

Municipality of Anchorage - Updated January 2011

Zoning Fee Schedule

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	\$1,500
1.75 acres or less (all except single family residential)	\$4,000
1.76 to 5.00 acres	\$6,000
5.01 to 40.00 acres	\$8,800
40.01 acres or more	\$14,000
Rezoning Applications (Area Map Amendments) - total charges not to exceed \$30,000	
Rural less than 5 acres - Any parcels (single parcel or contiguous parcels) with rural designations per 21.85.020C with a gross site area of less than 5 acres	\$2,500
1.75 acres or less - any single parcel with a gross site area of 1.75 acres or less	\$2,500
Over 1.75 acres - any single parcel or contiguous parcels (base fee incl first 5 acres)	\$8,800 base fee
+ \$1,000 per acre for each acre over the 5 acres included in \$8,800 base fee	\$1,000 per acre
Liquor - Conditional Use to obtain a liquor license	
Base Fee of \$1,000.00 plus following amount per square foot (sf):	
(1) Original beverage dispensary license (total with base fee not to exceed \$4,000)	\$2.50 / sf
(2) Club License (total with base fee not to exceed \$4,000)	\$1.20 / sf
(3) Package Store license (total with base fee not to exceed \$4,000)	\$1.50 / sf
(4) Recreational site or Pub (total with base fee not to exceed \$4,000)	\$0.80 / sf
(5) Brewpub license (total with base fee not to exceed \$4,000)	\$0.50 / sf
Flat fee of \$3,000.00 for a golf course license, without regard to gross site area or square footage	
Liquor - Duplicate Licenses - Conditional Use	
Flat fee for an application adding no additional square footage	\$1,000
Flat fee for an application adding 500 sq. ft. or less or an outdoor deck	\$1,250
Adding more than 500 sq. ft., base \$1,000 + amount per sq. ft. (total w/base NTE \$4,000)	\$2.50 / sf
Liquor - Restaurant Admin. Site Plan Review	
Base fee of \$1,000 plus \$0.60/sf (total with base fee not to exceed \$4,000)	
Applications for a public hearing before the Assembly on a rezoning with an unfavorable recommendation of the Planning & Zoning Commission	
	\$960
Appeals or change of land use heard by the Zoning Board of Examiners and Appeals	
	\$960
Variances	
Administrative variance (minor dimensional variance)	\$600
Single family residential use on one lot (any district)	\$600
Sign permit variance	\$1,160
Fence variance	\$1,160
Parking space variance	\$1,160
All other types of variances (LAND CLASSES)	\$3,360
Minor amendments to prev. approved conditional uses, area master plans, development master plans, variances, & site plans, including time extensions & site plan changes.	
	\$960
Any other matter requiring a public hearing before the Planning & Zoning Commission	
	\$3,360
Site plan review	
Mailed notice not required	\$3,360
Mailed notice not required for an administrative site plan	\$1,680
Mailed notice only	\$3,840
Mailed notice and hearing	\$4,800
Administrative site plan (all except ones where mailed notice is not required)	\$3,360
Site selection for a public facility	\$115/hr.

Appeal to the Planning & Zoning Commission from a bed and breakfast administrative site plan review, a church administrative site plan review, or an antenna tower site plan review (A SITE PLAN REVIEW DECISION PURSUANT TO ANCHORAGE MUNICIPAL CODE 21.45.235G.4.B)	\$1,200
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Appeal to the Planning & Zoning Commission sitting as the Board of Adjustment	\$1,200
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Platting Fee Schedule

Step 1: Preliminary Plat

Abbreviated plat (short plat)	\$2,400
Abbreviated plat that only eliminates one interior lot line	\$1,200
All other plats (public hearing required) base fee plus must also add \$140 per lot or tract created or \$800 per commercial fragmented lot	\$3,840 plus \$140 per lot/tract or \$800 per commercial frag lot

* Include Vacation/Variance fees below, if applicable

Step 2: Final Plat

Administrative fee for most plats	\$2,240
Administrative fee for an abbreviated plat that only eliminates one interior lot line (does not apply if there is a subdivision agreement)	\$640
<u>Plat checking fee (one fee from below list)</u>	
Abbreviated plat with survey waiver	\$350
Abbreviated plat with survey	\$600
Record of survey	\$350
Commercial tract	\$600
Other plats	\$600

Vacation/Variance

Vacation	
With preliminary plat	\$800
Without preliminary plat	\$3,520

Variance	
With preliminary plat	\$800
Without preliminary plat	\$2,400

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	\$500
Modification or removal of plat note	\$1,200
Minor amendments to previously approved preliminary plats, including time extensions	\$800
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	\$1,200
Any other matter requiring a public hearing before the Platting Board	\$3,360

MISCELLANEOUS FEES

<u>Accessory dwelling unit processing fee</u>	\$100
<u>Addressing</u>	
Assign street address	\$75/address
Street name change request	\$800
<u>Board of Adjustment</u>	
Notice of Appeal	\$960
Record preparation, supporting documents	\$1.50/per page
<u>Bonus Points Calculation - Central Business District</u>	\$350
<u>Certifications/Document Registrations</u>	
Certification of zoning status, including nonconforming rights (grandfather rights) 1 hr. min.	\$115/hour
Certified zoning map verifying zoning status	\$75/sheet
Certificate of nonconforming encroachment	\$350
Registration of nonconforming lots of record	\$350
<u>Hillside Wastewater Plan Amendments</u>	
1.75 acres or less	\$4,000
1.76 to 5.00 acres	\$6,000
5.01 to 40.00 acres	\$8,800
40.01 acres or more	\$14,000
<u>Land Use Administrative Permits</u>	
Premises where minors are not allowed	\$1,000
Snow disposal site	\$1,000
Tower	\$1,000
Antenna attachment to a tower (per antenna attachment)	\$250/each
Unlicensed nightclub	\$500
Bed & breakfast or rooming house (biennial)	\$250
<u>Parking Access Agreement</u>	\$200 per agreement
<u>Planning publications</u>	at cost
<u>Reschedule hearing at petitioner's request</u>	\$750
<u>Site Landscaping Review</u>	\$115/hr.
<u>Underground utility variance</u>	
Underground utility variance application - temporary	\$1,680
Underground utility variance application - permanent	\$3,360
<u>Wetlands</u>	
Permit for an area 16,500 sq ft or less	\$150
Permit for an area greater than 16,500 sq ft	\$475
Wetlands plan amendment - parcel 1.75 acres or less	\$4,000
Wetlands plan amendment - parcel 1.76 -5.00 acres	\$6,000
Wetlands plan amendment - parcel 5.01 - 40.00 acres	\$8,800
Wetlands plan amendment - parcel greater than 40.00 acres	\$16,000