

ACC Work Group Feedback,
1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.01.030	1	:(	Should we add "V" - ensure that residential development is economically sustainable? (given that developments like site condos will require more to keep up than they bring in in taxes (See Tishler Report).	Group 1, 21.01.030: The A-U list of purposes is too complex, too ambiguous and even inconsistent
21.01.030	1	:(	Change language to be more specific and less open to individual interpretation...i.e., B DENSITY of development C GREATER public safety, D redevelopment of UNDERUTILIZED.	with Anchorage 2020. The purpose of Title 21 is to implement Anchorage 2020
21.01.030	1	?	How close does this follow the Goals & Objectives of Comp Plan? This should match what has been adopted.	goals and objectives. The entire section should read:
21.01.030 B	1	:(	Comp Plan calls for increased density in some areas. Promote healthful.	
21.01.030 C	1	:(	"Greater" may be too subjective	The provisions of this title are enacted to protect the public health,
21.01.030 D & F	1	:(	Ensure that "D" efficient use of land does not conflict w/ "F" preserve character - of neighborhoods	safety, and general welfare, and are to implement the goals and objectives
21.01.030 E	1	?	"good access to transportation networks. Does this mean "existing" or does it mean planned transportation networks as well?? Either/or??	of the Anchorage comprehensive plan that are listed in Appendix ____ OR
21.01.030 L	1	?	ADEQUATE: who decides?	list all the goals and objectives here.
21.01.030 P	1	:(	Building codes, sheet grading, tree lines? Too general.	
21.01.030 Q & U	1	:(	These two are closely related- suggest considering them together. Example would be: an opportunity to identify and complete a connection to existing trails, as part of a project for a new subdivision.	
21.01.030 R	1	?	What does facilitate...safe provision mean? Editorial: Facilitate Adequate	
21.01.030 T	1	:(	Seems to say no new development unless EXISTING conditions can handle...does not seem to allow for EXPANDING conditions for new development	
21.01.030 T	1	:(	GOOD!	
21.01.030 U	1	:(	We DO NOT want to encourage connections between neighborhoods with different zoning. Old title 21 specifically prohibits this between high and low density zones.	
21.01.030 U	1	:(	Reference to vehicular connections; does this relate only to private vehicles or is public transportation improvement included in this plan?	
21.01.040	1	:(	Alaska Railroad lands are NOT state lands and need to be set out separately. Specify that airports and RR are governed; along with other; specify that military (federal) lands should comply.	
21.01.050	1	:(	Zoning per R-6 zone - country - why do I pay taxes if I live in the Country?	
21.01.050	1	:(	Zoning Map - Antenna Farm district SHOULD BE ELIMINATED. AF district is unregulated, not subject to public process, and not well defined. Many cities no longer aggregate towers because they are more unsightly together. No protection from visual blight. Currently this district is rarely used - only twice since 1988, for grandfathered towers.	
21.01.050	1	?	How does a changing stream course fit in the description of boundary and how would one deal with such a situation if was a boundary?	

ACC Work Group Feedback,
1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.01.050 A	1	:(	Should ensure that zoning map is available and up to date on the web - not just for "office" inspection.	
21.01.050 C 1	1	:(	"Railroad" is undefined as are other "ROW"	
21.01.050 C 6	1	:(	GOOD! While we may not like the result; it does provide for a clear resolution at least on paper.	
21.01.050 D	1	:(	Take a stand on transition so public can respond; this is nebulous	
21.01.050 D	1	?	How would R-7 zoning be dealt with if this zone was eliminated because people will be living on R-7 lots and some are platted but not yet developed?	
21.01.060	1	?	Not certain why there need to be BOTH a Board of Adjustment and a ZBEA. Can't these two be combined in to one?	
21.01.060 3 b	1	:(	Transitional Regulations - this section could be strengthened to encourage builder to come in to compliance.	
21.01.090	1	:(	Paragraph A: Second sentence substitutes Title 21 for Comp Plan...don't think you can do this...	
21.01.090	1	:(	Disagree that areas adjacent to transit corridors - regional sh centers should intensify housing. Intensified housing needs more compact/concentration.	
21.01.090	1	:(	Tables are a good way to show relationships	
21.01.090	1	:(	2D2C Transition while long, does give a clear guide to both the land owner and staff.	
21.01.090	1	?	In 2020, what is the Land Use Concept Plan? I can't find it.	
21.01.090	1	?	This sections needs a table. Ch. 5 Pg 73 Table Comp Plan	
21.01.090	1	?	Explain why Land Use Classification and Residential densities are not carried forward in this title.	
21.01.090 B	1	?	Needs explanation	
21.01.090 B	1	?	B2&3 bullets: Confusing "approval of a zoning map amendment"	
21.01.090 B	1	?	Implementation, Conformity to plans: What is the status of all these plans? Are any scheduled for revision in the near future? If so, compliance with them would be temporary in nature.	
21.01.090 D2ivB1:5	1	:(	This specificity seems misplaced in this section. Do not agree with subheading (I) "residential density within similar areas under common ownership...may exceed the density...."	
21.01.090Db & iv	1	:(	Don't use any of 1982 Plans as they are completely out of touch with the current population projections and the actual development of the Anch Bowl. We SHOULD either suspend development where there are outdated plans, e.g., the Hillside District Plan, or not allow zoning changes in these areas that significantly affect existing neighborhoods.	
21.01-1 Table	1	?	Under new Title 21, what is "TA"?	
21.01-2 Table	1	:(	All plans under table: Why show adoption date, which will require continual administrative update to Title 21.. Just show plan & "as amended"	
21.01-2 Table	1	?	Under Anch Bowl, where is "Ship Creek Multimodal Plan"??	

ACC Work Group Feedback,
1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.01-2 Table	1	?	Under Anch Bowl, why aren't CBD, Spenard & Sec 36 included in comp plan?	
21.02.020 8	1	:(	Quorum: "Full membership" and fully constituted Bd are vague. Do they include recused or excused members, or total members? Issue is important! B. Hood 770-4920	
21.02.020 B2	1	?	What are the qualifications? Of Sec. 4.05.035 Why not list qualifications right in Title 21?	
21.02.020 B4	1	:(	Note re: VACANCIES: I support the suggested new requirement to fill vacancies within a certain period of time, and prohibiting action by the P&Z while "understrength"	
21.02.020 C 1	1	:(	Absence of Member: "...anticipating a planned absence... shall so advise the chair or secretary at least two weeks prior to the meeting so interested parties may be notified in advance. Reason: Short boards are often used as an excuse to continue hearing at the 11th hour, to the detriment of organized citizen input.	
21.02.020 C 10	1	:(	1st Sentence should read "a member of any appointed board or commission under this chapter shall be removed..."	
21.02.020 C 4c	1	:(	Need to require that each Bd or comm meeting ASK for conflicts to be revealed at the beginning of meeting. DO NOT WAIT for conflicts to be presented by bd member. Also - what if a family member is presenting or testifying?	Change May to Shall
21.02.020 C 6 a	1	?	Executive Session TOPICS s/b public noticed	
21.02.020 C 7 b	1	:(	Platting Board have not in the past lived up to Title 21 by its own standards.	
21.02.020 C 7 b	1	?	Why reference to "labor negotiator" in land use document??	
21.02.020 C4e	1	?	The rest of the Board should not be able to allow anyone with a conflict to vote on any pending matters. Remove.	
21.02.020 C4e	1	?	How does a member "be found to have a conflict"? How is a conflict revealed? What is the mechanism for a citizen to reveal a conflict?	
21.02.030	1	:(	Assembly does not know much about Title 21 when passing things having to do with development.	
21.02.040	1	:(	P&Z - Good Ol' Boy Network	
21.02.040	1	:(	Consider splitting P&Z in to giving Planning greater emphasis as the comp plan begins implementation	
21.02.050	1	?	Qualifications & training for the Board?	
21.02.070	1	?	Qualifications & training for the Board?	
21.02.080	1	:(	In the past, I have no knowledge of that they do, on smaller development.	
21.02.080	1	:(	UDC: Consider expanding scope of site reviews beyond public facilities into major private facilities.	
21.02.080	1	:(	Why should P&Z review UDC's recommendation? Isn't that a duplication of effort?	
21.02.080	1	?	UDC: The opinions and evidence presented on page 25 of the Diagnosis indicate the UDC is headed for a reduction of its scope and review authority. I always understood the UDC's purpose as one of providing DESIGN LEADERSHIP in the community (though I'm not sure it has always done so) If the UDC is no longer in the position to advocate effectively for EXCELLENCE in URBAN DESIGN, what takes the place of that?	

ACC Work Group Feedback,
 1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.02.100	1	:(	Muni staff not using its own Standard! For the good old boy network! Need to specify that staff is advisory, not decision making	
21.02-1 Table	1	:(	Procedural matters: such as postponements ~ once Public Hearing is noticed, boards and commissions, not planning staff should decide whether postponement should be granted. (Reason: Last minute postponements by staff are commonplace and subject to manipulation.	Purposes: Too complex; too ambiguous. Purpose is to implement 2020. Needs consistency with 2020. Needs to be reworked. TAKE IT DOWN TO THE BARE MINIMUM.
21.02-1 Table	1	:(	Community Interest Towers: should be 2 two hearings. P&Z and Assembly, plus review by the UDC.	Group 1 Issues: Major Land Owner, Transitions, Muni Staff, Conflicts of Interest, UDC - Public and Private, Comp Plan Implementation, Purposes too broad, Qualifications

ACC Work Group Feedback,
1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.01.010	2	?	What is the earliest effective date?	
21.01.030	2	?	Are A-U in any kind of hierarchy? Perhaps reorder list so similar topics are grouped more closely. Re "P": should "global warming" be mentioned?	
21.01.030 B	2	:(	Delete "and limiting"	
21.01.030 C	2	:(	Ensure that greater public health, safety, welfare, accessibility, and convenience through the physical design and location of land use activities.	Group 2: On 21.01.030: This list - could it be grouped topically? Is a hierarchy implied? It could be interpreted that way and we don't think it should be. Please clarify. Consider consolidating the list w/o losing any ideas.
21.01.030 D	2	:(	This should be a high priority as land availability is shrinking and the encroachment of new development creates conflicts with the need for new development (houses, commerce...) and the desire to protect and preserve open space, green space, wildlife habitat... Incentive for Brownfield redevelopment need to be set in place.	
21.01.030 K	2	:(	Projects such as the traffic circle in Fairview seem to be effective for small scale traffic calming with enough public education about the concept of a traffic circle.	
21.01.030 K	2	:(	Promoting public transportation such as the People Mover and Anchor-rides, with the possible addition of a program like the community car system (where people who don't have cars can be members in a carpool for when they do need independent transport.	Grass Catcher list. #2, 7/31. Remember incentives for redevelopment of underutilized land.
21.01.030 K	2	:(	HOV lanes would be good at rush hour, but right now don't seem to be the most reasonable solution (too many stoplights on major roads) - but they would encourage carpooling. Carpool incentives.	Group #2, 7/31: The concept of owner occupancy is missing. Consider addressing that. This group does not have consensus on how it should be addressed.
21.01.030 K & O/Q	2	:(	Are in direct conflict when it comes to the proposed Bragaw extension. Invested user groups are conflicted about this...is there another way to get people from the Glenn Highway to the south side of town? Meets between invested user groups will allow both sides to contribute suggestions.	
21.01.030 Q	2	:(	Include "natural" before open space. Currently, title 21 has no clear definition or distinction regarding open space (a driveway?) or natural open space, as discussed in the 2020 Comp plan	Use "natural open space" to be consistent with the comp plan.
21.01.030 R	2	:(	In order to facilitate adequate and safe water supplies/facilities, it is necessary to enforce waste disposal laws/ordinances - there is so much runoff in the creeks with heavy metals, sewage, high nitrogen/phosphorus content that water that transports spawning salmon and other fish to spawning grounds contaminates the fish, making it unsafe for human consumption. Popular summer swimming areas are not truly safe w/o stronger laws/enforcement. See water quality standard data from Anch. Waterways Council.	

ACC Work Group Feedback,
1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.01.030 U	2	?	Development of pedestrian connections including bicycle connections. This city is world renowned for its trail systems. Why not build on this recognition and establish a model for other cities? This will bring with it recognition and tourism dollars. Balanced transportation needs to be a priority which will include all modes of transportation.	
21.01.040 B	2	:(	Encourage compliance of state and federal agencies to G&O of Comp Plan as much as possible. Seek community input on projects that potentially have adverse effects on those communities.	
21.01.040 B	2	?	Does this include UAA structures?	
21.01.040 B	2	?	Footnote #3: Additional research needed on muni authority/regs of state owned airport. Will this additional research and determination be done under this Title 21 Rewrite Process? This is a VERY important issue that needs resolution.	
21.01.050	2	?	Unclear how zoning map is developed. How does map incorporate changes of zones and new zones required by 2020, such as town centers?	
21.01.060 D1a	2	:(	Strongly support the 6 mo. Limit- line 4	
21.01.060 D3b	2	?	Concerned about developers rushing to get permits before final approval of Title 21 Rewrite to avoid new standards/regs (similar to what happened during clearcutting ordinance. What can we put in place to prevent this?	
21.01.090 D 2 ivB 1	2	:(	Concerned about use of "open space" without differentiating between "natural" and other kinds now part of current Title 21, in the context of subdivision developments.	
21.01-1 Table	2	:(	New, distinct zoning designations are needed for dedicated parks and dedicated natural open space. PLI is too vague and allows for fire stations or utility facilities to be built on land intended for permanent park/n. open space designations	
21.01-1 Table	2	:(	The Transitional zoned land should now be looked at before being allowed to become potential "Airport" zoned land. The definition of T land is to not allow development incompatible with adjacent land, which is now occurring Turnagain Bog.	
21.01-2 Table	2	?	Are there other parks master plans that have been done? (I heard about one for Connors Bog area). Should they also be listed in this table to make sure it is comprehensive?	
21.02.020 B 1, B 3 G & C	2	?	Heritage Land Bank and Park & Recreation Commission are not discussed here - should they listed and included here?	
21.02.020 B 3 b	2	?	Does a nominee have the opportunity to respond to negative testimony?	
21.02.020 B 4	2	?	Vacancies - is this a problem now? Would prohibiting P&Z from working affect developers/builders adversely?	
21.02.020 C 1	2	:(	There should be a limit on the number of absences. At some point a delinquent should be replaced.	
21.02.020 C 8	2	:(	At some times, these 2 pars make it impossible to conduct business.	
21.02.030	2	:(	Uncomfortable with limiting Assembly appeals and other decisions being delegated to others such as UDC, etc.	
21.02.030 C 3	2	:(	Add "public hearing, when appropriate" to #3 (see Footnote)	
21.02.040 D	2	:(	Qualifications needs to address disability membership.	

ACC Work Group Feedback,
 1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.02.040 D	2	?	Also require Civil Engineer? Should composition of Commission be more specific? (to avoid heavy concentration of one type of professional experience?)	
21.02.040 D	2	?	Should there be more language addressing goal to include broader sector of the community?	
21.02.050	2	?	"At least four members..." means all of them could be professionals (as is the case now).	
21.02.060	2	?	Should qualifications for Platting Board be specified?	
21.02.080	2	:(	Should qualifications for ZBEA be specified?	
21.02.090	2	?	UDC is given far too many abilities to review and decide conditional uses, special limitations, etc. Difficult for me to agree with delegating such authority without knowing their guidelines and rules governing their conduct.	
21.02.100 A & B	2	?	Should qualifications for Geo Tech commission be specified?	
21.02-1 Table	2	?	How do these fit with new executive reorganization?	
			This table seems incomplete, especially under "Site Plan Review, Major" no notation under any body. Also, what about dedication of parks/natural open space and approval or update of park plans - where should they be listed and who has authority?	

ACC Work Group Feedback,
1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.01.030	3	:(	Unless architectural design standard provisions are extremely limited or perfect, they will ultimately harm our neighborhoods.	
21.01.030	3	:(	Encourage Owner Occupancy	
21.01.030	3	:(	Local ownership should be encouraged. Mixed use is not mentioned. Economic balance is mentioned (S). Are you SERIOUS about this? (T) seems to encourage low density but that is the LAST thing we need!	
21.01.030	3	:(	Promote housing, businesses that do not require government subsidies.	
21.01.030	3	:(	"Relieve" traffic congestion - not manage traffic congestion	
21.01.030	3	?	If discouraging "absentee" ownership, what is definition of "absentee"? Out of state? Across town? Out of town?	
21.01.030	3	?	How will "livable" be defined?	
21.01.030	3	?	What does "S, provide appropriate..." actually mean?	
21.01.030	3	?	Can we emphasize aesthetics?	
21.01.030	3	?	Can we add "recreation and aesthetics" as reasons for open space?	
21.01.030	3			Purpose of Title: Like the idea of being able to chose a lifestyle where a person can walk to the store ("mixed use") AND Delete "limiting"; insert "managing" worried about neighborhood protection/character of neighborhoods.
21.01.030 B	3	?	What is meaning of "limiting"? Places where high density should be encouraged (choose another word).	
21.01.030 T	3	:(	"Ensure..." is too limiting, constructed improvements can replace "existing" streets, etc.	
21.01.040	3	?	What covers site condos?	
21.01.040	3	?	Grandfather rights?	
21.01.040 A	3	?	Reference existing exemptions (as noted on page 3 of Annot. Outline)	
21.01.040 C	3	:(	Says we will abuse many people and force dilapidations unless it is very lax-ly applied.	
21.01.050 6	3	?	No sunset?	
21.01.050 A	3	?	Availability of the official zoning map (portions) elsewhere than "the department" it is the final authority and should be available both conveniently and free (perhaps on CD or online or individual pages).	
21.01.050 A & B	3	?	Correction of errors discovered in the official zoning map if clearly a mistake should be quick and simple but under whose authority?	
21.01.050 C 2	3	?	Is distance based on the scale of the zoning map?	
21.01.050 D	3	?	Transition....does not protect existing neighborhoods; it attacks.	
21.01.060	3	?	Is violation of a superceded/repealed law subject to penalties? Should it be? We open a legal can of worms with this one especially if change in the law was needed before.	

ACC Work Group Feedback,
1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.01.060	3	:(	Elimination of R-2M is completely unacceptable. There may be others, too.	
21.01.060 A	3	?	Violations continue. Why would we continue to harass people in compliance with the new title?	
21.01.060 C	3	:(	Uses...Rendered Nonconforming: This section will abuse our neighbors.	
21.01.060 C	3	?	Sunset?	
21.01.060 D 2	3	?	No protection of citizens from bad behavior from staff. Extensions, etc are important. This should be reasonable.	
21.01.060 D 3	3	?	Approved Projects needs reasonable language.	
21.01.060 D 3	3	?	Why are the Approved Projects described here not subject to the same control under Ch 21.09 "Non conformities" as are the Uses, Structures, and Lots Rendered Nonconforming described in C (1) and (2)?	
21.01.090 D 2 a	3	:(	Neighborhood plans should be added to means of implementing Corn Plan. Reason: on Hillside, the CP deferred land use map to Hillside District Plan (density, services, etc).	
21.01.090 D 2 c	3	:(	Reword this: "entitlement means a social-political right (even to lawyers) and means NOTHING to average person (I phoned muni planning for definition. Replace with "permission")	
21.01.090 D 2 c	3	:(	I doubt this subsection proves enough guidance on how subdivisions are to be approved in the Hillside area, before overall density and service zones have been determined via the Hillside District Plan. (The Comp Plan deferred the decision on urban vs. rural to the HDP).	
21.01.090 D 2 ci	3	:(	GOOD!! Requires it not conflict with Comp Plan!	
21.02.02.080 B	3	:(	Footnote 20: UDC should have increased authority	
21.02.020	3	:(	Opportunities for meetings that exclude the public are way too broad - they should be much more limited.	
21.02.020	3	:(	Planning Commission Chair shouldn't be able to postpone arbitrarily.	
21.02.020	3	:(	Ex parte contact - liquor licenses	
21.02.020	3	:(	P&Z Commission - Mix of community	
21.02.020	3	:(	Planning qualifications need to be realistic	
21.02.020	3	:(	Conditional Uses - liquor licenses	
21.02.020	3	:(	Buildings mar skyline on upper Glen Alps - Two large houses over past 10 years.	
21.02.020 B	3	:(	Terms? Consecutive limit?	
21.02.020 B	3	:(	What are term limits and limit on consecutive terms?	
21.02.020 B 4	3	:(	Footnote # 4: something needs to be done so votes can be taken.	
21.02.040	3			Boards and commissions: *Encourage diversity of socioeconomic level, educational and working experience (no more than 2 in the same profession) * Do not exclude a person who does not have a degree if they have practical experience. * 21.02.090 B is better language

ACC Work Group Feedback,
 1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.02.040 B 4	3	?	Why are subdivision standards excluded?	
21.02.060 B	3	:(	"Platting Board" should read "ZBEA"	
21.02-1 Table	3	:(	Preliminary and final plats will be decided by the Platting Board (with public hearing(s)). The Assembly will not be involved (even to appeal). We cannot decide if this is OK until we see the SUBDIVISION STANDARDS (e.g., density, buffering, street layout) which have caused a lot of neighborhood contention and heartache!	
21.02-1 Table	3	:(	Rezoning is decided by Assembly. This is GOOD. (Ensures public input on matters of great public concern.)	
21.02-1 Table	3	?	"Site Plan Review, Major": NO body is given review or decision roles. (Typo??)	
21.02-1 Table	3	?	"Right of Way acquisition plats" will be decided by Staff, without a hearing. Where are the ROWs to be acquired? (Private Property? New developments?) Need for public input will depend on what this means.	
21.02-1 Table	3	?	"Community Interest towers" What are these? If they are conspicuous radio or cell phone towers, public hearings need to be held. (Major source of contention in Anchorage).	
General	3	?	How will the zoning map be changed and incorporated here?	

ACC Work Group Feedback,
1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.01.060 D a	4	?	Page 6: I thought this was supposed to clarify title 21.	
21.01.060 D a	4	?	This needs clarification. 1st sentence reference "definition of acceptance for completeness." does this mean agency review in 6 months?	
21.01.090 D2b & c iv	4	?	Is using the 1982 Plan as a fallback consistent with what was anticipated in development of Anch 2020? What does "governed by" 2020 plan mean in (c) (iv) (if not "governed by" 2020, then the 1982 plan kicks in???)	
21.02.020 B 2	4	:(	General concern about mandating qualifications at the expense of fully seated boards or commissions. Recommend PROFESSIONAL qualifications as GOALS, more global ones as mandated.	
21.02.020 C 8	4	?	P&Z hearings postponed for lack of a quorum is a problem. How can client/interested party be assured of a quorum?	
21.02.040	4	?	P&Z - sub para to D qualifications	
21.02.040 B 2	4	:(	The school district has a capital request advisory committee (CRAC) that recommends projects to the school board, which, in turn, recommends to the Assembly. The planning dept. is represented on the CRAC. B2 appears to duplicate the existing procedure.	
21.02.040 B 2	4	:(	Delete "and school board" vs. above...see this as a check and balance of oversight and power in muni	Group 4, 7/31: (Divergence) I.e., delete or not school board from 21.02.040 B2
21.02.040 D	4	:(	At least 4 members of the P&Z SHOULD possess degrees in architecture, planning, landscape arch, or finance, as well as practical experience and knowledge of planning issues in the muni. At least 3 members should have more general backgrounds/knowledge of the community.	Group 4, 7/31: (Consensus) At least 4 members of the P&Z SHOULD possess degrees in architecture, planning, landscape arch, or finance, as well as practical experience and knowledge of planning issues in the muni. At least 3 members should have more general backgrounds/knowledge of the community.
21.02.080 B 9	4	?	UDC - Does "list of public facility projects" include schools?	
21.03.020	4	:(	Overall schedule appears to be lengthy. ASD's major school projects are frequently under tight schedule. We're seeing 40 to 90 days from P&Z application to approval even before going to Assembly.	
21.03.020	4	:(	Recognize that these procedures are only as good as the staff that supports them.	
21.03.020	4	?	In other jurisdictions, do governments allow licensed architects, engineers to certify the completeness of applications?	
21.03.020 B 5	4	:(	Note 2: Staff Resources. Ease up on dependence on staff paperwork as much as possible!	
21.03.020 E	4	:(	Note #4 - YES!!	All agree on 21.030.020 E note #4.
21.03.060	4	:(	Deleting shaded text. Exemptions require as much or more scrutiny than regular plats.	
21.030.020 B 7	4	:(	This assumes staff's response is timely.	

ACC Work Group Feedback,
 1st Meeting, July 30 31, 2003 - Module 1

Chapter	Grp #	Symbol	Verbatim Comment on Issue	Input for Clarion
21.030.020 E	4	:(	TIA's often rely on seasonal conditions for accurate data. This is especially true with schools. Consider this is deadlines of application process.	Group #4, 7/31: Please show chart of expected timeline 21.03.020
21.030.020 F 5&6	4	:(	Schedule too restrictive	
21.030.020 J	4	:(	Finding of fact seem like a good thing in every decision, but requiring every finding of fact to be "supported in the record" may be too extreme if it requires testimony or a document on every finding. A commission member should be able to rely on own knowledge of some fact matters (e.g., need for snow storage between street and sidewalk).	
21.030.020 L	4	:(	What happens if staff, not applicant, is the cause of delay? Would the application be denied due to understaffing?	