

TITLE 21 NOTES Wednesday, November 2, 10-12pm

Pg. 373 – Bottom

Committee: What are the requirements for landscaping in utility easements?

Planning: Utility and landscaping easements overlap. We've tried to compromise with half the easement being utility and half landscaping. Trees must be off the utility easement.

Public: We strongly object to losing 50% of our easements. We're in favor of removing this. Do not take away lands from private development. It is not a compromise because we pay property taxes on it.

Pg. 373 – Line 25

Pub: What does "extend warm outdoor season" mean?

Plan: By planting appropriate vegetation you get wind protection and therefore warmth. It can be used earlier in the Spring and later in the Fall.

Com: This is overreaching, and best left to the property owner.

Pg. 374 – Line 14

Pub: This is a lot of overkill. You are looking for any trees and then putting orange fencing around them. They end up dying anyway.

Pub: With this you can end up with a tree on an island in the middle of fencing.

Plan: I am thinking about Eagle River High School. There was an undisturbed area with no orange fencing that was destroyed by construction because we didn't have it marked.

Pg. 375 – Line 19-20, Retention Ponds

Com: What are permanent water features?

Plan: They are improvements like water fountains, but are not required.

Pub: This will seem like a drainage retention pond to someone on a D9. It is not the same definition as a landscaped pond.

Com: It could be either a drainage feature or something pretty.

Pg. 375 – Line 24-28 Installation of Landscaping

Com: Must the landscaping be done before the certificate of zoning compliance is issued? Could a bond be issued instead?

Plan: The bond is done afterwards. We're trying to insure survival. The certificate of zoning compliance is the same as the CCO in the building service area.

Com: What happens when the project is finished?

Pub: You get the certificate of zoning compliance or a certificate of occupancy.

Pub: The date "by June 30" -- shouldn't we use August 15th for consistency?

Com: This could mean that we are requiring planting in the fall, just before freezing.

Planning: There is not a problem in extending that date.

Pg. 375 – Line 43

Pub: Is F5B reference correct?

Com: Look on page 321 #s 1,2,3, and 4.

Plan: It is on the bottom of page 365. We'll check editing references like that.

Pg. 376 – B, Irrigation

Com: If you put in an irrigation system, then you don't need bond? Planning confirmed.

Pg. 376 – Line 9-10

Pub: For landscape screening and fencing, we think "shall" should be replaced by "may".

Plan: suggested adding "Only if or when necessary".

Pg. 376 – Line 23, Screening

Com: What about screening dumpsters and utility boxes? Is this intended for specific elements?

Plan: Yes. Or on the border of two incompatible uses.

Pub: Applicability is hard to understand. When you have a six-plex or townhouse with dumpsters there should be a screening standard, but what about a triplex? It would be challenging to support. If we prohibit dumpsters in some of these multi family units we could have large numbers of cans and bags.

Plan: We will address and look at it.

Pg. 377 Screening enclosures

Com: Why not three sides? We want to be sensitive to cost.

Plan: The intent is to have all owners do a better job of screening garbage.

Pub: It is a time and safety issue for the collectors when they have to get in and out of a truck and if they have to open gates.

Com: We suggest changing it to three sides.

Pub: We would like the word "durable" as opposed to "compatible in architectural design and materials with the principal building"

Plan: Compatible doesn't mean the matching of existing siding.

Pub: Who is responsible for compliance here?

Com: There are some instances where people won't be able to comply.

Plan: We need to look at new versus existing.

Pub: Enforcement is still the issue.

Pg. 377, Street and Off-Street Loading areas.

Com: Does fencing limit snow removal? And what if the loading area is in an alley?

Plan: It would not be required in an alley, but we should clarify.

Pub: Screening should be screen from residential property.

Com: It should be between zones.

Plan: We are trying to establish standards in areas. We could work on screening from public areas and right of way. We want walkability.

Com: We need balance. There are security issues with the fencing, ex: places for kids to smoke or street people to congregate. We need to look at how it is used and abused.

Plan: We have to decide to what degree we take pride in our community.

Com: Please don't interpret this so strongly that there are security and safety issues.

Pg. 378 – Line 1 Rooftop Mechanical Equipment

Com: If you have a tall building is it screened if you can't see it? What about snow removal and cost?

Plan: This is about having the HVAC on top of buildings being enclosed. We are starting to see this happen as a standard with new construction.

Com: With one to two stories sometimes you can't see the roof anyway.

Plan: This is generally happening now with new construction.

Com: You are not proposing amortization are you?

Pub: You need language that excludes existing. It is a huge cost issue and it needs to be a cost benefit. People with small stores would be nailed and 80% of Spenard would be out of compliance.

Pg. 378 – Line 15-17, Wall Mounted Mechanical Equipment

Com: Is wall mounted section a change from current standards?

Pub: They must be put where utilities dictate.

Plan: I am not sure that's accurate. People don't like to look at utility boxes.

Pub: Then paint them out.

Pub: Does this include multi-family housing? How many utility meters in a group are needed for the requirement to kick in?

Pg. 378 – Line 34, Outdoor Display Areas

Com: Are sidewalk sales and seasonal displays okay?

Plan: This is intended for permanent sales.

Pg. 380 – Line 30, Parking---Applicability

Com: Is this existing building parking?

Plan: We are changing parking standards.

Pg. 381, line 2

Com: What is a temporary parking lot?

Plan: It is for special events like the Three Barons Renaissance Fair.

Pg. 381 – Line 19

Com: Could this be a building official or a traffic engineer?

Plan: It needs to be a traffic engineer.

Pg. 381—Line 29

Com: I thought the real estate group said this should be for 30 spaces, why is it down to 10?

Pub: I questioned the threshold also.

Com: I thought the real estate said to delete lines 39-40.

Pub: It was changed. A four-plex can now be designed by the owner.

Com: Could a surveyor be considered a professional?

Public: Service companies should be involved in setting standards for trash collection areas. It is important to include the turning radius for trucks.

Planning: Can the companies provide suggested standards?

Public: They are different for every building.

Pg. 382-389, Table 21.07-5

Com: On page 385 ASSEMBLY – What is a principal room?

Plan: The largest room in the building.

Com: Why does parking relate to fixed seating versus movable seating.

Plan: It anticipates occupancy. They are different forms of figuring.

Pub: In group living you need to make sure the first handicap spaces are van accessible. As with adult care on 383.

Plan: There are standards for handicap spaces. They should be able to handle a van. The regulations for accessible parking start on page 409.

Pub: It's important that these standards are applied and enforced.

Com: What about charter schools with no auditorium? You may want to increase the parking or differentiate the category a bit.

Plan: There are some variations we may need to look at.

Com: You need to break up high school and middle school and divide them out. No kids in middle school drive. Planning agreed.

Com: Just a reference on page 386-- there are no taverns in Alaska.

Pub: What if a building changes uses? The parking then changes and you could end up with more people than allowed.

Plan: If the building use changes then it should have changed permit.

Com: Hopefully with new planning we will need less parking.

Pub: There's no parking requirement listed for Assembly? You suddenly reference the International Building Code.

Plan: That's the fire code. It synchronizes Title 21 and Title 23.

Com: In recreation vacation camp (p.388) the parking seems excessive.

Plan: We will look at it.

Pg. 391 Maximum Number of Spaces Permitted

Com: If you build in stages how do you deal with parking?

Plan: You would have to do parking in stages too. We are trying to make minimum and maximum parking standards.

Pub: What does the developer do when the maximum limits are too low? Does the area intended for parking in the future need to be landscaped?

Plan: Yes, you can't leave bare dirt.

Pg. 392, Exceptions

Pub: The thresholds at the top of the page are too small. About 10% too low.

Com: C.ii A,B,C – Should they be “and” statements or “or”?

Plan: They are “and” statements.

Pub: Just a note, this does nothing but make lots bigger.

Plan: We are trying to minimize the space for parking because too much paving impacts drainage.

Pg. 393 – Line 12-13, Shared parking, location

Com: Where do the distances come from? I don't understand the impact of 600' or another distance.

Pg. 393 – Line 32-45

Pub: Is requiring an agreement in perpetuity realistic? How about as long as you have the use?

Plan: Its current language, but we could change to “for the life of the use”.

Com: Do we really need traffic engineer and director? We want to be able to go to one person and let them do what needs to be done next.

Plan: It shouldn't be up to the developer. We need to coordinate this agreement with traffic. But in terms of the language here, it would be fine to eliminate one because the agreement is shared review in house.

Pg. 393 – Line 41

Pub: Is the recordation of the agreement needed before the issuance of CO? Yes

Pg. 394—Line 24-39

Com: Could a recorded easement substitute for an agreement in perpetuity?

Plan: The agreement needs to be done for the public, in public. Private agreements are enforced privately. When there is a joint parking agreement it only takes a phone call to change. That is why it is important to have a recorded agreement, enforceable by the city.

Pub: With a private agreement, after several owners, the only way to change anything is court.

Pg. 395 – Line 33-44, Sites in Mixed use Districts

Com: Are i, ii and iii cumulative?

Plan: Yes.

Com: Why is this reduction (iv) only in mixed use?

Plan: The idea was to compact use in mixed districts. There may be less auto use and better pedestrian facilities, so require less parking.

Com: Maybe the standards should not be so specific. What if transit is available 30 minutes in one direction, not each direction? Someone has to be able to deal with it.

We could have a reduction in parking if the director determines there is sufficient transit service.

Pg. 396

Pub: We think the dimensions of the loading births (under off street loading requirements) is too small for freight delivery.

Plan: We are evaluating this

Pg. 398 – Line 16

Pub: Retail stores should be able to share one birth.

Plan: You can have a loading agreement as well as a parking agreement.

Pg. 399 –Line 8-12

Com: How does 7.01 equal 8?

Plan: The logic is, if you need 7.01 spaces and you only have 7 you will be out of compliance.

P. 399, Line 39-41

Pub: It says the exception is “noted below” where is that?

Plan: It is way below on page 401-409.

NEXT MEETING will be on Wednesday, November 9, 2005 from 10am – 12pm in Planning Department Code Room, Second Floor. We will have a presentation of the Land Use Map and continue on Page 400.