

Title 21 Meeting Notes – April 26, 2006

Chapter 5

Pg. 246 Camper Park L 7

Committee: We have several small places for people to park campers in Chugiak/Eagle River. Do they have to be on a collector street?

Planning: It's uncommon to have only 4 or 5 spaces in a camper park. They usually require more access.

Pg. 249 Research Laboratory L 1-8

Committee: With this definition you could prohibit a small geotechnical outfit or drug testing lab, which had no impact on its neighbors, from locating in a business district.

Planning: Look at the tables. It's possible to put them into office commercial and industrial districts.

Committee: Is this just because it's scientific or technical?

Planning: A building that is 80% office space and 20% laboratory has much less impact than a building that has 80% laboratory and 20% office space. It is dependent on a case by case basis.

Public: The scientific buildings vary by size and kind. An outfit that only tests water samples is much different from one that has dryers, sorters and sifters. There is noise to consider.

Committee: It's not clearly industrial however.

Pg. 249 Cottage Crafts L 20

Committee: Why does an art studio need to be in industrial zoning?

Planning: Go back to the table on page 195. It allows for limited industrial use in a commercial area. Many art studios also produce the art. They have kilns, material storage and deliveries. Things change as uses change.

Committee: Art studios are a draw in a commercial district.

Pg. 249 Commercial Food Production L 45

Committee: We have a restaurant that also does catering. Where does that fit?

Public: Catering and food production is different from the restaurant business. There are problems from the producer's side. They may see themselves as a small family business with little impact, but like La Roma Bakery they can become manufacturing businesses.

Committee: We should make the distinction then by size.

Pg. 253 Self-Storage Facility L 30

Committee: Does the self storage area reflect our 2004 Ordinance?

Planning: I need to go back and check.

Pg. 254 Outside Storage of Vehicles or Equipment L 35-37

Committee: This is too restrictive.

Pg. 255 L 1-13

Committee: The prohibition of any servicing contradicts the Assembly ordinance

Pg. 255 Fencing and Landscaping

Committee: This section also contradicts the ordinance.

Pg. 256 Containerized Storage Units in Conjunction with Self Storage

Committee: It is not reasonable to totally prohibit Connexs. If there is real concern with their appearance, require them to be screened.

Planning: They are not built to be permanent structures and that is what they often become.

Pg. 256 Existing Self Storage and Vehicle Storage Operations L 30-38

Committee: This is the only place in the entire document that I have seen grandfathering protections like this.

Planning: We believe that is from the ordinance.

Pg. 259 (B) L 32

Committee: What's the differentiation between a governmental facility and government service? Apparently junkyards need to be separated from one and not the other.

Planning: It's in reference to the definitions on page 248 L 38. Maybe they should be clarified a bit more.

Pg. 260 Warehouse L 12

Committee: I see SBS as a warehouse because there is a large storage area behind the retail business. This is apparently permitted in RC, but no where else. Why?

Planning: Warehouses have a large impact on smaller commercial and residential neighborhoods.

Committee: You differentiate between retail and wholesale in the language here. There is a really blurred or non-existent distinction between them now.

Public: The SBS on Lois Drive bought out some of the residential neighborhood behind them, tore out the houses and expanded their business. They encroached on the neighborhood.

Committee: I like the convenience of having a lumber yard in the neighborhood. Maybe restrictions should be based on the size of the yard.

Planning: Look on page 240 under retail. The building material store described would fit Lowe's and Home Depot.

Pg. 260 Waste and Salvage L 26

Committee: Have you thought any more about neighborhood recycling? How could we allow small recycling facilities in residential districts?

Are we allowing RAP (recycled asphalt paving) facilities?

Public: AS&G is a RAP facility.

Planning: It's heavy manufacturing and allowed in industrial zones.

Pg. 260 Composting Facility L 34

Committee: These restrictions may preclude neighborhood recycling.

Planning: Take a trip to Pt. Woronzof. It's stinky.

Pg. 261 Incinerator or Thermal Desorption Unit L 10

Committee: Is this the same as current language?

Planning: If you read this closely, it doesn't make sense. We're working on changing it.

Pg. 268 Snow Disposal Site L 23

Committee: How are we doing with snow removal sites? We are facing real shortages of good sites.

Planning: Not well. There's a problem with melting snow on existing sites.

Committee: Are the standards we're imposing now going to restrict the opportunity to have more sites in the future?

Public: There's a real problem with the ones that exist. You need to have a sediment pond for run off.

Committee: Do we still have snow storage on site allowed for only 21 days? Are you saying that people have to haul it off their property?

Planning: It is still in there.

Public: We'd like to suggest putting back into code that commercial business has to provide an area for its own snow storage on site.

Committee: Do we treat storm drain water before it goes back into the Inlet?

Public: Yes

Pg. 270 Location of Site L 1-5

Committee: Here's the same problem with the terms "government facility or service". It's unclear.

Pg. 270 Purpose L 24-25

Committee: Why is "incidental and customarily subordinate" in quotes?

Planning: I'm not sure.

Pg. 271 Location of Accessory Structures L 19

Committee: The Large Animal Ordinance has specific language about accessory structures. How are corrals treated here?

Planning: A fenced area is not a structure. A covered paddock would be.

Pg. 272 Table 21.05-4

Public: An ADU is allowed in the RM3 district on the table but not in the text.

Planning: Good catch.

Public: The Bed & Breakfast Assoc. says that to have a site plan review for a 4-5 room B & B will add \$3,000 to start up costs.

Committee: That seems like a huge amount.

Planning: This is all very new. We are establishing the new codes and will have to go back and revisit the costs involved.

Pg. 278 (2) L 3-14

Committee: I would like to see more flexibility for ADU's on large lots in rural districts.

Planning: We are changing one thing here and that is to allow an ADU in a B & B on lines 21-24.

Pg. 279 Additional Requirements for Detached ADU's L 47

Committee: Why would an ADU have to be 10 feet behind a building and not beside it? It seems silly and why do we care?

Planning: The intention is not to have it in front.

Pg. 281 Adult Care L 23-24

Committee: Adult Day Care wasn't covered thoroughly in the assisted living ordinance.

Planning: Is there a definition?

Committee: It was by size and allowed in two zoning districts.

Planning: Shouldn't we approach it similarly to the child care regulations?

Committee: The whole Assembly may not like that but I do.

Pg. 283 Computer-Aided Learning Center L 11-18

Committee: We should look at deleting this section and putting them with another category.

Pg. 285 Garage or Carport, Private Residential L 12-27

Committee: This size limitation on garages is not going to work in large lot, rural districts.

Planning: We are thinking about making two separate standards, one for rural and another for urban.

Pg. 285 Use-Specific Standards L 34-39

Committee: Why prohibit any retail use of a home greenhouse? Why should the city care if a neighbor wants to sell his tomatoes to his neighbors?

Planning: We're trying to protect the residential integrity of neighborhoods.

Pg. 286 vii. L 30-39

Committee: Why is it a problem to park a utility van with a business logo in a residential neighborhood?

Planning: Neighbors don't like to see them. They block views and can create walls. If you have a small business in your home, you can't park a vehicle bigger than a 9 passenger van in front of your house.

Pg. 287 ix. L 9-11

Committee: I don't like that the hours of operation for a home based business are from 8 am to 8 pm.

Planning: They are being changed back to 7 am to 10 pm.

Pg. 287 x. L 12-14

Committee: Is this new?

Planning: Yes

Pg. 287 (B) L 34-38

Committee: These setbacks will need to be changed to comply with the new Large Animal Ordinance.

Pg. 288 v. L 33-34

Committee: I thought that the fire department wanted tanks with flammable liquids or gases to be stored above ground? Here we say they must be stored underground.

Pg. 288 vi. L 35-36

Committee: I'm thinking of businesses with seasonal plant sales that temporarily use part of their lots. This prohibits that practice?

Planning: That area is called a display.

Committee: So this prohibition is only when it's in a parking lot?

Planning: Yes

Committee: Are we prohibiting businesses from fencing off part of their parking lot to put in garden supplies?

Planning: Yes, but we may need to clarify this. It is only being prohibited in required parking areas.

Committee: Maybe you could say "areas actively intended for vehicle and pedestrian use".

Planning: That's what is says for display areas at the top of page 288 lines 2-3. Maybe we should say it like that for storage areas too.

Pg. 289 Use-Specific Standards L 2-4

Committee: This is a general concern in my rural area. We are prohibiting private residential storage on sections of private property. I don't understand why we care, especially if it's screened from the neighbors.

Planning: RV's parked in driveways are a major concern in populated areas. Neighbors don't like to see that wall out of their windows.

Pg. 289 Vehicle Repair/Rebuilding, Outdoor, Hobby L 10-11

Committee: This is another concern for my rural area. Only one vehicle can be repaired at a time and only in certain parts of the yard.

Planning: We've been talking about differentiating for urban and rural districts.

Public: This is still a problem on the hillside and we are considered rural

Committee: You could use an asterisk for areas where you are differentiating.

Pg. 289 iii. L 17-21

Committee: My area will have the same concerns with this section.

Planning: This language came from the public.

Committee: There are problems with the language. It's absurd to have to build a 6 foot solid fence or screen from all sides, plus limit repairs to only the area in back of the house.

Pg. 289 Use of an Intermodal Shipping Container (Connex) Trailer L 23-28

Committee: The Sullivan Arena has 8 of these in use. Lots of businesses use these for the stuff they don't want to bring inside yet.

Planning: Our biggest concern is in residential areas.

Committee: They are allowed in commercial areas today.

Planning: The dilemma is their appearance.

Committee: They are ideal storage and so much better built than those kits.

Planning: They are designed to be pulled, not parked.

Committee: I'm suggesting that they be screened.

Pg. 289 Use of Mobile Home, Recreational Vehicle, or Travel Trailer as Residence L 35-39

Committee: I want an exception for use of these vehicles when building is occurring. 5th wheels should also be added.

Planning: The fire department is concerned with safety. They don't meet the same safety codes.

Pg. 290 Commercial Motor Vehicle Repair L 9

Committee: I circled one here. I would like to see the limits on inoperable vehicles increased to three.

Public: My neighbor has triplet 17 year old boys. If they all decided to rebuild their cars at once, and the parents were still trying to find room to park their cars it would look like a repair shop.

Pg. 290 Parking of Business Vehicles, Outdoor

Committee: If you put this in won't you be prohibiting police cars from being parked at residences also? It's problematic.

Planning: The real problems are a (line 15) and c (line 17).

Committee: What about a horse van? Maybe you could differentiate for lot size and impact and get rid of c.

Planning: OK

Pg. 290 Uses Allowed L 36

Committee: What is this saying? "Anything that is allowed on a permanent basis is allowed on a temporary basis and anything not allowed on a permanent basis is not allowed on a temporary basis."

Committee: It's not very artfully worded.

Pg. 291 Cloth Garages L 32-36

Committee: Why prohibit cloth garages? This will be a problem for many people. I don't see why this is necessary.

Public: This would be for those flimsy tents that are made for fair or carnival use. One of my neighbors stores junk in his and it is a mess.

Pg. 292 1. L 1

Committee: How do you define "substantial" adverse of noise impacts?

Planning: I'm not sure.

Pg. 292 1. L 8-9

Public: This is contradicted by other parts of the code. Temporary use is defined as six weeks elsewhere.

Next meeting: May 3, 2006 9:30 – 11:30 AM Planning Dept.

First floor Conference Room

We'll start on Page 295 Chapter 6