

Title 21 Meeting Notes – Wednesday, January 18, 2006

Meeting was a summary of some of the changes made in this draft. There was also discussion about a new proposed timeline for Title 21 adoption that will soon be before the Assembly. Tentatively this draft is out for about 8 weeks. Next draft, final working draft would be out about mid May. The Assembly and P&Z would hold joint hearings in Sept. and Oct., with the final document going to the Assembly for action December 2006. The Land Use Map will be before the Assembly for concept approval in June with final adoption to be concurrent with the adoption of the rest of Title 21.

Summary of some changes:

Chapter 2: appeal of administrative site plan review goes to Urban Design Commission; Assembly can potentially bypass review bodies only with supermajority vote

Chapter 3: public notice requirements changed to match community councils ordinance requirements (major regional issues noticed to all impacted councils); Rezones would concurrently amend the Comprehensive plan; public facility site selection process changed substantially to make more open with new thresholds that kick in with size of the planned facility; increased thresholds for land use permits; temporary use permit section eliminated (if use longer than 6 months); prohibition cloth structures; Board of Adjustment now able to hear oral argument; area master plans approved by Assembly-not P&Z.

Chapter 4: several zoning districts have new names (p. 141); new use districts for Chugiak/Eagle River; Neighborhood mixed use now neighborhood commercial; Marine commercial and industrial merged; Open lands now development reserve district; new railroad corridor district (220 feet wide); new overlay districts identified including railroad reserve terminal overlay

Chapter 5: numerous changes in use tables, mobile home definitions changed, telecommunications section still being worked on with industry

Chapter 6: Dimensional standards. Multiple principal structures allowed on one lot in some districts; front yard setbacks and height restrictions changed in places

Chapter 7: Design standards. Private open space more flexible—combined with usable yard and not required for less than 6-plex; dumpsters now allowed down to triplex; public and commercial design standards changed quite a bit; Exterior lighting chapter gone because it will be proposed by the department as a separate ordinance; operational standards modified to respond to comments

Chapter 8: Slope charts changed, access issues to Chugach State Park addressed by easement requirements, incorporation of new language on avalanche zone development (implement existing policy into code); conservation subdivision section modified to make more developable

Chapter 9, 10 no change

Chapter 11 Nonconformities still being worked on, it should come out in a week or so and will approach the issue differently

Next meeting will be at the Planning Department Conference room on January 25 at 9:30. We will work on Chapter 8, with some emphasis on avalanche zones and slope charts.

Debbie Ossiander, co-chair Title 21 Committee