

Municipality of Anchorage - Effective November 7, 2023

Zoning Fee Schedule

Pre-application meeting for any land use entitlement application, including but not limited to, rezoning, platting, conditional use, and major site plan review applications:	
Flat fee for an application	\$130
Conditional use, area master plan, development master plan, (or major amendments to) where gross site area is:	
1.75 acres or less - single family residential	\$1,770
1.75 acres or less (all except single family residential)	\$4,720
1.76 to 5.00 acres	\$7,080
5.01 to 40.00 acres	\$10,385
40.01 acres or more	\$16,520
Rezoning Applications (Area Map Amendments) - total charges not to exceed \$33,960	
Rural less than 5 acres - Any parcels (single parcel or contiguous parcels) with Rural (Class B) designations per AMC 21.08.050B with a gross site area of less than 5 acres	\$2,830
1.75 acres or less - any single parcel with a gross site area of 1.75 acres or less	\$2,830
Over 1.75 acres - any single parcel or contiguous parcels (base fee incl first 5 acres)	\$9,960 base fee
+ \$1,130 per acre for each acre over the 5 acres included in \$9,960 base fee	\$1,130 per acre
Alcohol Special Land Use Permit	
Base Fee of \$1,180 plus following amount per square foot (sf):	
(1) Beverage dispensary, Tourism, Outdoor Recreational Lodge, and Destination Resort Licenses (total with base fee not to exceed \$4,720)	\$3.00 / sf
(2) Club License (total with base fee not to exceed \$4,720)	\$1.40 / sf
(3) Package Store License (total with base fee not to exceed \$4,720)	\$1.80 / sf
(4) Sporting Activity or Event, Pub, and Fair (total with base fee not to exceed \$4,720)	\$0.95 / sf
(5) Brewery, Winery, and Distillery Licenses (total with base fee not to exceed \$4,720)	\$0.60 / sf
(6) For a golf course license or license with a golf endorsement, without regard to gross site area or square footage	\$3,540 flat fee
Modification to Alcohol Special Land Use Permit	
Considered by the director	\$425
Considered by the assembly	\$850
Considered by the assembly after denial by the planning director	\$425
Restaurant or Eating Place Alcohol Special Land Use Permit Administrative Site Plan Review	
Base fee of \$1,180 plus \$0.70/sf (total with base fee not to exceed \$4,720)	

Applications for a public hearing before the Assembly on a rezoning with an unfavorable recommendation of the Planning & Zoning Commission \$1,130

Appeals or change of land use heard by the Zoning Board of Examiners and Appeals \$1,130

Variances	
Administrative variance (minor dimensional variance)	\$710
Single family residential use on one lot (any district)	\$710
Sign permit variance	\$1,370
Fence variance	\$1,260
Parking space variance	\$1,370
All other types of variances (LAND CLASSES)	\$3,965

Minor amendments to prev. approved conditional uses, area master plans, development master plans, variances, & site plans, including time extensions & site plan changes. \$1,130

Any other matter requiring a public hearing before the Planning & Zoning Commission \$3,965

Site Plan Review	
Mailed notice not required	\$3,965
Mailed notice only	\$4,530
Mailed notice and hearing (to include CSS projects, total for all three phases)	\$5,665
Administrative Site Plan Review	
Admin. site plan (all except ones where mailed notice is not required)	\$3,965
Admin. site plan - mailed notice not required	\$1,850

Appeal of director's decision of an administrative site plan review to the Urban Design Commission (A site plan review decision pursuant to AMC 21.03.180C) \$1,415

Appeal of director's decision of an administrative permit to the Zoning Board of Examiners and Appeals (An administrative permit decision pursuant to AMC 21.03.030D) \$1,415

Appeal to the Planning & Zoning Commission sitting as the Board of Adjustment \$1,415

Platting Fee Schedule

Step 1: Preliminary Plat

Abbreviated plat (short plat)	\$2,830
Abbreviated plat that only eliminates one interior lot line	\$1,415
All other plats (public hearing required) base fee plus must also add \$165 per lot or tract created or \$905 per commercial fragmented lot	\$4,530 plus \$165 per lot/tract or \$905 per commercial frag lot

* Include Vacation/Variance fees below, if applicable

Step 2: Final Plat

Administrative fee for most plats	\$2,645
Administrative fee for an abbreviated plat that only eliminates one interior lot line (does not apply if there is a subdivision agreement)	\$755
<u>Plat checking fee (one fee from below list)</u>	
Abbreviated plat with survey waiver	\$415
Abbreviated plat with survey	\$710
Record of survey	\$415
Commercial tract	\$710
Other plats	\$710

Vacation/Variance

Vacation	
With preliminary plat	\$945
Without preliminary plat	\$4,155

Variance	
With preliminary plat	\$945
Without preliminary plat	\$2,830

A vacation or variance fee is only charged once per property affected. If there are multiple vacations or variances for the same property, the fee is only charged once (for the same type.) However, vacations and variances differ, and you may owe both a variance fee and a vacation fee for the same property plat.

Other Platting Fees

Re-filing a previously recorded final plat	\$590
Modification or removal of plat note	\$1,415
Minor amendments to previously approved preliminary plats, including time extensions	\$945
2 nd time extension - same fee as for an original application plus all other applicable fees such as for a variance or vacation, etc.	Same fees as for an original applic.
Appeal of an abbreviated plat to the Platting Board	\$1,130
Any other matter requiring a public hearing before the Platting Board	\$3,965

Marijuana

Special Land Use Permit for Marijuana (all license types)	\$1,700
Modification of an approved Special Land Use Permit for Marijuana (approved by the Anchorage Assembly)	\$850
Modification of an approved Special Land Use Permit for Marijuana (approved by the Planning Director)	\$425

MISCELLANEOUS FEES

Accessory dwelling unit processing fee \$120

Addressing

Assign street address	\$90/address
Street name change request	\$945

Board of Adjustment

Notice of Appeal	\$1,130
Record preparation, supporting documents	\$1.80/per page

Bonus Points Calculation - Central Business District \$415

Certifications/Document Registrations

Certification of zoning status, including nonconforming rights (grandfather rights) 1 hr. min.	\$135/hour
Certified zoning map verifying zoning status	\$90/sheet
Certificate of nonconforming encroachment	\$415
Registration of nonconforming lots of record	\$415

Hillside Wastewater Plan Amendments

1.75 acres or less	\$4,720
1.76 to 5.00 acres	\$7,080
5.01 to 40.00 acres	\$10,385
40.01 acres or more	\$16,520

Land Use Administrative Permits

Premises where minors are not allowed	\$1,180
Snow disposal site	\$1,180
Antenna attachment to a tower (per antenna attachment)	\$280/each
Unlicensed nightclub	\$590
Bed & breakfast or rooming house (biennial)	\$290

<u>Parking Access Agreement</u>	\$235 per agreement
<u>Planning publications</u>	at cost
<u>Reschedule hearing at petitioner's request</u>	\$885
<u>Site Landscaping Review</u>	\$135/hr.
<u>Underground utility variance</u>	
Underground utility variance application - temporary	\$1,890
Underground utility variance application - permanent	\$3,780
<u>Wetlands</u>	
Permit for an area 16,500 sq ft or less	\$180
Permit for an area greater than 16,500 sq ft	\$560
Wetlands plan amendment - parcel 1.75 acres or less	\$4,720
Wetlands plan amendment - parcel 1.76 -5.00 acres	\$7,080
Wetlands plan amendment - parcel 5.01 - 40.00 acres	\$10,385
Wetlands plan amendment - parcel greater than 40.00 acres	\$16,520