

Floor Amendments #1 and #2
to Draft A.O. 2023-87(S)

Title 21 Text Amendment: H.O.M.E. Initiative
PZC Case No. 2024-0006

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Proposed Amendment #1 to AO 2023-87(S)

AO No. 2023-87(S) AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, AND PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS[, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].

Submitted by: Assembly Members Sulte and Johnson

PROPOSED AMENDMENT

Purpose/Summary of Amendment: This amendment puts the process into its standard order with code following adopted plans. AMC 21.03.210 regards amendments to the code. AMC 21.03.160E regards requirements for rezones, AMC 21.03.070 regards amendments to the Comprehensive Plan.

Section 1 changes should go through the same process as the other consolidations in Sections 3 and 4.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [Deleting words proposed by the unamended AO or AO(S)])

AO(S) Section 5, p. 31, beginning at line 22, amending as follows:

Section 5. Upon passage of this ordinance by the Assembly, the Planning Department shall initiate the procedure under AMC 21.03.210 ~~[AMC 21.03.070]~~ to recommend amendments to Code enactments by Sections 1, 2, 3 and 4 ~~[the comprehensive plan and the 2040 Land Use Plan]~~ to be consistent with the comprehensive plan and all its elements, [this ordinance,] if the Department determines there are any inconsistencies of this ordinance with any and all elements of the comprehensive plan ~~[or the 2040 Land Use Plan]~~. The Planning Department shall also consider Sections 1, 3 and 4 in light of the approval criteria for rezonings in AMC 21.03.160E.

Will there be any public or private economic effect to the proposed amendment?
 YES NO (check one) **If yes, please detail below.**

No

Proposed Amendment #2 to AO 2023-87(S)

AO No. 2023-87(S) AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, AND PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS[, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].

Submitted by: Assembly Members Sulte and Johnson

PROPOSED AMENDMENT

Purpose/Summary of Amendment: Section 1 and 2 changes should go through the same process as the other consolidations in Sections 3 and 4.

- The changes by Sections 1 and 2 should be aligned with the referral to Planning.
- Making Sections 1 and 2 effective immediately is inconsistent with the work still required in Section 6.
- There is no justification for putting the other new districts through a broader review but skipping that for the single family districts.
- Planning Department does not have staff to perform this work.
- Lessons from the Title 21 rewrite showed that there should be a transition time after significant code changes.
- A delay in implementation will allow the Municipal Assessor’s office time to reevaluate land value changes as a result of this significant rezoning.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO or AO(S)~~])

AO(S) Section 6, p. 31, beginning at line 7-14, amending as follows:

Section 6. The Assembly hereby petitions the Planning Department to initiate **[AND EXPEDITE]** a **concurrent** text amendment ordinance to Title 21 under AMC section 21.03.210 by evaluating what amendments are needed to the dimensional standards in AMC chapter 21.06 and to other provisions of the Anchorage Municipal Code necessary to give effect to Sections 1, ~~and~~ 2, 3 and 4 of this ordinance; drafting an ordinance or ordinances that do so; and providing it and a

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staff report to the Planning and Zoning Commission for its review and recommendation to be forwarded to the Assembly for action.

AND AO(S) Section 7, p. 32, beginning at line 23-28, amending as follows:

Section 7.

It is the intent of the Assembly that it shall, through subsequent ordinance(s), make any additional amendments to the Anchorage Municipal Code necessary to give effect to Sections 1, 2, 3 and 4 of this ordinance by the effective dates for those respective sections, after the Planning Department staff report and Planning and Zoning Commission's review and recommendation in accordance with AMC section 21.03.210.

AND AO(S) Section 9 [11], p. 32, beginning at line 39, amending as follows:

Section 9[11]. This ordinance shall have the following effective dates:

- ~~*[Sections 1 and 2 of this ordinance shall be effective **immediately upon passage and approval by the Assembly**]*~~ **ON JANUARY 1, 2024.**
- **SECTION 3 OF THIS ORDINANCE SHALL BE EFFECTIVE ON JUNE 1, 2024].**
- Sections 1, 2, 3 and 4 of this ordinance shall be effective no sooner than 12 months after the public process in Sections 5 and 6 is completed ~~*[on January 1, 2025].*~~
- The remainder of this ordinance shall be effective upon passage and approval by the Assembly.

<p>Will there be any public or private economic effect to the proposed amendment? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (check one) If yes, please detail below.</p>
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No