

Assembly Title 21 Meeting Notes –March 8, 2006

Pg. 57 Contents of Adopting Ordinance a. ii. L 31-32

Committee: It seems burdensome to have to list all lots in an overlay district, especially if it is quite large

Planning: It needs to be done.

Pg. 58 Establishment or Modification of Neighborhood Conservation Overlay Districts 5. L 17-22

Committee: Why only this way? Can't these districts be initiated by other bodies?

Planning: Clarion proposed this because of concerns from neighborhoods. It's a design oriented overlay, so it seemed appropriate to have UDC involvement.

Committee: It seems like this one has to go through so many more hoops. Have we ever created one of these?

Planning: It seems like you have to do more.

Committee: It's harder to do since you have to go through UDC instead of a regular district that can come from multiple sources.

Planning: We'll look at that and try to meld.

Pg. 59 ii. L 12-13

Public: In Chugiak/Eagle River we consider the abbreviated plat a big deal. We'd like to go back to the old definition of several years ago.

Committee: What was the old definition?

Planning: With the old definition you could divide one lot into three and you could do it twice. These kinds of lots were breezing through the Planning Board so we broadened it.

Public: It would be nice to have a hearing.

Planning: This is how it's been for awhile. Community councils are notified of abbreviated plats. The public can request a hearing.

Public: In C4, subdivision plats, there is a requirement for a community meeting and notice.

Committee: Is there anything new in the abbreviated plat section?

Planning: The abbreviated rules are from Pg. 58 B. 2. b. to Pg. 59 L 35. It is the same as what we have now with a little different wording.

Generally the platting officer grants the request after going through the folder with not much trouble. It is still circulated through all departments.

Public: We've never gotten notice.

Planning: Councils are notified.

Pg. 61 Action on Preliminary Plat L 7-18

Committee: I thought this was 60 days in the last draft.

Planning: It's 90 days now. Initially we had reduced it, but Platting strongly wants it to remain at 90 days to be able to get everything done.

Committee: It seems like building time frames could be over before it's granted.

Public: It can cause problems.

Planning: Notice takes 30 days of that period and it seems like most plats get on the Board's schedule the next month. The 90 days has been there since 1976.

Pg. 65 Procedure When Final Plat Differs from Preliminary Plat L 4-19

Committee: I had a constituent who went before the Platting Board and fulfilled all the noted requirements. Later he got a letter and had to do more. Is this typical?

Planning: It depends on the circumstances.

Committee: So, this doesn't happen very often?

Planning: This section refers to an applicant changing plats, not new requirements being added.

Public: It can be a problem. If the board accepts the fulfilled requirements and has issued a permit, the work has been done, money expended and then there are new comments to be fulfilled. The Platting Board should have to approve additional changes.

Planning: It depends on how much the Platting Board knows. They don't get into the details. If there is a problem, the sub divider can just submit a new plat.

Committee: This seems to say that applications must be submitted 60 days before the platting board meeting and then the board issues a decision 90 days later.

Planning: When all the required materials are in the clock starts on the 60 days. The 60 and 90 day periods are concurrent.

Committee: I hadn't realized that.

Pg. 66 L 8

Committee: What are the criteria for "adequate and convenient open space", as well as "opportunities for light, recreation and air"? It sounds good but it's so subjective.

Planning: It's general standards for the Platting Board to go by.

Committee: You have to understand that fresh eyes are looking at this.

Planning: I believe this came from the original in 1972. It's pretty standard.

Pg. 67 e. Time Extensions L 38-45

Public: Why only one time extension?

Committee: What is it now?

Planning: I believe it's zero.

Pg. 68 Commercial Tract Plats L 13

Committee: Is this new?

Planning: Actually we put this back in. It was not in the earlier draft, but it exists now.

Public: Does this apply to Rural Commercial and Office Districts too?

Planning: We will need to address that.

Pg. 70 4. b. Duration of Approval L 8

Committee: This was 18 months and it's been changed to 60 months.

Planning: It was requested by the State because so many extensions for ROW acquisition had to be granted.

Pg. 74 f. Urban Design Commission's Review, Hearing & Decision L 13

Committee: The UDC "shall" hold a public hearing... I need to be convinced. How about "may"?

Pg. 75 Original Procedure Applies for Most Amendments L 29-32

Committee: This seems very cumbersome for people who want to, for example, run a day care for 8 kids and want to change their landscaping.

Planning: The UDC process works with the Planning & Zoning Board approval process.

Committee: We are having trouble getting people to serve on the Planning and Zoning Board and now we are proposing another critical board that needs to be filled too.

Planning: We've heard that people don't want to serve on PZ because of the work load. This should alleviate the problem.

Pg. 76-77 Applicability B. 1. a.

Committee: This went from 4,000 to 100,000 square feet and on Pg. 77 L 1 from 5 to 20 acres. Why?

Planning: This was a strong request from the State trying to address the needs and concerns of community development.

Community: It seems like the community would like to know where a fire station or library would go.

Public: A sports center still needs the notice.

Community: Do we care more about a sports center than a fire station?

Planning: There is a lot more vehicle traffic at a sports center than at a fire station.

Pg. 78 Road and Trail Review L 14-37 to Pg. 79 L 1-37

Committee: Is all this new?

Planning: It is more specific than it used to be. We are trying to get the Municipality and hopefully the State to submit road designs. The public gets into the process too late in the game and after it could make a difference.

Committee: My concern is what this will do to the time frame of road projects.

Planning: We are trying to bring this before the UDC once instead of twice.

Committee: So this is not necessarily new, just new in placement.

Does this include state highways?

Planning: Yes

Pg. 78 Applicability L 23-28

Committee: In my area boy scouts and volunteers put in Nordic skiing and dog mushing trails on park and school land. Are we going to make them go to Planning & Zoning?

Planning: If we wanted to connect the Chester Creek Trail with the Coastal Trail across town, wouldn't the public want to know?

Committee: I think we need to look at this. I don't want dog mushers and park volunteers to have to go before the PZ. A suggestion would be just to require notice for trails listed in the adopted trails plan.

Pg. 85 Standards for Requiring Dedications and Improvements L 9-11

Public: We would hope that in Chugiak/Eagle River if AWWU does a project, that they would install fire hydrants.

Committee: It is a problem. Outside of the AWWU area there is no clear mandate for fire hydrants. In some cases authority is with the state fire marshal, in other cases with the municipal fire marshal.

Pg. 86 Oversizing L 1-10

Committee: This is another peculiar problem for Eagle River. What is the funding source for the reimbursement?

Planning: If the Assembly decides not to give the money, then it would come from bonds or the general fund. This is for sewer and major streets.

Committee: What happens outside of ARDSA?

Planning: The Road Board would have to pay.

Committee: Our Road Board doesn't bond.

Planning: Then the money would have to come from the general operating budget.

Pg. 87 Certificate of Zoning Compliance

Committee: The mayor has regularly told the Assembly and the people in Chugiak/Eagle River that they won't have to get building permits. These certificates call for an inspection of the property prior to occupancy, which seems pretty close to a building permit inspection.

Planning: They'll do inspections.

Public: Maybe you could change the verbiage to indicate an as built submittal would be required.

Planning: When people go to transfer property, the lending institutions may require something to verify that they have complied.

Pg. 87 L 17-28

Committee: I don't understand how this relates to people living in their home as they are building. So they will have to get a conditional certificate of zoning compliance in areas outside the building service area?

Public: There are state codes that apply to residences under construction.

Committee: My concern is that when people in Chugiak/Eagle River read this, they'll think it is intrusive government.

Pg. 91 Title to Vacated Area E. 1. L 16-17

Committee: What is a public square?

Planning: It's straight out of state law but I don't know the definition.

Committee: I'm thinking about maintenance. The costs will pass to the city.

Planning: Usually it would be right of way land that passes to the city if vacated. It could then be transferred or sold but there is no such place in Anchorage.

Pg. 91 Verification of Nonconforming Status L 30-34

Committee: I'd like to get a sense of what it takes to get one of these and what it costs. I've heard it can cost \$115 an hour.

Planning: That is correct and it is usually done in an hour

Committee: We've already made minor modifications in the ordinance for horses to exempt payment of such fees for a year.

Public: The body doing the change should be responsible for providing the certificates.

Committee: There could potentially be multiple thousands of these needed with area wide rezoning. It could cost the city lots of money.

Public: When a street is built and all the ROW takes occur, property owners impacted should be given a verification of nonconforming status certificate.

Next meeting: March 15, 2006 9:30 – 11:30 AM

Planning Dept., First floor Conference Room

We'll start on Page 92, Minor Modifications.