

Municipality of Anchorage

G.3

MEMORANDUM

DATE: January 9, 2017

TO: Planning and Zoning Commission

THRU: Hal H. Hart, AICP, Director, Planning Department

FROM: Ryan Yelle, Planning Department; Katie Dougherty,
Office of Economic and Community Development

SUBJECT: Case 2017-0001, Text Amendments to Anchorage Municipal Code
Title 21

Background:

The Office of Economic and Community Development through the Planning Department, has sought the means to support, encourage, and increase the local production, consumption, and sale of food and produce. This will assist in reducing Anchorage's dependence on food and produce imports, and to minimize the impact of supply chain disruption during times of emergency. As part of this effort, it was determined that text amendments to AMC Title 21 would contribute toward this goal.

Description:

The first text amendment modifies section 21.05.010, and 21.10.050 to allow "Farmer's Markets" as a permitted use in the PR and CE-PR zoning districts. Current efforts are underway by the Planning Department to rezone all dedicated parks from PLI or PLI-P to PR. Without this amendment, farmer's markets operating in re-zoned areas would no longer be permitted. Additionally, this amendment will increase the amount available space and locations for organized farmer's markets.

The second amendment modifies 21.06.030.D.6. Height Exceptions, to allow rooftop greenhouses to exceed the maximum allowable height of the district by fifteen feet within the R-2M, R-3, R-4, R-4A, B-1A, B-1B, B-3, DT-1, DT-2, DT-3, and RO zoning districts. Single-family and two-family dwelling units within these zoning districts would be excluded. This amendment will incentivize the use of rooftops for growing food, and will give a use to typically unused space.

Planning staff conducted an analysis of appropriate zoning districts and use types that this height exception should apply to. It was determined that the aforementioned districts are suitable when considering other standards that

apply to parcels within these districts. These standards include allowable lot coverage, lot size, dwelling units per acre, and setback restrictions. Single-family and two-family dwellings typically have a building footprint that is below allowable lot coverage, and thus those uses have additional space for which to construct an on-grade greenhouse. For this reason, this height exception shall not apply to single-family and two-family dwellings.

Lastly, the third amendment will add a legal definition of “Greenhouse” to 21.14.040. This definition will provide the public and municipal staff with a consistent interpretation when drafting and examining development plans which include greenhouses.

The Office of Economic and Community Development and Planning staff appreciate your evaluation and recommendation of this ordinance to the Assembly.



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM - 2017

Meeting Date: _____

From: MAYOR

Subject: AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05.010E., TABLE 21.05-1, AND 21.10.050A.5, TABLE 21.10-4 TO ADD FARMER'S MARKET AS A PERMITTED USE IN THE PR AND CE-PR DISTRICTS; AMENDING AMC SECTION 21.06.030D.6 TO ALLOW BUILDINGS WITH GREENHOUSES LOCATED ON ROOFTOPS TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF THE DISTRICT BY NO MORE THAN 15 FEET; AND AMENDING AMC SECTION 21.14.040 TO ADD THE DEFINITION OF GREENHOUSE.

In an effort to reduce our reliance on food produced outside the state and minimize the impact of supply chain disruption during times of emergency, this ordinance seeks to increase the opportunity for local food production, sales, and consumption. The proposed ordinance amends Anchorage Municipal Code sections 21.05.010, Table 21.05-1, and 21.10.050, Table 21.10-4 to make "Farmer's Markets" a permitted use in the PR and CE-PR districts; amends AMC 21.06.030 to allow buildings with rooftop greenhouses to exceed the district height limit by 15 feet in select districts; and amends AMC 21.14.040 to add the definition of "Greenhouse."

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by: Ryan Yelle, Associate Planner, Planning Department; Katie Dougherty, Executive Assistant, Office of Economic and Community Development

Approved by: Christopher M. Schutte, Director
Office of Economic & Community Development

Concur: Robert E. Harris, CFO

Concur: William D. Falsey, Municipal Attorney

Concur: Michael K. Abbott, Municipal Manager

Respectfully submitted: Ethan A. Berkowitz, Mayor

Submitted by: Chair Gray-Jackson at the
Request of the Mayor
Prepared by: Office of Economic and Community
Development/Planning Department
For reading:

**ANCHORAGE, ALASKA
AO NO. 2017–**

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05.010E., TABLE 21.05-1, AND 21.10.050A.5, TABLE 21.10-4 TO ADD FARMER’S MARKET AS A PERMITTED USE IN THE PR AND CE-PR DISTRICTS; AMENDING AMC SECTION 21.06.030D.6 TO ALLOW BUILDINGS WITH GREENHOUSES LOCATED ON ROOFTOPS TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF THE DISTRICT BY NO MORE THAN 15 FEET; AND AMENDING AMC SECTION 21.14.040 TO ADD THE DEFINITION OF GREENHOUSE.

(PLANNING AND ZONING COMMISSION CASE 2017-0001)

WHEREAS, approximately 95% of the food Alaskans purchase is imported, representing \$1.9 billion leaving the state annually, there exists a need to further encourage production and consumption of locally grown produce; and

WHEREAS, Farmer’s Market is an appropriate use within the PR district that will provide additional areas throughout the Municipality for the hosting of organized farmer’s markets; and

WHEREAS, the development of rooftop greenhouses has proven to be a successful means of increasing local food production and utilization of otherwise unused space in other urban areas across the country; and

WHEREAS, increased food production, sale, and consumption of local foods could create additional revenue sources and provide new opportunities for workforce development in both Anchorage and Southcentral Alaska; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.05.010E., Table 21.05-1 is hereby amended to read as follows.

Chapter 21.05: Use Regulations
Sec.21.05.010 Table of Allowed Uses

**Title 21: Land Use Planning
Anchorage, Alaska**

July 29, 2015
Page 5-11

Section 2. Anchorage Municipal Code section 21.06.030D.6. is hereby amended to read as follows:

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15)

Table 21.10-4, Page 10-52

May 21, 2014
Page 10-52

21.14.040 DEFINITIONS

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; 2014-132, 11-5-14; AO 2015-82, 7-28-15; AO 2015-100, 10-13-15; AO 2015-138, 1-12-16; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16)

Section 5. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2016.

Chair

ATTEST:

Municipal Clerk

Reviewing Agency & Public Comments

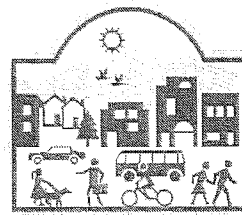


Municipality of Anchorage

Planning Department

Long-Range Planning Division

Memorandum



Date: November 22, 2016

To: Ryan Yelle, Associate Planner, Current Planning Division
Corliss Kimmel, Office Associate, Current Planning Division

From: Jody Seitz, Associate Planner, Long-Range Planning Section

Subject: Case #2017-0001

Long Range Planning has reviewed Case 2017-0001, a proposal to amend Anchorage Municipal code Title 21 to add "Farmer's markets" as an allowable use in Parks and Recreation (PR) Districts; amending AMC Section 21.06.030 to allow buildings with greenhouses located on rooftops to exceed the height limit of the district by no more than 15 feet; and amending AMC Section 21.14.040 to add the definition of "Greenhouses."

Title 21 already provides for various aspects of food production in urban areas as follows:

- Community Gardens are permitted (allowed) in the R-2M, R3, R-4, and R4A residential zones, as well as in the B-1A, B-1B, B-3, and RO districts.
- Commercial horticulture is a Conditional Use in the R-1, R-1A R-2A, R-2D, R-2M and PLI zoning districts. It is permitted (allowed) in the B-3, I-1, and I-2 districts.
- Large domestic animal facilities are conditional uses in the B-3, I-2, PR, and PLI districts. They are permitted in the I-1 district.
- Farmer's markets are permitted in the B1A, B1B, B-3, MC, I-1, I-2, and PLI districts.
- Commercial food production is permitted in the I-1, I-2, MI, and PLI districts. It is a conditional use in the B-3 district.
- Aquaculture is a conditional use in the MC, I-2, and PLI districts. It is permitted in the MI district.

The proposed amendments to Title 21 directly address the issue of food security. The issue of food security was raised by one Anchorage citizen, who commented that the 2040 land Use Plan should designate land for urban farming, to make Anchorage more resilient to food shortages and less vulnerable to interruptions in air cargo or freight. This is an emerging issue nationally in response to the vertical integration of farming and food distribution. Anchorage is perceived as vulnerable to interruptions in freight transport for any number of reasons, but which include fuel shortages or potential attacks on our ports and/or airports. Neither Anchorage 2020 nor the 2040 Land Use Plan dictate specific uses of individual parcels.

The proposed amendments will make it easier for citizens to use their property to grow food, for personal use and potentially in commercial quantities. The proposed amendment to add farmer's markets as an allowed use in the Parks and Recreation District, will allow fresh produce to be sold and accessible to a wider population in our community.

Lastly, these proposed amendments encourage local production of food, which could potentially enable Anchorage to become less dependent on food grown outside of the state and more resilient in times of food shortage. Long Range Planning endorses the proposed changes to Title 21.

Public Comments: 2017-0001

Commenter	Email	Phone Number	Submitted
Matt Burkholder	hoccpresident@gmail.com		12/19/2016 9:23:48 PM
The Huffman-OMalley Community Council has no objection as of our last meeting 12/19/16. Matt Burkholder HOCC President			

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DEC 19 2016

PLANNING DEPARTMENT

Kimmel, Corliss A.

From: Schoenthal, Terry N.
Sent: Monday, December 19, 2016 5:03 PM
To: Kimmel, Corliss A.
Subject: FW: Remarks regarding Case 2017-0001

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DEC 19 2016

PLANNING DEPARTMENT

Hi Corliss,

For the Case File.

Terry

From: Carla McConnell [mailto:cmcconnell@stmnc.net]
Sent: Monday, December 19, 2016 4:50 PM
To: Schoenthal, Terry N. <SchoenthalTN@ci.anchorage.ak.us>
Subject: Remarks regarding Case 2017-0001

Mr. Schoenthal,

I am writing in regards to Case 2017-0001 Text Amendment to Anchorage Municipal Code, Title 21, Allowing Farmers Markets in the PR Zone. I am an organizing member of the Muldoon Farmers Market . We are a 100% volunteer market that was developed as a way for Muldoon residents to have a local farmers market that was accessible by car, bicycle, and walking. This is important since up to 40% of Muldoon residents do not own automobiles. We currently are set up at Begich Middle School, but our end goal is to operate out of the currently in development Muldoon Town Square Park. We see this Park as a place for Eastside to have community in an area of town that is targeted for high density population in the Anchorage 2020 Plan.

I urge the Planning and Zoning Commission to accept this amendment to the Municipal Code. This will be good for the communities and will encourage use of our parks as intended.

Respectfully,

Carla H McConnell
907-301-4416
7243 Old Harbor Avenue
Anchorage AK 99504

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety

RECEIVED

DEC 15 2016

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications ~~PLANNING DEPARTMENT~~

DATE: December 14, 2016

TO: Terry Schoenthal, Manager, Current Planning

FROM: Ron Wilde, P.E.
Structural Plan Reviewer
Building Safety
343-8371

SUBJECT: Comments for Case 2017-0001
Ordinance – Rooftop Greenhouses

The proposed ordinance would allow a height limit increase for rooftop greenhouses that are not structurally part of a building. The cover memo said the purpose was to incentivize the use of rooftops for growing food.

First let me say that there is no such thing as a rooftop greenhouse that is "not structurally part of the building." The building and its roof always serve as the structural foundation for the greenhouse and its contents.

Growing food on top of roofs is expensive and generally not a good idea. Rather than incentivizing rooftop gardening, we should, if anything, be discouraging it.

The purpose of a roof is to keep water and weather out of a building. Walking on a roof will degrade it. If a walking surface and a greenhouse are part of the original design, well, okay. But the cost of the building will necessarily increase to accommodate it. Why would one want to increase the cost of their building, when they can simply garden on the ground at no extra cost?

Let me explain the structural impact of a greenhouse on a roof:

Gravity Dead Load

The weight of the greenhouse and its contents, including soil, would be a new gravity dead load on the roof and building. The building design would have to accommodate the additional load. Roofs are generally framed with joists or trusses that resist uniformly distributed dead and snow loads. The addition of a greenhouse introduces line loads from bearing walls that would require heavier

trusses or new beams and columns. The greenhouse loads would then have to be carried to the foundation through adequate framing.

Snow load

Roofs are designed for a uniformly distributed 40 pounds per square foot snow load. With a greenhouse, the snow load would be elevated to the greenhouse roof level. Bearing walls in the greenhouse would then distribute this load to the building's roof structure. These walls would deliver the snow load to the roof as a pounds per linear foot load, instead of a pounds per square foot load. This necessitates heavier trusses or joists, or new beams and columns.

Snow Drifting

A greenhouse would create new snow drifting loads on the building. Not only would there be leeward drifting on the building's roof due to snow blowing from the greenhouse's roof, there would also be windward drifting where the greenhouse obstructs snow that is blowing along the building's roof.

Wind

Wind force increases with height. Wind force also increases due to the acceleration of wind as it flows over the roof. A greenhouse would not just be subjected to these higher wind forces, but also to increased wind-related uplift and overturning forces. These forces would all need to transfer down through the structure to the foundation.

Earthquake

The higher a gravity load is located in a building, the more seismic effect it creates. A rooftop greenhouse therefore increases disproportionately the seismic force on the building's roof that supports it. Of particular concern are increased seismic lateral and overturning forces. These forces would all need to transfer down through the structure to the foundation.

Existing roofs over carports and decks

Most existing carports and decks have not been adequately designed for wind or earthquake. They did not require building permits until about the year 2000. Not only would they not have been designed for a new greenhouse's gravity loads, but the additional weight and vertical surface area from a rooftop greenhouse could cause collapse in even moderate earthquakes or wind storms.

Existing roofs over garages

Although not as dangerous as carports and decks, greenhouses over existing garages would also pose a significant threat of failure, even in moderate earthquakes or wind storms. The garage door takes out the shear wall along one side of the building, thus significantly limiting the building's resistance to wind and earthquakes. A greenhouse on the roof would exacerbate the condition.

If the intent of this ordinance is to encourage rooftop greenhouses that will be designed as an integral part of a new building – okay. The additional loads will be accounted for as part of the structural design. It would be a costly way to garden, but – okay.

However, if the intent of this ordinance is to encourage new rooftop greenhouses on existing roofs, it is a very bad idea. The new rooftop greenhouse would have a significant impact on the structural integrity of the building that supports it.

The building would have to be structurally analyzed for the effect of the greenhouse. Because this is beyond the ability of building owners, professional analysis would be required.

The addition of the greenhouse on the roof would always require modification of the existing structure to transfer the new forces from gravity, snow, snow drifting, seismic, and wind down to the foundation.

A building permit is required for greenhouses. The application would need to include the analysis of the new greenhouse's effect on the structure as well as the design of structural modifications necessary to transmit the new forces to the building's foundation.

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Ethan Berkowitz

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DEC 15 2016

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions **PLANNING DEPARTMENT**

DATE: December 15, 2016
TO: Terry Schoenthal, Current Planning Section Supervisor
FROM: Brandon Telford, Plan Review Engineer
SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: January 9, 2017

Case 2016-0081 – University Lake Park Master Plan Public Hearing Draft.

Department Recommendations:

The Private Development Section has no comment.

Case 2017-0001 – Ordinance amending Anchorage Municipal Code (AMC) Title 21 (New Code) Subsection 21.05.010E., Table 21.05-1, to add "Farmers Markets" as an allowable use in Parks and Recreation (PR) Districts; amending AMC Section 21.06.030 to allow buildings with greenhouses located on rooftops to exceed the height limit of the district by no more than 15 feet; and amending AMC Section 21.14.040 to add the definition of "Greenhouses".

Department Recommendations:

The Private Development Section has no comment.

Case 2017-0002 – Ordinance amending Anchorage Municipal Code Title 21 (New Code) to add a new method of subdivision called Unit Lot Subdivision.

Department Comments:

21.08.070E.5.a: "The dimensional standards of tables 21.06-1, 21.06-2, 21.09-5, 21.09-6, 21.10-6, and 21.10-7 apply to the **parent lot**, **except** that the maximum number of principal structures per lot shall apply to the **parent lot**." Is this wording correct?

21.08.070E.6.c: Should the reference to snow storage standards be 21.07.040.F?

Department Recommendations:

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PLANNING DEPARTMENT

21.08.070E.3.c: Add subsection requiring development plans for Unit Lot Subdivisions with three or more Unit Lots to include locations of required drainage infrastructure in accordance with the current Design Criteria Manual-DCM.

21.08.070E.7.f: Add drainage infrastructure to the list of Homeowner Association responsibilities.

Case 2017-0003 – Recommendations to modify the “Special Limitations” in Assembly Ordinance 2009-39 which approved a rezone of four (4) parcels from R-1A (Single Family Residential) District to R-4 SL (Multiple-Family Residential with Special Limitations) District, containing an Effective Clause which states: “The R-4SL zoning shall not become effective until recordation of a final plat combining the four parcels into one tract.”

Department Recommendations:

The Private Development Section has no comment.



MUNICIPALITY OF ANCHORAGE
Department of Health and Human Services



Date: December 9, 2016

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To: Department of Planning, Zoning and Platting Division

DEC 12 2016

Thru: *MF* Melinda Freeman, Director, DHHS

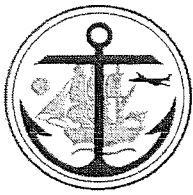
From: Shelley Griffith, EHS Program Manager, DHHS

PLANNING DEPARTMENT

Subject: Comments Regarding CUP 2017-0001, Planning & Zoning

No Comment.

CC: Clara Park, Sr. Office Associate
Janine Nesheim, EHS Specialist – Plan Review
Amory Lelake, Public Information Officer



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

RECEIVED

DATE: 09 December 2016 DEC 09 2016

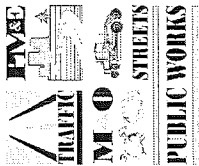
TO: Current Planning Division Supervisor.
Planning Department PLANNING DEPARTMENT

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: 2017-0001 Ordinance amending Anchorage Municipal Code (AMC) Title 21 (New Code) Subsection 21.05.010E, Table 21.05-1 to add Farmer's Markets as an allowable Use in Parks and Recreation (PR) Districts amending AMC Section 21.06.030 to allow buildings with greenhouses located on rooftops to exceed limits of the district by no more than 15 feet and amending AMC Section 21.14.040 to add the definition of "Greenhouses"

Traffic Department has no objection to the proposed ordinance.



MUNICIPALITY OF ANCHORAGE
PUBLIC WORKS DEPARTMENT
4700 Elmore Road
Anchorage AK 99507

Project Review Form

Project Name: Title 21 Amendment – Farmer’s Markets and Greenhouses		Project No: Case No:	2017-0001
Project Status:		<input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input checked="" type="checkbox"/> Other	
Name/Title: Andrew Watts/Transit Planning Technician; Randy Bergt/Capital Project Engineer			
Organization / Department: Public Transportation Dept / People Mover			
Phone Number: 343-8496 (Andrew) or 343-8285 (Randy)		Date:	

	Page/ Sheet No.	Reviewer	Comment	Response
1)		AW	Thank you for the opportunity to review. Transit anticipates no impact to existing or planned bus services from adoption of this ordinance.	
2)				
3)				
4)				
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PLANNING DEPARTMENT

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY **RECEIVED**

M E M O R A N D U M

NOV 28 2016

PLANNING DEPARTMENT

DATE: November 22, 2016
TO: Terry Schoenthal, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, AWWU Planning
SUBJECT: Zoning Case Comments
Hearing Date: January 9, 2016
Agency Comments Due: December 12, 2016

AWWU has reviewed the materials and has the following comments.

2016-0081 UNIVERSITY LAKE TR A, University Lake Park Master Plan Public Hearing Draft, Grid SW1736

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this Master Plan.

2017-0001 TITLE 21 AMENDMENT, Ordinance amending Anchorage Municipal Code (AMC) Title 21 (New Code) Subsection 21.05.010E., Table 21.05-1, to add "Farmer's Markets" as an allowable use in Parks and Recreation (PR) Districts; amending AMC Section 21.06.030 to allow building with greenhouses located on rooftops to exceed the height limit of the district by no more than 15 feet; and amending AMC Section 21.14.040 to add the definition of "Greenhouses", Grid N/A

1. AWWU has no objection to this Ordinance amendment.

2017-0002 TITLE 21 AMENDMENT, Ordinance amending Anchorage Municipal Code Title 21 (New Code) to add a new method of subdivision called Unit Lot Subdivision, Grid N/A

1. AWWU has no objection to this Ordinance amendment.

2017-0003 GREEN #1 TR B-1 & B-2, T12N R3W SEC 17 S80' OF N320' OF S570' OF W150' OF E600', T12N R3W SEC 17 N240' OF S570' OF W150' OF E600', Request to modify the "Special Limitations" in Assembly Ordinance 2009-36 which approved a rezone of four (4) parcels from R-1A (Single Family Residential) District to R-4 SL (Multiple-Family Residential with Special Limitations) District, containing an Effective Clause which states: "The R-4SL zoning shall not become effective until recordation of a final plat combining the four parcels into one tract", Grid SW2533

1. AWWU water and sewer are available to these parcels.
2. AWWU has no objection to this Special Limitations.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz

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DEC 16 2016

PLANNING DEPARTMENT

December 8, 2016

To: Municipality of Anchorage Planning Department
Current Planning Division
PO Box 196650
Anchorage, AK 99519-6650

From: Paul R Stang,
President, University Area Community Council

RE: Case No. 2017-0001

We only received this notice after we set our agenda for our December 2016 meeting on 12/7/16. You request Community Council comments by 12/19/16. That is insufficient time for us to adequately consider.

We request that a cognizant MUNI official come to our January 4, 2017, meeting and brief our council on these amendments. Please contact me by email (paulrstang@gmail.com) to set up that briefing. We hopefully then will be in a position to testify at your January 9, 2017, hearing.

Thank you

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Stang". The signature is fluid and cursive, with the first name "Paul" and last name "Stang" clearly distinguishable.

Paul Stang

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

FIRST CLASS MAIL

«Name»
«Address»
«City», «State» «Zip»

ALL
COMMUNITY
COUNCILS

MAILED

NOTICE OF PUBLIC HEARING: Monday, January 9, 2017

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2017-0001

PETITIONER: MOA – Office of Economic and Community Development through Current Planning

REQUEST: Ordinance amending Anchorage Municipal Code (AMC) Title 21 (New Code) Subsection 21.05.010E., Table 21.05-1, to add "Farmer's Markets" as an allowable use in Parks and Recreation (PR") Districts; amending AMC Section 21.06.030 to allow buildings with greenhouses located on rooftops to exceed the height limit of the district by no more than 15 feet; and amending AMC Section 21.14.040 to add the definition of "Greenhouses".

COMMUNITY All Community Councils

COUNCIL(S):

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 PM, Monday, January 9, 2017 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at <http://www.muni.org/CityViewPortal>.

Name: _____

Address: _____

Comments: _____

