment Projects

**Adjourn:**

The meeting adjourned at approximately 6:45 p.m.

*Respectfully submitted,  
Mary Schwab*