

ASSEMBLY TITLE 21 COMMITTEE
Summary of Discussion on Meeting September 30, 2005
Public Review Draft #1, Discussion Chapter 5 continues

Pg. 269, L 23.... Why 500 ft.? Planning: because of noise complaints

Pg. 269, L 24..... Distance discussions can be problem, how can we consistently weigh impacts of various uses?

Pg. 270, L 32..... Committee member, "Rural areas should be able to have larger accessory structures" Can we apply FARS here? Planning responds that this may be possible. Committee, "floor area ratios related to lot size work better here"

Pg. 270, L36..... Committee member, "Location of Accessory structures seems exclusionary. Why so specific? (particularly in large lot, rural area)."

Pg. 271, L 35..... Committee : Can you have multiple accessory buildings? Recommends approaching this the way Girdwood did it.

Pg. 272 Accessory Use Table.....Committee: Does the section on Child Care reflect the change in code we made a year ago? (6 kids) Public: Is Adult Care an accessory use? Planning: It is a Permitted Conditional Use Committee: Do we really need Beekeeping? Computer aided learning center? family self sufficiency service? Maybe these should be deleted. Planning: AHFC requested learning center and self sufficiency through previous Assembly. Public: Why are Paddock, stable not permitted in R10? Planning: Possibly this could be addressed with a Site plan review

Pg. 273 Accessory Use Table....Committee: Why can't you have drive through in CCMU? Planning: this district not auto oriented Committee: Why can't you have hobby farm on PLI? Planning: good point

Pg. 274 Accessory Use Table....Committee: Vehicle Repair, Is this an outdoor hobby? Why can't it be an accessory use in any business district or mixed use district? Planning: In multi family area must do vehicle repair in garage

Pg. 277, L12-16.... Committee: ADU has to be above garage or next to alley. Why? (especially in large lot, rural areas) Planning: public testimony was against ADU elsewhere Committee: if you're over 20,000 sq feet, why can't you have a separate ADU Plan?

Pg. 279, L5.... Add the words "or beside" after behind

Pg. 280-281....adult care will be discussed in upcoming ordinance

Pg. 281, L 20.....Committee: Why is Bed & Breakfast only allowed in detached single family? Why not in a duplex?

Pg. 281, L 38....Committee: Why couldn't a bed and breakfast be in an ADU? (esp. in rural district)

Pg. 282, L 5.....Contradiction with previous page line 20, duplex or single family?

Pg. 283, L13-20.... Committee: recommend deletion

Pg. 283, L 37..... Committee: what does "entertained in their vehicles" mean? consider deletion

Pg. 283, L 40-42..... Public: Pharmacy, banks should be allowed for drive through. Why are they not allowed in CCMU? Committee: Agree, this is problematic

Pg. 284, L15 down to L 14 Pg. 285..... Committee: delete because only one exists in Anchorage? Planning: this at AHFC request

Pg. 285, L32-34.... Committee: propose different size limits in rural areas. Public: garages may encroach but not sheds? Why? Planning: garages allowed by alley, but are normally bigger structure

Pg. 286 , L21.... Committee: Recommend change to 50% or 1,000 sq. feet. This is too strict. Planning: this came because of Amway

Pg. 287, L. 20.....Public: Hours of Operation changed. Why? It was 7-10, now 8-8

Pg. 287m L 30-36....Public: Does this prohibit Building/Business use of waste oil burners? If so it should not be included

Pg. 292, L10.... Committee: This is overly intrusive. The rabbit and chicken keepers are unhappy. Planning requested to get copy of Seattle ordinance dealing with small animals. Large Animal ordinance will address some of these issues. Committee: Maybe we should distinguish between lot size and zoning for animal issues.

Pg/ 292, L37..... Committee: Don't we need to get storage vans out of parking lots? Planning: This is intended to distinguish between display/goods for sale & storage areas. Public: But the wording is unclear. Committee: Can't storage be at the side of the principal structure?

Pg. 293, L1-19..... Committee: This is overkill and too restrictive

Pg. 293, L 24-5.... Committee: this is the definition of corral instead of paddock

Pg. 294, L4-6.... Committee: Does this include driveway? Planning: needs to be added

Pg. 294, L18-27..... Committee: why is this such a problem, especially if it is not visible to the neighbors?

Pg. 294, L 28.....Public: Construction needs Connex trailers. Committee: Is there a difference between a connex and a shed, would they be ok if screened or sided? Public: These must be specifically allowed for construction

Pg. 294, L35..... Committee: If inoperative vehicle not seen does it matter?

Pg. 295, L1-5.....Committee: What about the use of the RV in the driveway when Grandma comes to visit? How do you define temporary?

P.295, L 6.... Committee: Does this ban ice cream trucks? Planning: No, because they operate on street. Public: Does this ban Taco Dan? Planning: No, because they are principal use, and line 15 solves it.

P. 295, L 28-34.... Committee: When a truck is driven home with commercial logo, why is this a problem? Planning: Commercial vehicles don't belong in residential neighborhoods

Pg. 296, L13.... Committee: clarify if trailers are included in building permit. Public: Should say it allows for office trailers Planning: This is allowed.

Pg. 296, L 24.... Committee: Why does it matter if people have cloth garages? Planning: They are allowed temporarily. Committee: Does an allowed temporary use need a permit?

Pg. 298, L 7-18.....Committee: This is too much paperwork for a temporary use.

TABLES

P. 179..... What is difference between site condo and single family attached? Planning: need to define this better. Committee: Why is single family attached (zero lot line) not included in R4? Planning: this is a density issue.

P. 180.....Committee: What about a k-12 school or a charter school? Planning: These have a different parking size impact. Committee: Are neighborhood libraries allowed in residential districts? Planning: yes

p. 181.....Public and Committee: There are fire stations in residential areas now, please look at this again. Planning: ok Committee: if telecommunication facilities are concealed, are they allowed anywhere? Planning: They are allowed where defined, but this section needs work.

p. 182..... Committee: What waste and salvage is allowed in residential areas? Planning: only land reclamation (see page 196)

p. 184.....Committee: Do government administration and civic buildings have a greater impact than an office in a business district? Planning: They may, this why they have site plan review.

p. 185.....Committee: Why are churches not the same as other civic buildings? Planning: We will take a look at this. Committee: Why aren't schools allowed in NMU?

P. 186.....Committee: Why aren't airports allowed anywhere? Planning this is because we used to have a separate airport district that was eliminated, we will look at this again. Committee: What defines a bus transit center? Planning: This is more than a parking area and a covered shelter.

p. 187....Committee: Are the heliports for hospitals? Planning: they are also allowed for downtown office buildings

p. 188....Farming, horticulture and commercial stables should be allowed in PLI. Planning agrees Committee: Why can't we have pet shops and vet clinics in strip malls (RMX, NMU1)? Planning: good question. Committee: Why aren't amusement establishments allowed in CCMU? Planning: We will look at that again.

Next meeting on Friday, October 7 at City Hall from 3 to 5 pm. We will finish Chapter 5 tables and work on Chapter 6.

Debbie Ossiander, committee member