

Submitted by: Chair of the Assembly at the Request of the Mayor

Prepared by: Planning Department

For reading November 21, 2006

CLERK'S OFFICE

APPROVED As Amended

Date: 4-10-07
Assembly Committee Substitutes
of all Chapters were Anchorage, Alaska
substituted 3-27-07 and AO 2006-172
subsequently amended

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE**
2 **TITLE 21 TO ADOPT NEW CHAPTERS 21.01, 21.02, 21.08, AND 21.13.**
3

4
5 THE ANCHORAGE ASSEMBLY ORDAINS:

6
7 **Section 1.** Anchorage Municipal Code is hereby amended to adopt a new
8 chapter 21.01, General Provisions, as set forth in Attachment A, attached hereto.
9

10 **Section 2.** Anchorage Municipal Code is hereby amended to adopt a new
11 chapter 21.02, Boards, Commissions, and Municipal Administration, as set forth
12 in Attachment B, attached hereto.
13

14 **Section 3.** Anchorage Municipal Code is hereby amended to adopt a new
15 chapter 21.08, Subdivision Standards, as set forth in Attachment C, attached
16 hereto.
17

18 **Section 4.** Anchorage Municipal Code is hereby amended to adopt a new
19 chapter 21.13, Enforcement, as set forth in Attachment D, attached hereto.
20

21 **Section 5.** This ordinance shall become effective simultaneous with:

22
23 A. **Adoption** of chapters 21.03 Review and Approval Procedures;
24 21.04 Zoning Districts; 21.05 Use Regulations; 21.06 Dimensional
25 Standards and Measurements; 21.07 Development and Design
26 Standards; 21.12 Nonconformities; and 21.14 Definitions; **and**

27
28 B. **Repeal** of chapters 21.05 Comprehensive Plan; 21.10 Boards and
29 Commissions; Administrative Officers; 21.15 Variances,
30 Conditional Uses, Subdivision Approval and Other Special Land
31 Use Permits; 21.20 Zoning Map Amendments; 21.25 Enforcement;
32 Violations and Penalties; 21.30 Appeals; 21.35 General Provisions;
33 21.40 Zoning Districts; 21.45 Supplementary District Regulations;
34 21.50 Standards for Conditional Uses and Site Plans; 21.55
35 Nonconforming Uses; 21.60 Floodplain Regulations; 21.65 Airport
36 Height Zoning Regulations; 21.67 Water Pollution Control; 21.67

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2006- 172

Title: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADOPT NEW
 CHAPTERS 21.01, 21.02, 21.08, AND 21.13 (PZC Case No. 2006-147)

Sponsor:

Preparing Agency: Planning Department

Others Impacted: None

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	FY06	FY07	FY08	FY09	FY10
Operating Expenditures					
1000 Personal Services	\$ -	\$ -	\$ -	\$ -	\$ -
2000 Non-Labor	-	-	-	-	-
3900 Contributions	-	-	-	-	-
4000 Debt Service	-	-	-	-	-
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others	\$ -	\$ -	\$ -	\$ -	\$ -
Less: 7000 Charges to Others	-	-	-	-	-
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

As Chapters 1, 2, 8, and 13 propose mostly minor changes to the current code, the economic effects are expected to be minimal. However, the Planning Department is contracting to have an Economic Impact Analysis performed on the proposed code. As these four chapters will not take effect until the remaining chapters are also adopted, any significant economic results produced by the Economic Impact Analysis can be factored in at a later date.

PRIVATE SECTOR ECONOMIC EFFECTS:

See above.

Prepared by: Erika McConnell

Telephone: 343-7917



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 853 -2006

Meeting Date: November 21, 2006

1 **From:** MAYOR

2
3 **Subject:** AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE
4 TITLE 21 TO ADOPT NEW CHAPTERS 21.01, 21.02, 21.08, AND 21.13.
5

6 The Assembly approved a schedule for the Title 21 Rewrite Project, calling for adoption of
7 chapters 21.01, 21.02, 21.08, and 21.13 by the end of 2006. A brief description of these
8 chapters follows:
9

10 Chapter 21.01, *General Provisions*: This chapter lays out the authority, purpose,
11 applicability, and jurisdiction of the title. It establishes the official zoning map and the
12 elements of the municipal comprehensive plan, and also proposes provisions for dealing with
13 conflict between various documents, and the transitional provisions to be followed once the
14 full Title 21 is adopted.
15

16 Chapter 21.02, *Boards, Commissions, and Municipal Administration*: This chapter describes
17 the powers and duties of each board and commission with responsibilities established in
18 Title 21, as well as general procedures for all the bodies.
19

20 Chapter 21.08, *Subdivision Standards*: This chapter sets the design standards for
21 subdivisions, including drainage design, access, and utility easements. In addition, it
22 outlines the types and amounts of dedications the municipality may require, and the types of
23 improvements required, along with the person or entity responsible for each improvement. It
24 also describes the subdivision agreement process, and provides an alternate method of
25 subdividing, called a Conservation Subdivision.
26

27 Chapter 21.13, *Enforcement*: This chapter defines a violation, identifies the person/entity
28 responsible for enforcement and inspections, sets remedies and penalties for violations, and
29 provides two procedures (public and private) for enforcement actions.
30

31 While an economic impact analysis is being performed on the remaining chapters
32 (chapters 3-7, 12), these four chapters of Title 21 have little to no effect on economic
33 changes brought about by the revised code. By adopting them this fall, the department has
34 completed approximately half of the Title 21 Rewrite (Chapters 21.09, *Girdwood Land Use*
35 *Regulations*, and 21.47, *Signs*, are already adopted and in effect).

1
2 The Platting Board held public hearings on October 18 and November 1, and the Planning
3 and Zoning Commission public hearing is scheduled for November 13. Their
4 recommendations and the Administration's will be provided in late November or early
5 December.
6

7
8 Prepared by: Planning Department
9 Approved by: Tom Nelson, Director, Planning Department
10 Concur: Mary Jane Michael, Executive Director
11 Office of Economic and Community Development
12 Concur: James N. Reeves, Municipal Attorney
13 Concur: Denis C. LeBlanc, Municipal Manager
14 Respectfully submitted, Mark Begich, Mayor
15

16
17 Attachments: Chapter 21.01, *General Provisions*
18 Chapter 21.02, *Boards, Commissions, and Municipal Administration*
19 Chapter 21.08, *Subdivision Standards*
20 Chapter 21.13, *Enforcement*