

## **`Assembly Title 21 Meeting Notes – April 19, 2006**

### **Chapter 5**

#### **Pg. 210 Traffic Access L 1-3**

**Committee:** Having a cemetery only on a collector road could be a problem in the future for Chugiak/Eagle River.

**Planning:** If the area is not acting as a cemetery now then it's not considered a cemetery.

**Public:** What about plots on private property?

**Planning:** It's not allowed.

**Public:** There's a cemetery at St. John's Church on Monastery Road in Eagle River. Will that be allowed?

**Committee:** It will probably be non-compliant because it's not on a collector road.

#### **Pg. 211 Crematorium Definition L 11**

**Committee:** Do we have the ability to have a crematorium as an accessory use?

**Planning:** No

**Committee:** What about the one on 8<sup>th</sup> and E Streets?

**Planning:** It would be non-conforming or move to an allowed use area.

#### **Pg. 211 Use-Specific Standards L 25-31**

**Committee:** This should be consistent with the rest of the text at 25,000 sq. ft. or "stepped", meaning that it would trigger some overview application process between conditional use permit and administrative review, as we suggested last week.

**Planning:** You want more increments?

**Committee:** Yes

#### **Pg. 212 Religious Assembly Definition L 12-13**

**Committee:** I would urge you to exclude Sunday School here.

**Planning:** That wouldn't meet the school definition. Maybe I'll substitute the term "full time academic institution".

**Committee:** What about a preschool?

**Planning:** That falls under day care.

#### **Pg. 212 Maximum Height L 26-29**

**Committee:** Can a steeple be higher than 10 feet?

**Planning:** 30 feet references the height of the building, exclusive of the steeple.

**Committee:** Many churches in rural areas will be non compliant since they aren't on collector roads.

**Planning:** Look at Pg. 211 lines 1-6.

**Pg. 214 L 23-32 Minimum Lot Dimensions and Setbacks**

**Committee:** ASD is looking at this language?

**Planning:** ADS has standards now. These are lower than their standards so they'll be fine.

**Committee:** Denali Elementary doesn't meet these setback standards.

**Planning:** It's not in a residential district.

**Pg. 214 Vehicle and Pedestrian Access L 33-37**

**Committee:** Do charter, private and religious schools fit in here?

**Planning:** This is referencing the traffic impact that larger schools have on communities.

**Public:** Polaris School has no frontage access, so it would be noncompliant.

**Planning:** Polaris doesn't have a big impact on the surrounding neighborhoods.

**Pg. 215 (A) L 6**

**Committee:** "To the maximum extent" worries me because so many relocatable classrooms are located in the front of schools.

**Planning:** Traffic wants no relos in required parking areas.

**Committee:** It's not possible. We've put them in hockey rinks, parking lots, anywhere there is room.

**Public:** Now you'll have to put them in accessory parking areas.

**Pg. 215 (B) L 10-12**

**Public:** Are we going to change Chapter 23 where six months is listed for temporary use?

**Planning:** I'll look at that.

**Committee:** A construction use is different. It's exempt.

**Planning:** I'll look at rewording.

**Pg. 215 Use-Specific Standard L 35-37**

**Committee:** I still don't understand why a trade school isn't allowed on the ground floor.

**Planning:** We want vibrant businesses in this district.

**Committee:** A beauty school can draw foot traffic.

**Pg. 216 Health Care Facility and Health Services (Reserved) L 1-4**

**Committee:** Prohibiting health care facilities on the ground floor was not discussed with recent assembly action.

**Planning:** The last I heard from other staff, hospitals should be on the ground floor with doctor's offices above.

**Committee:** This should be clarified with designations for specific zones. We didn't talk standards and the services part is missing.

**Pg. 217 Fire Station Definition and Airport Definition L 15 and 24**

**Committee:** You might want to get rid of the a's since there is no b. (formatting problem)

**Pg. 219 Telecommunication Facilities L 4**

**Committee:** There are a lot of changes in this section from the last draft.

**Planning:** We're actually going back to the original wording.

**Committee:** Have we heard from all the companies involved?

**Planning:** Other staff have been working on this section.

**Committee:** There are lots of places available to put these towers in commercial areas. It's the residential neighborhoods that don't want them. Some administrative change may be helpful.

**Pg. 220 (A) (B) (C) L 7-18**

**Public:** All the towers have the same setback, but the guy wires have different standards. I don't understand the rationale. If a guy wire snaps it's going to fly and there will be more impact from thicker wires.

**Planning:** We have been told that when a tower comes down it comes straight down because there's no weight to it. Let's come back to this issue after further discussions with staff working on this topic.

**Pg. 222 Tower Color L 30-36**

**Public:** When you paint a tower it becomes more apparent.

**Pg. 226 Factors Considered in Granting Conditional Use Permits L 11-34**

**Committee:** I've heard numerous concerns from people about the visual impact of a tower against the skyline and I see no language to address that.

**Planning:** I understand what you're saying.

**Committee:** There should be some kind of recognition that the public doesn't want a beautiful view blemished by a tower. I'm thinking of the large community concern I heard when towers were constructed on the approach to Mt. Baldy.

**Pg. 229 Use-Specific Standards L 17-23**

**Planning:** We don't think that that farming agriculture exists in the Anchorage Bowl.

**Committee:** If it is deleted, will you get in trouble if you sell sled dogs? Is that animal husbandry?

**Public:** There's a chicken raising farm off Dowling and a guy who raised and sold pigs off Huffman. There are also alpacas on the Hillside.

**Planning:** These are OK as accessory uses but not as primary uses.

**Committee:** So it's not a primary use if someone is living on the property?

**Planning:** Are there any places in Anchorage where animals are being raised as a principal use? We've also been thinking about potentially deleting animal husbandry.

**Committee:** You can't do it in the Bowl commercially because the land is too expensive. It is just not realistic economically.

**Public:** You can define farm though. In New Jersey it's defined as a minimum of 5 acres with \$500 sales per year.

**Pg. 229 Animal Sales, Service, and Care L 33-36**

**Committee:** The line seems so bleary here. If you keep beagles and sell 3 litters a year, is it a commercial use?

**Planning:** That would be an accessory use. We took the Large Animal ordinance to be accessory use in a residential area so we don't see the need to change this.

**Pg. 230 Use-Specific Standards L 6**

**Committee:** Why do vet clinics have to be in a sound proof building?

**Planning:** These are being allowed in areas where neighbors might be bothered. (You can probably come up with something better here.)

**Committee:** These are stricter standards than for an auto mechanic in the same area or where blasting is allowed. It seems like overkill and would sure add cost to the veterinarian's practice.

**Pg. 230 Additional Standards in the I-1 and PLI District L 9-16**

**Committee:** Are dog runs only allowed in I-1 or PLI?

**Planning:** Yes

**Committee:** I think there's something about odor in Chapter 17 already. I don't think Clarion likes pet owners. This is way too restrictive.

**Pg. 230 Retail and Pet Services L 36**

**Committee:** Pet stores are treated so differently than other stores. Where are they permitted? I don't believe they create problems.

**Planning:** Look on page 190.

**Committee:** What about Friends of Pets?

**Planning:** That's not a commercial use, but their headquarters would be commercial.

**Pg. 231 Use-Specific Standards L 5-7**

**Committee:** A vet clinic with space for 4-5 animals inside is very different from the Animal Control Shelter which could house 100 or more animals.

**Planning:** That's a good point.

**Committee:** It should be determined by how many animals could be housed on premises.

**Pg. 232 Fitness and Recreational Sports Center L 15**

**Committee:** What about a condo association that has a fitness club on site that sells memberships to the public?

**Planning:** It would probably not be allowed.

**Pg. 232 Nightclub, Licensed and Pg. 233 Nightclub, Unlicensed L 1**  
**Committee:** Why repeat everything in these two paragraphs. They are identical except for allowed alcohol in the licensed club.

**Planning:** This is structured for specific uses. When we wanted to include alcohol we had to create the use that allowed it. We know it's awkward.

**Committee:** It's just organizational. The licensing can be distinguished but the impacts are the same. When you file for a liquor license you get a permit. If you change the operational use you must come back for a conditional use permit.

**Planning:** It's the predictability of the use.

**Pg. 233 Minimum Distance from Certain Uses L 31**

**Committee:** There's a reference to 300 feet here. The Assembly will be talking about this within the month.

**Planning:** This is current language. What are you working on?

**Committee:** We are talking about expanding the distance between schools, churches and alcohol establishments, partially in response to the Calypso Bar.

**Pg. 233 Use Specific Standards**

**Committee:** What about changing this section to address the problems we experience? The three that come to mind are underage clubs, when use changes from a restaurant to a bar and when environmental concerns impact the neighborhood.

**Pg. 234 Theatre Company or Dinner Theatre Definition L 5**

**Committee:** The 4<sup>th</sup> Avenue Theatre is bigger than 3,000 sq. ft.

**Planning:** This use was intended for smaller establishments.

**Pg. 234 Use-Specific Standards L 24-25**

**Committee:** The shooting Range near Potter Marsh is less than 20 acres. At least the part devoted to shooting is.

**Planning:** I'll check on that

**Public:** Will there be confusion when the range is on more than one lot?

**Pg. 237 Use-Specific Standards b. L 31-32**

**Committee:** Why are banks limited to 3,000 sq. ft.?

**Planning:** We don't want them to dominate the mixed use district.

**Pg. 238 Bar Definition L 5-9**

**Committee:** We need to check with the State Title 4 to make sure that this definition corresponds.

**Pg. 238 Food and Beverage Kiosk Definition**

**Committee:** I'm concerned with health codes. There are different standards between McDonalds and a food and beverage kiosks when making milk shakes. The kiosks shouldn't be allowed to do food prep. I want to check the health codes.

**Pg. 241 Convenience Store L 1 and Fueling Station L 20**

**Committee:** Why not allow a convenience store at a gas station?

**Planning:** That's just two separate uses.

**Committee:** This requires they be less than 5,000 sq. ft. Is that realistic?

**Planning:** I'll check.

**Committee:** You might want to limit in some residential mixed use areas.

**Pg. 242 Heavy Equipment Sales and Rental Definition L 35**

**Committee:** I'm not sure about the 12,000 lbs used to define heavy equipment. I am hearing the correct weight difference is 20,000 pounds.

**Planning:** All my research shows it works.

**Pg. 243 (A) L 16**

**Committee:** If this goes through as proposed we are going to see more parking facilities with residential on top. We ought not to be so prescriptive here; 25 foot depth might not work with all structures. It would be better to have a site plan review, list what you want to achieve and have them follow the considerations. Talk to other departments about this.

**Pg. 244 Use-Specific Standard L 28-31**

**Committee:** I'm still concerned about the restrictions on vehicle repairs.

**Planning:** There may be times when you'd do one use or the other and we do have three uses allowed in different situations.

**Pg. 244 Use-Specific Standards L 38**

**Committee:** b. i. The prohibition on repair work should be deleted.

**Pg. 245 Vehicle-Small, Sales and Rental L 1-18**

**Committee:** Why not allow the sale and repair of motorcycles or snow mobiles at the same location. You should combine 8 & 9 into one use category.

**Planning:** It's two uses at one place.

**Committee:** Why prohibit and limit it to one use?

**Pg. 245 Use-Specific Standards L 29-32**

**Committee: I get my car washed based on the length of the line. When the line is in the back you have to drive in to see the line. It is not convenient.**

**Planning: Stacking in back is better, because it does not impact street traffic.**

**Public: You want the exit to face the largest area.**

**Committee: Who cares? Let the owner decide which way the doors face.**

**Planning: There are traffic issues here.**

**Committee: Then you could require a site plan review. Every situation is different.**

**Next meeting: April 26, 2006 9:30 – 11:30 AM Planning Dept.**

**First floor Conference Room**

**We'll start on Page 246 Visitor Accommodations**