

Assembly Title 21 Meeting Notes – April 12, 2006

Chapter 5

Pg. 191 Table 21.05-2 Entertainment, Indoor

Committee: Why can't you have a theatre in AC? I'm thinking of the Fireweed and Century theatres.

Planning: They are in a Mixed Use area.

Committee: Is the difference between P (permitted) and M (major site plan) size?

Planning: Yes, if the building will be 25,000 sq. ft. or larger it will trigger a major site plan review.

Committee: It's always been triggered by size then.

Planning: An office building wouldn't trigger this. It's the large retail that will currently trigger the big box standards. You need to look at use specific standards further in the chapter.

Committee: We might want to talk about making the 25,000 sq. ft. criteria change to 30,000 sq. ft. when we get to that section.

Public: Why can't you have a restaurant in PLI?

Planning: You usually don't have a restaurant in PLI, because you typically don't want to encourage retail in that district. O'Malley on the Green has a restaurant because of the golf course.

Public: Why can't you have a restaurant in OC?

Committee: How do you determine the whether something is permitted or needs a major site plan review?

Planning: Look on Pg. 199, line 23-32.

Committee: So the trigger is 25,000 sq. ft. What are the consequences of triggering at this point?

Public: There is much more impact if a building has 25,000 sq. ft. on one level than if it has the same square footage on more than one level.

Committee: There may be more discussion on the 25,000 sq. ft. criteria and the steps to better define when it is needed.

Pg. 192 Table 21.0521 Food and Beverage Service

Committee: Why does a food kiosk in mixed use area need a site plan review when it's permitted by right in other areas?

Planning: We want it to be right for the area, mixed use will have strong pedestrian component.

Committee: The kiosks don't have to meet restaurant codes even though they are frequently doing the same things as in a restaurant.

Pg. 194 Table 21.05-2 Visitor Accommodations

Committee: Are we going to deal with hostels?

Planning: Yes

Public: We propose that hostels be permitted in the same way that hotels and inns are allowed in Commercial and mixed use areas.

Committee: That makes sense.

Pg. 195 Table 21.05-2 Visitor Accommodations

Committee: What's the difference between a hotel and motel?

Planning: If you look on pages 246-47 in Chapter 5 you will see that a hotel has interior access with 20 or more rooms while a motel has outdoor access with 16 to 19 guest rooms.

Committee: There are no parking lots allowed in CBD?

Planning: Clarion tried to carry forward with current law. This may change as we go forward with the downtown plan.

Industrial Uses

Committee: What is general industrial service?

Planning: Look on page 248, lines 26-37

Committee: Cross referencing would be handy.

Planning: We talked about putting this in alpha order so all commercial for example would be in one section.

Public: It would make it a lot harder to compare say, hostels and hotels though.

Pg. 196 Table 21.05-2 Manufacturing and Production

Committee: I'm not fond of the idea that you are allowing placer mining in RC. Why is this?

Planning: I'm not sure.

Committee: It's in Girdwood, but let's not do it in Chugiak-Eagle River.

Marine Facility

Committee: Why is aquaculture not allowed in rural areas? Will this be a conflict with our stream rebuilding efforts and stocking of local lakes? You might want to talk with Wigglesworth to make sure we're going in the right direction.

Planning: We're talking about doing this on Chester Creek.

Committee: Why have the section for "Facility for combined marine and general construction" with no permitted use?

Planning: We're combining 750 uses to 150 uses. We may take this out.

Warehouse and Storage

Committee: We need storage in residential areas. Everyone has an RV, boat, snow machine or 4 wheeler to store. It is a particular problem in cluster housing developments.

Pg. 197 Waste and Salvage

Committee: Why allow an incinerator in RC?

Planning: You need one.

Public: The rural community talked about this new area and we don't want it—especially in our commercial area.

Pg. 197 Recycling

Public: Wouldn't there be an advantage to having a recycling plant?

Committee: It's the same as solid waste.

Public: Not necessarily

Committee: Some people are proposing smaller recycling centers to be in more residential areas. Where would you put it?

Public: You could create an eco industrial use. The nation is moving in that direction.

Committee: Are you advocating for the creation of a new zone to do this?

Public: We want to support that concept in Chugiak/Eagle River and at least make it a permitted or conditional use.

Committee: We do need to think about recycling.

Pg. 197 Land reclamation

Public: Why not have reclamation in PR (park districts)?

Planning: We don't want dumping there.

Committee: Look on page 266 for land reclamation definitions and standards. Sometimes it is necessary.

Planning: I'm not an expert, but we now require a reclamation plan for all such activities. This is an ongoing effort.

Public: The city has a proven poor record on location of gravel pits.

Committee: Why not allow reclamation in Watershed districts, under a conditional use permit?

Planning: The only watershed area I know of is in Chugach State Park.

Pg. 198 Purpose L 20-21

Committee: I think that this is wrong. I don't think that kids can go into strip clubs, even if the parents are so inclined.

Pg. 199 Large Commercial Uses L 22-32

Committee: Here's the trigger. Clarion recommended more square feet. . It's something to look at. We might think about stepping that up a bit.

Pg. 199 Household Living L 38

Committee: Household is not defined. We should look at that.

Pg. 200 Dwelling, Mixed-Use L 1-11

Committee: Are multiple residential dwellings allowed over multiple commercial units?

Planning: Yes

Pg. 200 Common Party Wall Agreement L 30-37

Committee: You need to add words requiring maintenance of the structure and other improvements. Wouldn't we be better leaving color to the Home Owners Assoc.?

Pg. 200 L 38-40

Committee: Why no stacking?

Planning: This section is for single family residences, not apartments

Pg. 201 Dwelling, Townhouse L 11

Committee: We need to add maintenance requirements in for developing townhouses.

Pg. 202 Mobile Home Community

Committee: Where does this new language stand with current code?

Planning: Minimum size lot has increased to 500 sq. ft.

Committee: Why are we increasing lot size if we're trying to add density?

Planning: If we wanted to increase density we would increase the number allowed per acre, but there are problems with that.

Committee: We are seeing trailer parks going away. We're making it more difficult for people to live in the existing ones out there.

Planning: We've talked about incorporating the fee simple program the Office of Economic Development proposed. Parks that are already now conforming will be grandfathered.

Pg. 203 Street Surface L 20-22

Committee: What's a street width requirement now?

Planning: 50 feet

Committee: Why is it 34 feet in a mobile home park?

Public: Currently it's only 28 feet in that situation.

Pg. 203 Right-of-Way Width L 24

Committee: What's a major street? Because any street that serves 100 spaces becomes one.

Planning: It's the way it's written.

Public: It's common term that is used several places in code.

Planning: A regular street outside of a mobile home park is 60 feet wide.

Committee: This section is for mobile homes only and it's existing municipal code.

Pg. 204 Additions to Mobile Homes, etc. L24-44

Committee: Why are they restricted to additions of 120 sq. ft.? Wouldn't it be wise to adopt floor area ratios instead? There may be no problem if someone with a tiny mobile home wants to add a larger addition.

Committee: I'd prefer that the number and location of exits be left up to the fire marshal.

Pg. 205 Animals in Mobile Home Communities

Committee: This prohibition against keeping animals should be deleted.

Planning: It is defined as keeping an animal restrained outside without a person.

Pg. 207 Use Specific Standards L 14-41

Committee: Does the state have standards here and are we duplicating?

Pg. 208 L 5

Committee: Is habilitative care in the new assisted living code?

Planning: Yes

Pg. 208 L 11-18

Public: Hostels are sometimes used as rooming houses in the winter.

Rooming houses are allowed in residential districts, but hostels are not.

Committee: So they are one step up from the shelters. Is that the current definition?

Planning: It's a shortened version of current code.

Pg. 208 L 19

Public: Health Inspections should not be required if not serving meals.

Next meeting: April 19, 2006 9:30 – 11:30 AM

Planning Dept.

First floor Conference Room

We'll start on Page 209 Public Institutional Uses