

## Assembly Title 21 Meeting Notes – May 25, 2006

### Chapter 7

#### Pg. 367 4. Local Improvement Assessments and Parking

**Committee:** Do we have these parking assessment areas now?

**Public:** It's in the central business district

**Planning:** This is current code.

**Public:** How do account for required parking?

**Planning:** You can count road parking as required parking.

**Public:** Do different parts of town have different parking standards?

**Planning:** I guess that you could look at it that way. There are different requirements in different zones and for different uses. The downtown area has no required parking.

#### Pg. 369 Table 21.07-4

**Committee:** For "All other Group Living uses" I thought that there was no extra parking required.

**Planning:** We haven't had a chance to modify this, per the recent ordinance.

**Committee:** You are requiring 1 parking spot per 6 seats in an auditorium at a middle school. Many middle schools now have a combination auditorium/cafeteria called a "cafetorium", without fixed seating. What do you do in this case?

**Planning:** This is current code. It used to be 3 spaces for every 42 Sq. Ft. or 1 space for every employee whichever was greater.

**Committee:** You might want to check that this is working.

**Planning:** This is the way it's done now. Have you heard about any problems?

**Committee:** Not unless count the calls I've had about parking at local high schools.

#### Pg. 370 Table 21.07-4

**Committee:** Hasn't there been confusion between the government office and government service definitions?

**Planning:** One is talked about on Page 248 and the other on page 211. I'll check to make sure it's correct.

**Public:** Is the parking for a heliport for a rooftop one or one at the airport?

**Planning:** I'm not sure.

#### Pg. 371 Table 21.07-4

**Committee:** Under Entertainment Indoor, fitness and recreation sports center, is this which ever is greater?

**Planning:** It looks like it could be either/or.

**Pg. 374 Table 21.07-4**

**Committee: Under Hotel, What is “plus any supplemental uses”?**

**Planning: It would be like a restaurant. You’d add spaces for that.**

**Pg. 375 Table 21.07-5**

**Committee: For Residential, is this an expansion or reduction?**

**Planning: It’s unclear so I’ll check.**

**Pg. 375 3. Schedule C L 8**

**Committee: Who’s the building official?**

**Planning: It’s the Developmental Services director, but we should define it.**

**Committee: It should be defined so people know that it’s not the guy behind the counter.**

**Public: Whether it’s the director or building official it states that it can also be his designee, so it could be the guy behind the counter.**

**Pg. 376 b. Maximum Number of Spaces L 23-25**

**Committee: Why are these exempt?**

**Planning: We had a great reason but I can’t remember it now. I’ll have to check my notes.**

**Public: What about parks? The ball fields only require 20 spaces.**

**Pg. 376 Table 21.07-6**

**Committee: In note #1, why is it 200%?**

**Planning: There’s been a problem with restaurant parking. This would allow well established and popular restaurants to have additional parking.**

**Public: In note #3, interior parking doesn’t make sense. The landscaping just dies.**

**Committee: We like it.**

**Planning: We are trying to make it work better so that the things that are planted have a better chance of survival.**

**Pg. 378 a. Location L 1-3**

**Committee: What’s 1,320 feet?**

**Planning: It’s one quarter mile and that’s what we think should be the maximum walking distance from your car to an entrance.**

**Pg. 378 c. Shared Parking Study L 7-18**

**Committee: How does this compare with the ordinance that Mr. Coffey is working on?**

**Planning: I haven’t seen that ordinance, but we are working for shared parking.**

**Committee: How can you demonstrate that there won’t be overspill?**

**Public:** You show how an office building has working hours of say 8 AM to 5 PM and that the bar sharing the parking opens at say 6 PM and closes at 2 AM.

**Pg. 378 d. Agreement for Shared Parking L 19-32**

**Committee:** I have a note about prior to the building permit or prior to the occupancy permit?

**Planning:** It is prior to the building permit. We don't want to have a building built and then discover that the parking wouldn't work.

**Pg. 380 c. L 30-32**

**Public:** It says here that you can use part of the alley for screening a loading berth. This seems like a conflict with other parts where you can't use an alley to screen for dumpsters.

**Committee:** I thought that you didn't have to screen in an alley.

**Planning:** That's right.

**Committee:** Then I don't see the conflict.

**Pg. 381 Table 21.07-7**

**Public:** Under "All commercial establishments not otherwise specified" I've heard that for a 7,000 sq. ft business a loading berth isn't necessary. It should be changed to 12,000 or 14,000 sq. ft.

**Planning:** I hadn't heard that, but I'll talk to traffic about it.

**Pg. 382 Table 21.07-7**

**Public:** Have we heard from experts on this?

**Planning:** It's pretty standard and current and I haven't heard any problems about it.

**Pg. 384 Table 21.07-8**

**Committee:** I understand that traffic doesn't want compact car spaces, but you have them listed for employees?

**Planning:** Employee spaces can be no more than 10% of the total spaces. You can reduce the employee spaces to 8.5 ft.

**Committee:** Wasn't there talk about extended parking spaces?

**Planning:** We've always heard about Alaskans and their big trucks.

**Committee:** Was there a determination not to account for bigger vehicles?

**Planning:** Nationally, especially with high gas prices, there is a trend for smaller cars.

**Pg. 386 a. General Standard L 10-12**

**Committee:** I heard that after "parking area" we should add "maneuvering aisle".

**Planning:** I got that.

**Pg. 386 b. Commercial Developments in the NC, AC, IC, I-1 and I-2 Districts L 13**

**Committee: I assume that you will add RC in here.**

**Planning: We'll add it if there isn't a separate section. We are thinking that RC will have its own place.**

**Pg. 387 L 1-4**

**Committee: As long as there is an agreement between business and owners why can't they share parking?**

**Planning: We are talking about that. We want to change it to be more consistent.**

**Pg. 389 i. L 35-3**

**Public: Can we allow snow storage on a low vegetation area?**

**Planning: The site perimeter is for larger trees. You can store snow in areas that are just ground cover.**

**Pg. 390 8. Maximum Grade L 31-36**

**Public: How does this work for two parking lots on different levels; sometimes you need a steeper slope to connect two lots.**

**Planning: It might just be nonconforming.**

**Public: But 15% is the same as an accessory road.**

**Planning: It's a safety issue.**

**Committee: We should have some flexibility for unique situations.**

**Pg. 391 Table 21.07-10**

**Committee: I've heard some concern that the minimum stacking spaces required for bank teller lines are too long.**

**Pg. 396 iv. Siding Material L 11-12**

**Public: Why not allow vertically corrugated siding?**

**Planning: Manufactured homes can be placed anywhere a stick home is built. We are trying to apply some standards so that these homes look more like stick built.**

**Public: There are homes at L Street and 15<sup>th</sup> and also in Prominence Point that have very attractive vertical corrugated siding.**

**Pg. 396 v. Roof Design L 13-17**

**Public: Why do you have to ask to have a flat roof?**

**Planning: People don't want mobile homes in their neighborhoods.**

**Public: Why not just say so?**

**Planning: We can't do that legally.**

**Pg. 396 vi. Paved Driveways L 18-26**

**Public: I'd like to see permeable paving since it's so much better for drainage.**

**Planning:** Habitat for Humanity is using that in its new development in Spenard. We'll see how that goes.

**Committee:** What about a large rural lot? Is there an exemption or do we have to pave the first 25 ft.?

**Planning:** The idea is not to track rocks onto paved roads.

**Committee:** We have RAP (recycled asphalt paving) in our area. Does that count?

**Planning:** Yes

**Pg. 397**

**Committee:** Why haven't we talked about arctic entries?

**Planning:** We have tried to make as few requirements as possible.

**Pg. Pg. 398 L 1-23**

**Committee:** Why not simplify this by saying that a garage can't stand out more than 4 feet?

**Planning:** It depends on if you want the garage or the family oriented part of the house to be dominate.

**Pg. 400 i. L 16-23**

**Committee:** Is there more space between buildings required now?

**Planning:** Twenty feet is the length of a parking space. This is an increase, but it's a fire safety issue.

**Pg. 401 6. Facades and Detail Elements L 29-32**

**Committee:** Is this where AK Sand and Gravel made a compelling argument for more flexible standards for CMU?

**Planning:** This section hasn't changed.

**Public:** You are eliminating a really pretty way for commercial buildings to go. They add extra rock to concrete and then grind it smooth.

**Pg. 402 b. Windows L 6-7**

**Public:** That much window exposure on a collector or access road might be too much.

**Committee:** I also wouldn't want to look into my neighbor's window 20 feet away.

**Pg. 403 i. Attached or Detached Garages. L 10-14**

**Committee:** We have that term "to the maximum extent possible" here.

**Planning:** It's hard to enforce but we are trying to keep garages out of view.

**Committee:** You can't help but see them.

**Planning:** We're trying to make them internal

**Committee:** You can still see them.

**Pg. 404 2. Shared Credit Among Menu Choices L 29-32**

**Committee:** Someone suggested having rain gardens in the menu choices.

**Planning:** We thought that should be in drainage.

**Committee:** If there isn't a choice you might not get something artistic.

**Pg. 407i. Façade Surface Articulation L 41-44**

**Public:** Why is façade articulation a concern after 50 ft.?

**Planning:** This came from Matt Henshaw, a prior consultant. The concept was Clarion's.

**Pg. 411 iii. L 1-10**

**Committee:** I had a note that there was a conflict with the table.

**Public:** There are instances where the reflection from a building can blind a driver. I've seen people almost hit because drivers can't see them.

**Planning:** It can happen. We had no reflective material in here but we took it out because people said it was too restrictive.

**Committee:** Maybe you could put in "unless it's a safety issue".

**Pg. 415 L 10**

**Committee:** Have people complained about neon tubing?

**Planning:** It's the outline feature that's outlawed.

**Pg. 417 21.070130 Exterior Lighting L 16**

This is a spot where rural parts of the community may like to opt out.

**Next meeting:** Meetings will be discontinued until after the final draft is issued sometime in late June

**Meeting dates will remain Thursdays.**