

ACC Work Group 2 Notes - August 21, 2003  
Module 1

Chapter	Group	Symbol	Individual Comments	Group Input for Clarion
	2	:(		We Alaskans and Anchorageites jealously guard our privacy and autonomy. We also want to develop Anchorage in a controlled, harmonious manner. We value our natural surroundings just as we enjoy the fruits of a natural resource economy. These values naturally make us conflicted. We love our public meetings and believe we can do any job in government as well (or better) than any public official. Therefore, we each and all want to have an input into the development process, now and for the future. To the greatest extent possible, give the populace at least an input into the process, if not actual control.
21.03-1	2	:(		Group 2, 21.03-1: Notice Requirements Table. <b>ADD:</b> Mail/published/posted notice for: Public Facility Site Selection and Site Review; Special Flood & Hazard Permits; Land use permits; Vacation of Plats & Right of Way. <b>ADD:</b> "If anything in the Table must go before one of the boards or bodies, it must be noticed to the public."
21.03.020 Footnote #7	2	:)		Group 2, 21.03.020 Footnote #7: agreed as consensus
21.03.020 F 2	2	:(		Group 2, 21.03.020 F 2: <b>Remove:</b> phrase "unless the Director determines that a neighborhood meeting is not necessary because..."
21.03.020 F 2e	2	:(		Group 2, 21.03.020 F 2e: Define "Major Site Plan Review".
21.03.020 F 4	2	:(		Include the following items in paragraph: 1. Impacts on identified significant wildlife habitat (based on GLUT/MOA studies done during comp plan process). 2. Lighting. 3. Air pollution emissions. 4. Odors. 5. Water quality.
21.03.020 4 a	2	:(		Group 2, 21.03.020 4 a: Change 500 feet notice to 1000 feet notice.
21.03.020 F 6.	2	:(		Group 2, 21.03.020 F 6.: <b>Notice of Community Meeting.</b> Change 21 days to 35 days. "Notices intended for community council shall be 35 days in advanced."
21.03.020 B 3, 4, 5	2	:(		Group 2, 21.03.020 B 3, 4, 5: Add to existing note: In all of these, any community council within 1/4 mile should be invited to have a representative at the conference and receive all reports.
21.03.020 C 1 (p.3)	2	:(		Group 2, 21.03.020 C 1 (p.3): Section C 1 is too narrow as written. Please fix language to include all appropriate land users such as : social service agencies, prospective occupants, and prospective purchasers.
21.03.020 E 1	2	:(		Group 2, 21.03.020 E 1: Change Paragraph at end - "If the applicant receives no notice within <b>20</b> days,..."
21.03.020 F 3	2	:(		Group 2, 21.03.020 F 3: Do you mean "section" or sub-section" in first line of F3? If you mean section, we have strong objection. If you mean sub-section, please make F3 consistent with F2 - Applicability (page 5). Requirement for community meetings.... but not all."
21.03.020 F 5 a, b, c	2	:(		Group 2, 21.03.020 F 5 a, b, c: Please make consistent with group's comments on 21.03.020 F2.
21.03.020 F 6	2	:(		Group 2, 21.03.020 F. 6.: No notices that are intended for community councils shall have less than 35 days.
21.03.020 F 7	2	:(		Group 2, 21.03.020 F 7: Delete: and for submitting the additional fee required for staff attendance at the meeting.
21.03.020 F 8	2	:(		Group2, 21.03.020 F 7: Agrees a staff member should be present at the community meeting not only to provide a neutral 3rd party account of the meeting but also to provide information as to the exact legal requirements to which to the proposed development will be subject.

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21.03.020 G	2	?		Group 2, 21.03.020 G: Notices- by Website be added: The MOA web site should have a cross-reference whereby if I go into the site, I should be able to input my address (or zip code with plus four) and come away with a list of every development project within a specified distance of my address. I should be able to call up any of these projects' approval plan from the pre-conference and find the schedule of hearings and deadlines. The technology to do this is available, but not required in Title 21. Please make it so. Access to the "Official Zoning Map" should be just as easy.
21.03.020 G 1	2	:(		Group 2, 21.03.020 G 1: Change OR to AND. Describe street address AND legal address.
21.03.020 G. 3.	2	?		Group 2, 21.03.020 G. 3.: <b>Public Notice.</b> Please ensure Web notice is maintained throughout the decision process, including agendas. Clarification- By providing 21 day notice, the municipality overwrites agendas that are still under consideration.
21.03.020 G 5	2	:(		Group 2: Posted notices currently are very hard to read - in many cases, the writing on the blue and white signs is not legible. Notice signs need to be redesigned so that time, date, place and case # of notice is visible from street nearest the posting, and mark
21.03.020 I(14)	2	:(		Group 2, 21.03.020 I(14): Please put these in Title 21. Strike all after Title 21, move into I. Strike out "whether".
21.03.020.5 a.	2	:(		Group 2, 21.03.020.5 a.: "...unless the latter regulation is waived by the Director. ADD: These waivers should be rare. <b>ADD:</b> "When a waiver is made by the Director on any item in this document- a record of the decision and reason will be made a matter of public record. i.e.. Website access. "
21.03.030 Footnote 17	2	:)		Group 2, 21.03.030 Footnote 17: We agree with strong recommendations.
21.03.030 A. 1.	2	?		Group 2, 21.03.030 A. 1. Clarion please suggest a timeline for revising the plan i.e. how many months after the decennial census?.
21.03.030 B. 1. A IV	2	?		Group 2, 21.03.030 B. 1. A IV: Clarion, please create a process for the public to initiate a substantive amendment to Comp Plan.
212.03.040	2	?		Group 2, 212.03.040: Make sure graphics are clear & consistent with text i.e. (B2) where is public hearing in the text?
21.03.050	2	:)		Group 2, 21.03.050: Rezonings. We concur with footnote 24
21.03.050.B.2	2	:)		Group 2, 21.03.050.B.2: Separate zoning category for parks and natural open space. These zoning categories should be added after PLI here.
21.03.050 3. B.	2	?		Group 2, 21.03.050 3. B.: pg 21 Add "air pollution and noise". Please be consistent in listing these factors. pg 23 Footnote [26]: Concerns were expressed over how to find effective tools to replace today's "special limitations"
21.03.050 C. 2.	2	:)		Group 2, 21.03.050 C. 2.: Reference this subsection back to group 3's previous comments on the public notice, regarding the pre-application mtg.
21.03.050 C. 6.	2	:)		Group 2, 21.03.050 C. 6.: Add "and public input" after P & Z. Also add: "Give equal weight to the Public Comment."
21.03.060 B. 5. iv.- Footnote #28	2	:)	Group 2, 21.03.060 B. 5. iv.- Footnote #28 : Agree w/ Muni to delete iv. They need the ability to require trail access points to Chugach State Park.	

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21.03.060 C. 5. e.	2	?	Group 2, 21.03.060 C. 5. e.~ This is a short coming of current Title 21: Use of open space is vague - does this refer to natural open space, as defined in the Comp Plan, or other open space, such as open playground, commons area, etc? Need definition and clarification.	
21.03.080 B. 1. & Footnote # 38	2	?	Group 2, 21.03.080 B. 1. & Footnote # 38: Until Table in Chapter 21.05 is out for review, it is difficult to comment on which would be preferable- table or listing requirement here.	
21.03.080 B. 2.	2	?	Group 2, 21.03.080 B. 2.: When will public review draft of User's Guide be a part of the Title 21 public review process?	
21.03.080 B. 2. B.	2	:(	Group 2, 21.03.080 B. 2. B.: see earlier comment that 35 days notice is needed for any notice given to community councils	
21.03.080 C. 1.	2	:(	Group 2, 21.03.080 C. 1.: Same comment on applicability for Administrative Site Plan Review as (21.03.080 A. B. 1.)	
21.03.090 E. 4.	2	?	Group 2, 21.03.090 E. 4. : "Significant adverse impacts can rarely be sufficiently mitigated. Should a site plan review even be approved if it causes significant, adverse impacts? Change language to "Development causes no significant adverse impacts to community."	
21.03.110	2	:(		Group 2, 21.03.110: Refer back to previous pre application notes for public notice requirement.