



Ongoing Discussion of Potential Updates to Title 8

Timeline...



- 2009-2011
 - Ideas Compiled
 - Comprehensive Plan Approved
- November 2011
 - Introduction to Planning Commission
- December 2011
 - Planning Commission and Public Review
 - *Review started by City Attorney*
- January 2012
 - Worksession with City Council
- March 2012
 - Discussion with City Attorney
- April 2012
 - Planning Commission Worksession
- *Next steps...*
 - *Continue to Incorporate Feedback*
 - *Resolution by Planning Commission*
 - *City Council Readings*

Overview...



General Edits and Refinements



Proposed Revisions

General Edits and Refinements...



- **§ 8.04.060 OFFICERS, RULES, AND MEETINGS**
- **§ 8.04.080 THE COMPREHENSIVE PLAN**
- **§ 8.06.020 DEFINITIONS**
- **§ 8.08.020 GENERAL PROVISIONS**
- **§ 8.08.070 PLATTING PROCEDURES**
 - Require an updated Title Search no more than 30 days prior to final plat approval.
 - Should not be additional fee.

Proposed Revisions



- Public Utility and Drainage Easements
- Residential Side Yard Setbacks Facing a ROW
- Minimum Lot Size and Lot Width Reduction
- Construction Camps???

Easements

(§ 8.08.100 SUBDIVISION IMPROVEMENTS)



What is being proposed?

- Subdivider is encouraged to submit **master development plans** for the subdivision and/or surrounding area so appropriate easement locations and sizes can be identified.
- If no master plan is available, the subdivider would be required to provide a **10-foot Public Utility and Drainage Easement** along all front, side and rear lot lines of each newly created lot.
- Approved **city comprehensive and utility plans** will be consulted and considered in defining the specific size and location of utility improvements and easements.
- Easement sizes may be increased due to topography or to accommodate larger equipment when necessary as a result of the subdivision.

Easements

(§ 8.08.100 SUBDIVISION IMPROVEMENTS)



- What is an *easement*?
 - Still your property.
 - Allows city to construct and maintain utilities in defined areas.
 - Proposed revisions are still within required building setbacks.
 - May serve other properties so long as does not change the size or nature of the equipment or lines.
- Why *revise* requirements?
 - Code already requires easements to be granted during the platting process.
 - This revision provides for clear and predictable standards for all property owners wishing to create a subdivision.
 - Allows for more orderly development in the future and encourages master planning.
- Does this impact my lot *now*?
 - No, this only comes into play with newly created lots.

Easements

(§ 8.08.100 SUBDIVISION IMPROVEMENTS)



What are other communities typically doing?

Location	Front	Side	Rear
Cordova	10 feet	10 feet	10 feet
Valdez	10 feet	5 feet	10 feet
Homer	15 feet	As needed	As needed
Anchorage	10 feet	5 feet	10 feet
Kenai	As needed	10 feet	10 feet
Unalaska (proposed)	10 feet	10 feet	10 feet

Residential Side Yard Setbacks – Facing ROW



- What is a building *setback*?
 - The distance a **building** is required to be set back from the property line. Low fences, gardens, play areas are just fine!
- Why *revise* requirements?
 - Improve line of sight at intersections
 - Roadway snow removal at intersections
 - Allows for off-street parking & maneuvering space
 - More consistent character on residential streets
 - Safer pedestrian walking areas

Residential Side Yard Setbacks – Corner Lots Facing ROW



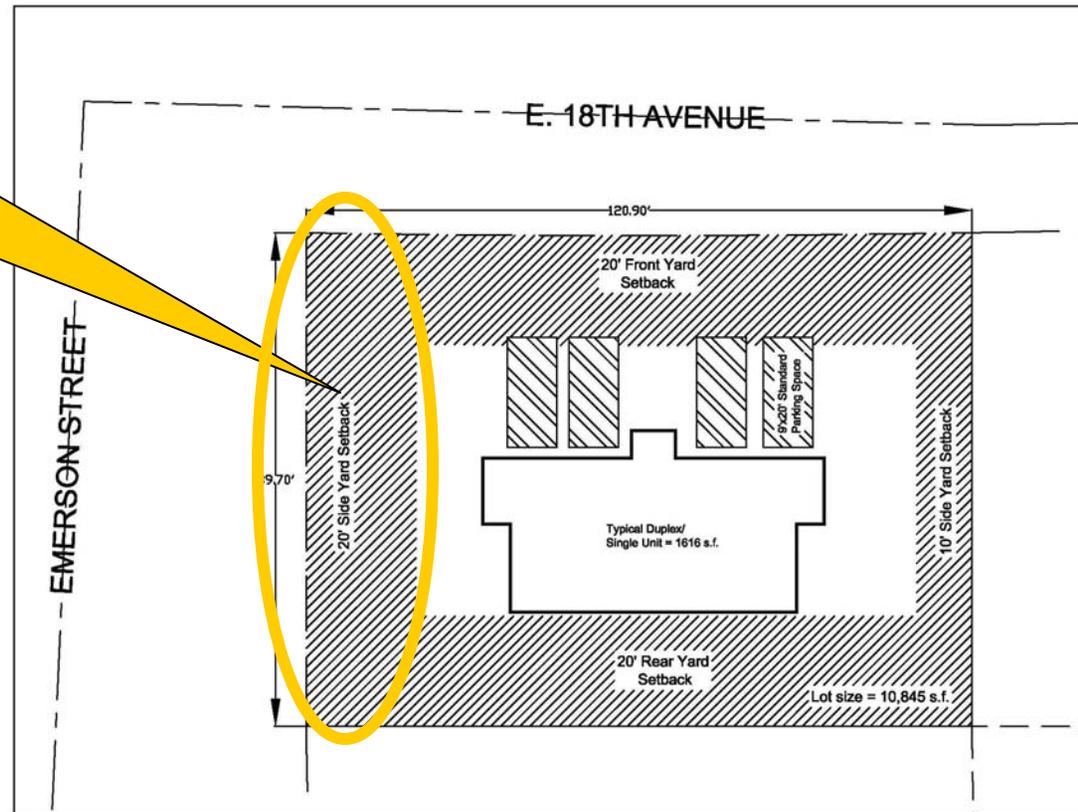
What are the setback requirements now...
and what is being proposed?

Zoning District	Front	Side	Proposed Side	Rear	Notes
Single Family/ Duplex Residential	20 feet	10 feet (15 at ROW if corner lot)	10 feet (20 feet if side yard is adjacent to ROW)	20 feet	Lots > 10,000 Square Feet
Single Family/ Duplex Residential	10 feet	10 feet (15 at ROW if corner lot)	(no changes)	10 feet	Lots < 6,000 Square Feet
Single Family/ Duplex Residential	15 feet	10 feet (15 at ROW if corner lot)	(no changes)	15 feet	Lots > 6,000 and <10,000 Square Feet
Moderate Density Residential	25 feet	10 feet (15 at ROW if corner lot)	10 feet (20 feet if side yard is adjacent to ROW)	25 feet	
High Density Residential	25 feet	10 feet (15 at ROW if corner lot)	10 feet (20 feet if side yard is adjacent to ROW)	25 feet	

Residential Side Yard Setbacks – Facing ROW



Side Yard Setback – Adjacent to Street



Residential Side Yard Setbacks – Corner Lots Facing ROW



- How does this impact my lot *now*?
 - Only impacts residentially zoned properties on corner lots larger than 10,000 square feet
 - Existing buildings are fine
 - Future buildings on these lots will need to be sited to meet these new requirements
- How many lots does this impact?
 - Of a total of 464 residentially zoned lots, potentially 77 lots may be impacted.
 - Variance is still an option if the tests of code are met.

Lot Size and Lot Width



What is being proposed?

- Reduce minimum lot width at the front lot line from 70 feet to 60 feet in residentially zoned areas to better accommodate irregular shaped parcels.
- Allow for lots to be created that are between 6,000 and 10,000 square feet if supplemental material and notes are provided during the platting stage.

Lot Size and Lot Width

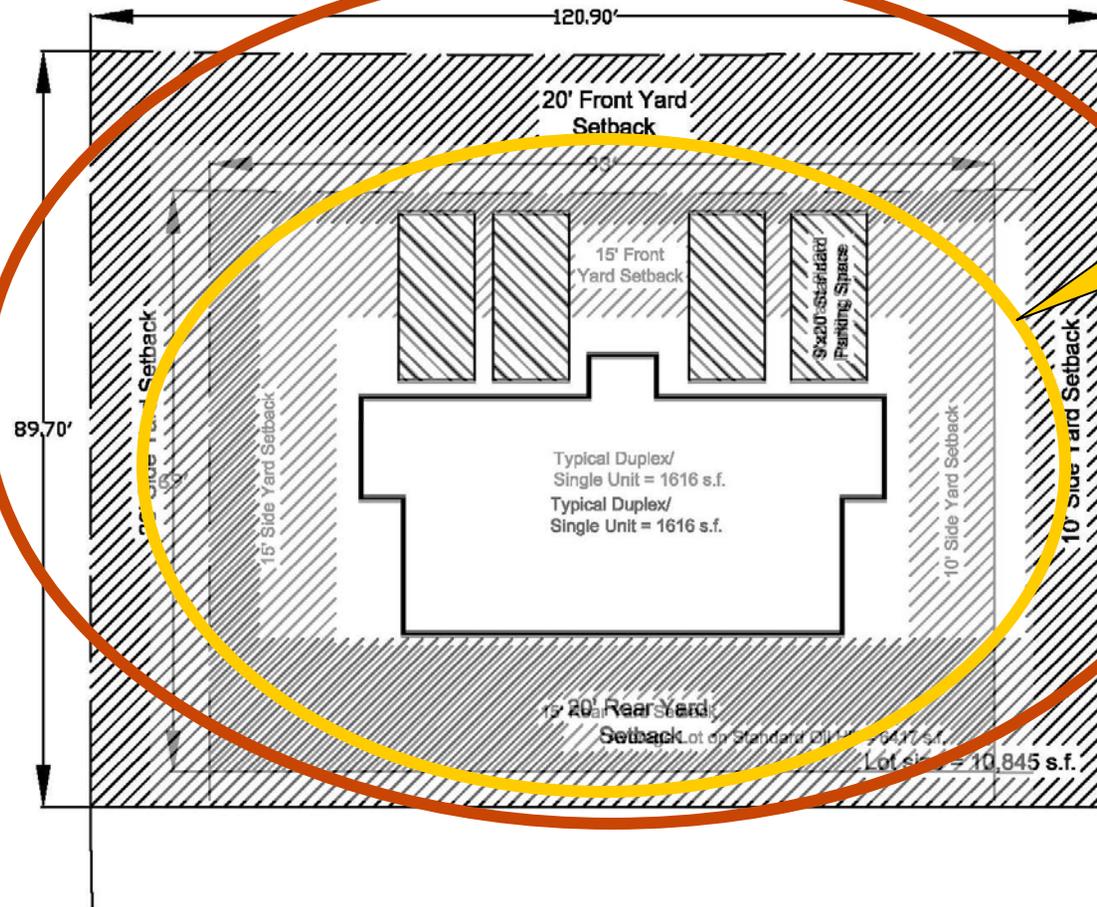


- **Special Considerations and Notes**
 - Property is zoned residential, and proposed use is one **Single Family Unit** or a **Duplex**
 - **Topography** shown on preliminary plat per existing requirements
 - Identify planned **building envelope** on preliminary plat
 - Add note to the plat stating what the **building setbacks and lot coverage** requirements
 - If the terrain warrants, add note to the plat that a minimum 9 foot by 20 foot **approach** shall be provided with a slope of 5% of less at the foot of a driveway
 - Identify **parking areas** on preliminary plat to confirm full compliance with § 8.12.170(L) *Off-street parking requirements*
 - **Drainage plan** is provided as needed per § 8.08.100(B)(7) *Drainage*

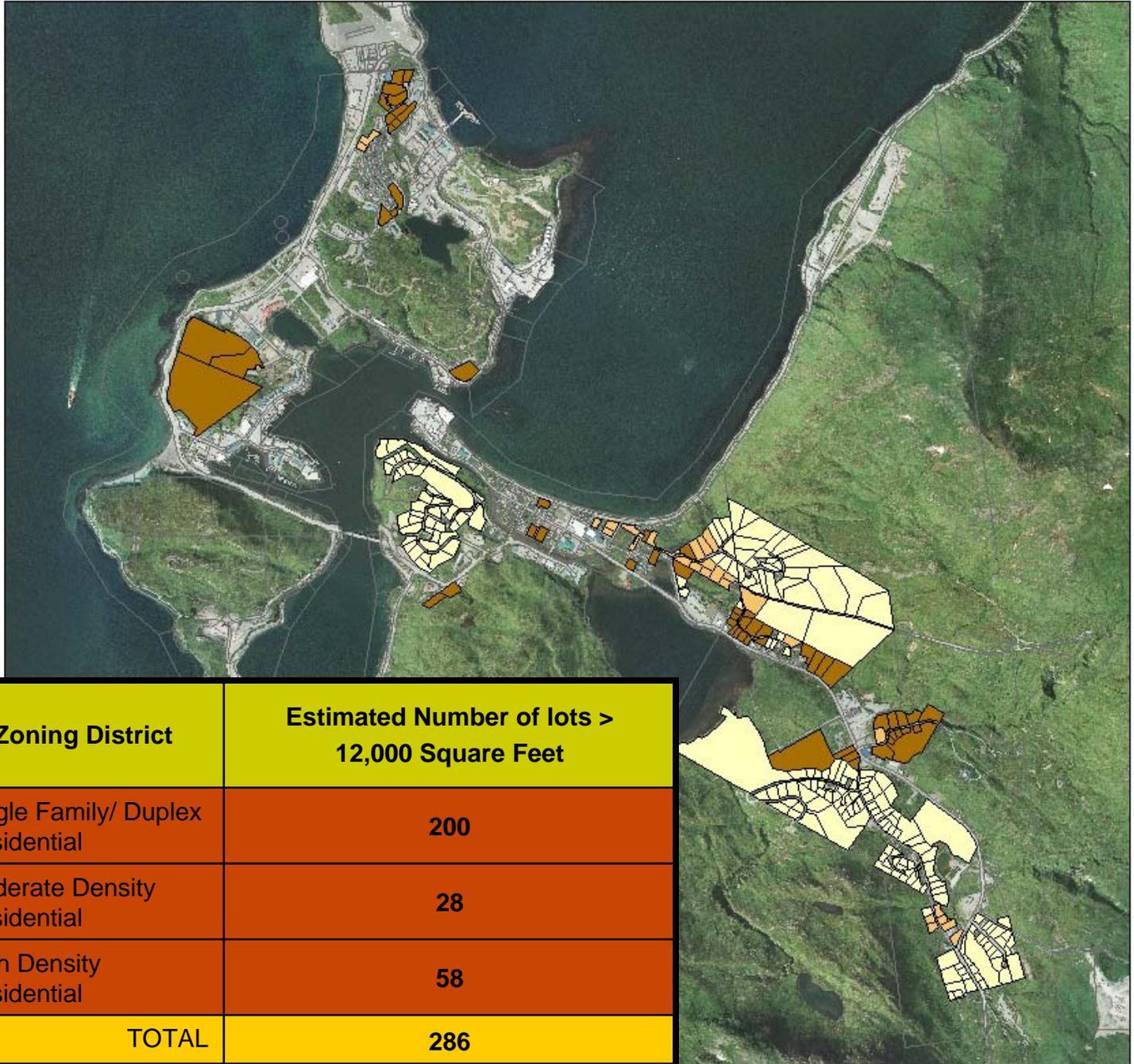
Lot Size and Lot Width



10,000
square
foot lot



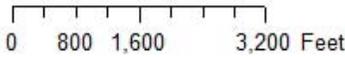
6,000
square
foot lot



**Residential Parcels
Greater than
12,000
Square Feet**

Legend

- Parcels > 12000sf Zoned SFD
- Parcels > 12000sf Zoned MDR
- Parcels > 12000sf Zoned HDR



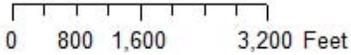
Zoning District	Estimated Number of lots > 12,000 Square Feet
Single Family/ Duplex Residential	200
Moderate Density Residential	28
High Density Residential	58
TOTAL	286



Residential Parcels Greater than 12,000 Square Feet

Legend

- Parcels > 12000sf Zoned SFD
- Parcels > 12000sf Zoned MDR
- Parcels > 12000sf Zoned HDR
- Contours



Construction Camps



- “CONSTRUCTION CAMP” means those on-site buildings and/or trailers that are temporarily used to house and feed construction workers and/or store project construction materials and/or provide office space for contractors and sub-contractors.
 - Code offers little guidance other than this definition
 - Consider appropriate locations for Construction Camps
 - Possible conditional Use in Marine Related Industrial Areas
 - Possible permitted use in Marine Dependent Industrial Areas
 - Special Considerations?
 - Suggestions?

Next Steps



- *Next steps...*
 - *Incorporate feedback*
 - *Prepare detailed revisions*
 - *Resolution by Planning Commission*
 - *One Reading and Public Hearing*
 - *Ordinance by City Council*
 - *Two Readings and Public Hearing*

Questions, Comments, Suggestions?