



Municipality of Anchorage
Planning Department
Memorandum



G.2.

Date: March 10, 2025

To: Planning and Zoning Commission

Thru: *HB* Méliisa Babb, Planning Director

From: *MF* Daniel Mckenna-Foster, Senior Planner, Long-Range Planning Division

Subject: Case No. 2025-0020, Phase 2 Changes to the B-3 District

BACKGROUND

Members of the Anchorage Assembly introduced AO No. 2024-102 in 2024 to amend AMC 21.04.030, *Commercial Districts*; 21.06.020, *Dimensional Standards Tables*; and 21.07, *Development and Design Standards*, in order to “simplify specific restrictions for residential development in the B-3 District.”

The Planning Department provided comments on this ordinance, including recommendations for additional changes. The Assembly adopted the ordinance on January 7, 2025, without the recommended changes but encouraged the Planning Department to submit an additional ordinance with the recommended changes for later review. This project answers that request.

OVERVIEW OF CHANGES

Continuing the intent of AO No. 2024-102, this proposal aims to reduce obstacles to residential development.

Section	Overview of proposed changes
Section 1	<ul style="list-style-type: none"> • Remove special height increase for residential development in B-3. This project aims to increase allowable heights overall without variability. • Allow an increase of height up to 100 feet through a conditional use process. • Remove special requirements for mixed-use development, including Floor-Area-Ratio bonus features which are seldom used. • Remove reference to enhanced street sidewalk, which will be changed by another zoning code update project.

Section	Overview of proposed changes
Section 2	<ul style="list-style-type: none"> Clarifies that the heights for residential uses and all other uses apply in the same way. Allows up to 60 feet of height in standard B-3 areas, with an allowance of up to 100 feet through a conditional use process.
Section 3	<ul style="list-style-type: none"> Restructures this section to list where the rules do or do not apply. This proposal would exempt B-3 from the site design rules of 21.07.110E. These rules are currently suspended under a moratorium until 2028.

COMMENTS RECEIVED

The Department received comments in support of the ordinance from the Rabbit Creek Community Council.

The Planning Department received “no comments or objections” from the following seven agencies: the Traffic Engineering Department; the Development Services Department—Right of Way, Addressing, and Private Development; the Project Management and Engineering Department-Watershed Management Services, the Anchorage Water & Wastewater Utility, and the Alaska Department of Transportation and Public Facilities.

STAFF RECOMMENDATION

Staff recommends approval of this ordinance.

RECOMMENDED FINDINGS

1. This proposal is a follow-up to AO No. 2024-102, which was adopted by the Assembly earlier this year.
2. The proposal helps implement the Comprehensive Plan and reduce barriers to development in urban areas.

Attachments: 1. Draft Ordinance
 2. Comments Received

Draft Ordinance

PZC Case No. 2025-0020

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Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2025-__

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.04, 21.06, AND CHAPTER 21.07 TO SIMPLIFY SPECIFIC RESTRICTIONS FOR RESIDENTIAL DEVELOPMENT IN THE B-3 ZONING DISTRICT.

(Planning and Zoning Commission Case No. 2025-0020)

WHEREAS, the Planning Department provided a memorandum with recommendations on AO 2024-102 to the Planning and Zoning Commission at its December 9, 2024 meeting, and the Planning and Zoning Commission discussed the item as part of their "Title 21" agenda item; and

WHEREAS, the Planning and Zoning Commission moved to direct the Planning staff to draft a memorandum to the Assembly that incorporated the materials and information that staff had already compiled on both AO 2024-102 and AO 2024-104 (AIM 2-2025 and AIM 3-2025) and also include information that the Planning and Zoning Commission agrees with the recommendation with respect to AO 2024-102 to consider additional opportunity for the public to review the materials via the Planning and Zoning Commission public hearing process; and

WHEREAS, the Assembly adopted AO 2024-102 at its January 7, 2025 regular meeting; and

WHEREAS, during the discussion, the Assembly and the Administration discussed additional changes proposed by the Planning Department that went beyond the original ordinance, and how to bring those changes forward; and

WHEREAS, additional improvements can be made to the B-3 zoning district which will apply rules more evenly to both residential and non-residential development; and

WHEREAS, additional improvements can be made to the B-3 zoning district which will reduce obstacles to housing and streamline permitting, in line with the Assembly's 2023 Housing Action Plan and the Mayor's 10,000 homes in 10 Years Housing Strategy; and

WHEREAS, the Planning Department has prepared this ordinance to incorporate those changes and bring them through the standard Planning and Zoning Commission process; now, therefore,

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**
2

3 **Section 1.** Anchorage Municipal Code section 21.04.30 is hereby amended to
4 read as follows (*the remainder of the section is not affected and therefore not set*
5 *out*):
6

7 **21.04.030 Commercial Districts.**
8

9 *** **

10 D. B-3: General Business District.
11

12 *** **

13 2. District-Specific Standards
14

15 a. [RESIDENTIAL IN B-3. THE BUILDING HEIGHT
16 INCREASE OF SUBSECTION 21.04.020I.2.D. IS
17 AVAILABLE TO RESIDENTIAL HOUSEHOLD LIVING
18 USES IN THE B-3 DISTRICT.
19

20 B. HEIGHT INCREASE PERMITTED. BUILDINGS IN THE
21 B-3 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT
22 ESTABLISHED FOR AREAS OUTSIDE OF MIDTOWN
23 IN TABLE 21.06-2, UP TO A MAXIMUM HEIGHT OF 70
24 FEET, SUBJECT TO THE FOLLOWING:
25

26 I. THE DEVELOPMENT SHALL BE WITHIN AN
27 AREA DESIGNATED BY THE
28 COMPREHENSIVE PLAN AS A COMMERCIAL
29 CENTER OR OTHER TYPE OF URBAN
30 CENTER ABOVE THE NEIGHBORHOOD
31 SCALE.
32

33 II. THE DEVELOPMENT SHALL BE SUBJECT TO
34 ADMINISTRATIVE SITE PLAN REVIEW AND
35 SECTION 21.07.070, NEIGHBORHOOD
36 PROTECTION.
37

38 C.] *Conditional Height Increase.* Buildings in the B-3 district
39 may exceed the height limit[INCREASE PERMITTED IN
40 SUBSECTION 2.B. ABOVE,] up to a maximum height of
41 100[75] feet, subject to a conditional use review and the
42 following additional approval criteria:
43

44 i. The development is within an area designated by
45 the comprehensive plan as a commercial center,

1 town center, or other type of urban center above
2 the neighborhood scale.

3
4 ii. The building height, massing, and intensity of use
5 is consistent with any applicable area-specific
6 element of the comprehensive plan.

7
8 iii. The building complies with subsections
9 21.04.030G.3. and 7., and any additional
10 placement and orientation conditions determined
11 by the conditional use review.

12
13 [D. MIXED-USE DEVELOPMENT IN THIS DISTRICT
14 SHALL FOLLOW THE STANDARDS OF SUBSECTION
15 H. BELOW.]

16
17 *** *** ***
18 [H. *STANDARDS FOR MIXED-USE DEVELOPMENT IN THE B-3*
19 *DISTRICT*

20
21 1. *APPLICABILITY.* THIS SECTION APPLIES TO
22 DEVELOPMENTS THAT CREATE A MIX OF RESIDENTIAL
23 WITH COMMERCIAL OR PUBLIC/INSTITUTIONAL
24 PRIMARY USES IN THE B-3 DISTRICT.

25
26 2. *FLOOR AREA RATIO (FAR) INCENTIVES.*

27
28 A. THE FLOOR AREA RATIO (FAR) AND BONUS
29 PROVISIONS SET OUT IN SUBSECTION G.3. ABOVE
30 APPLY.

31
32 B. IN ADDITION TO THE BONUS FEATURES
33 AVAILABLE IN SUBSECTION G.3. ABOVE, A FLOOR
34 AREA BONUS EQUAL TO TEN PERCENT OF THE
35 LOT AREA (0.10 FAR), BUT IN NO CASE TO EXCEED
36 10,000 SQUARE FEET, IS ALLOWED IF A WIND
37 TUNNEL TEST IS PERFORMED AND THE WIND
38 SPEED CRITERIA MEETING THE SPECIFICATIONS
39 OF SUBSECTION 21.07.120C.ARE INCORPORATED
40 INTO THE DESIGN OF A MULTISTORY BUILDING
41 DEVELOPMENT TO IMPROVE MICROCLIMATIC
42 CONDITIONS.

43
44 3. *ENHANCED STREET SIDEWALK.* AN ENHANCED STREET
45 SIDEWALK MAY BE PROVIDED IN LIEU OF REQUIRED

SIDEWALKS AND SITE PERIMETER LANDSCAPING, AS
 DEFINED IN 21.07.060G.20.]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-58 , § 1, 4-11-17; AO No. 2019-11 , § 2, 2-12-19; AO No. 2022-80(S) , § 1, 11-22-22)

Section 2. Anchorage Municipal Code section 21.06.020, Table 21.06-2, Table Dimensional Standards – Commercial and Industrial Districts, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.06.020 Dimensional standards tables.

*** *** ***

B. Table of Dimensional Standards: Commercial and Industrial Districts

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)							
Use	Minimum lot dimensions ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
*** *** ***							
B-3: General Business							
Residential household living uses	6,000	50	<u>Unrestricted</u> [50]	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10	<u>No maximum height in the Midtown area bounded by the Seward Highway, Tudor Road,</u>
All other uses	6,000	50	Unrestricted	10	15 if adjacent to a residential district; otherwise 0 or at least 10	15 if adjacent to a residential district; otherwise 0 or at least 5	<u>Arctic Boulevard, and Fireweed Lane.[45¹⁰]</u> <u>75 feet in areas designated as University or Medical Center, Town Center, or other type of urban center above the neighborhood scale in the Comprehensive Plan Land Use Plan Map.</u> <u>60 feet in all other areas.</u> <u>100 feet in all areas, subject to</u>

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)							
Use	Minimum lot dimensions ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
							a conditional use permit, as outlined in 21.04.030D.2.a. [45 ¹¹ , EXCEPT IN THE MIDTOWN AREA BOUNDED BY THE SEWARD HIGHWAY, TUDOR ROAD, ARCTIC BOULEVARD, AND FIREWEED LANE, WHERE THERE IS NO MAXIMUM HEIGHT, AND EXCEPT IN THE U-MED DISTRICT AREA BOUNDED BY TUDOR ROAD, ELMORE ROAD, AMBASSADOR DRIVE, AND THE NORTH AND EAST ALIGNMENTS OF TUDOR CENTRE DRIVE, WHERE THE MAXIMUM HEIGHT IS 75] ¹¹
***	***	***					
***	***	***					
¹⁰ [SEE SUBSECTION 21.04.020H.2.D. FOR INFORMATION REGARDING POSSIBLE HEIGHT INCREASES.]							
¹¹ This footnote serves as a placeholder.[SEE SUBSECTION 21.04.030D.2. FOR INFORMATION REGARDING POSSIBLE HEIGHT INCREASES.]							
¹² See subsection 21.04.030E.2.d. for information regarding possible height increases.							
¹³ Non-building industrial structures and industrial appurtenances are exempt from the maximum allowed height.							

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*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15 ; AO No. 2016-71, § 1, 6-21-16 ; AO No. 2017-160 , § 3, 12-19-17; AO No. 2017-176 , § 6, 1-9-18; AO No. 2018-43(S) , § 3(Exh. B), 6-12-18; AO No. 2019-11 , § 4, 2-12-19; AO No. 2019-58 , § 3, 5-7-19; AO No. 2020-38 , § 7, 5-28-20; AO No. 2021-89(S) , § 9, 2-15-22; AO No. 2022-36 , § 3, 4-26-22)

Section 3. Anchorage Municipal Code section 21.07.110, Residential Design Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.110 Residential design standards.

*** *** ***

E. Site Design

*** *** ***

2. Multiple Structures on One Lot

*** *** ***

b. Applicability

This section applies to the development of five or more principal residential structures on a single lot. It does not apply to:

- i. The development of an accessory dwelling unit,
- ii. The development of a caretaker's unit,
- iii. Developments in the R-4A and B-3 districts, or
- iv. Developments of four or fewer principal residential structures.

[THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT OR A CARETAKER'S UNIT OR TO DEVELOPMENTS IN THE R-4A DISTRICT, OR TO DEVELOPMENTS OF TWO TO FOUR PRINCIPAL RESIDENTIAL STRUCTURES].

Section 4. This ordinance shall be effective immediately upon passage and approval by the Assembly.

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PASSED AND APPROVED by the Anchorage Assembly this _____ day
of _____, 2025.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0020)

DRAFT

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Comments Received

PZC Case No. 2025-0020

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)

A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

February 18, 2025

Dear Planning and Zoning Commission –

The Rabbit Creek Community Council (RCCC) has reviewed the proposal, 2025-0020 to equalize building standards (e.g., height restrictions and others) in the B-3 zoning district between residential and non-residential buildings. Anchorage has a well-documented housing crisis with many factors contributing to the limited new homes being built. These include the high cost of construction, exacerbated by shortages of building materials, limited labor pool in the building trades, and high mortgage rates. There are also some taxation, zoning and code improvements that could stimulate housing development.

We appreciate the work of the Planning Department, Assembly, and Planning and Zoning Commission to identify actions they can take to stimulate housing. The current proposal, 2025-0020, could provide additional flexibility to encourage developers to build mixed-use and other buildings in the B-3 and urban core districts where such buildings are most suitable. These transit-supported areas are where we have repeatedly recommended additional flexibility and incentives for development, as supported by the 2040 Land Use Plan.

Therefore, by a vote at our February 13th General Meeting of 22 ayes, 1 nay, and zero abstentions, the RCCC recommends that the Planning and Zoning Commission adopt 2025-0020 and send it to the Assembly for final approval.

Sincerely,

Tim Alderson, Chair

cc: Melisa Babb, Planning Director
Zac Johnson, Assembly
Randy Sulte, Assembly



MEMORANDUM

DATE: February 5, 2025

TO: Current Planning Division Supervisor.
Planning Department

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Department Comments

2025-0020 **Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Sections 21.04, 21.06 and 21.07 to simplify residential development in B-3 zoning district.**

Traffic Engineering has no objection to the proposed amendments to Title 21 as indicated in proposed ordinance language. The proposed modifications have no impact to site access from adjacent rights of ways.

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Tuesday, February 4, 2025 9:27 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2025-0020 Request for Reviewing Agency Comments

ROW has the following comments for case number 2025-0020:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Friday, January 24, 2025 2:51 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: 2025-0020 Address Reviewing Agency Comment
Attachments: 2025-0020 Routing Coversheet.pdf

No comments.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)

[Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, January 17, 2025 5:34 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2025-0020 & 2025-0021 Request for Reviewing Agency Comment

Hello all. Attached please find our Routing Coversheets for Case No. 2025-0020 & 2025-0021 (T21 Text Amendments) together with a Planning Dept. Memorandum to aid in your review of each case. Both cases are scheduled for review and recommendation before the Planning and Zoning Commission at a Public Hearing on 03/10/25. The routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case number of interest. **Please submit comments as instructed on the Memorandum.**

2025-0020 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18146>.

2025-0021 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18147>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting

Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Anchorage20240

From: LaFrance, Paul J.
Sent: Thursday, February 6, 2025 8:38 AM
To: Anchorage2040; Mckenna-Foster, Daniel R.
Cc: Soule, Gregory G.
Subject: PZC Case No. 2025-0020 & 2025-0021 - PD Review Comments

Hi Daniel,

PZC Case No. 2025-0220 – PD has no objection to the proposed changes to the B-3 zoning district.

PZC Case No. 2025-0221 – PD has no objection to raising the threshold to \$750,000 for an administrative site plan review for public park projects.

Thank you,

[Paul LaFrance, PE](#)
*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: February 7, 2025

To: Dave Whitfield

FROM: Kyle Cunningham

SUBJECT: Cases 2025-0020 & 2025-0021: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the March 10, 2025 Planning and Zoning Commission hearing:

- 2025-0020 - Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Sections 21.04, 21.06 and Chapter 21.07 to simplify Specific Restrictions for residential development in the B-3 Zoning District.
 - WMS has no comments on or objections to this request.
- 2025-0021 – Review and Recommendation by Planning and Zoning Commission of an Ordinance increasing the financial thresholds for a Major Site Plan Review of Parks Projects in the Anchorage Bowl and Turnagain Arm by amending the Use-Specific Standards in Anchorage Municipal Code 21.05.040, Community Uses.
 - WMS has no comments on or objections to this request.

MEMORANDUM

DATE: January 21, 2025

TO: Elizabeth I. Appleby, AICP, Senior Planner, Current Planning Division,
Municipality of Anchorage Planning Division

Paul Hatcher, Senior Planner, Current Planning Division, Municipality of
Anchorage Planning Division

FROM: Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: March 10, 2025

Agency Comments due: February 10, 2025

AWWU has reviewed the materials and has the following comments:

2025-0020 Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Sections 21.04, 21.06 and Chapter 21.07 to simplify Specific Restrictions for residential development in the B-3 Zoning.

1. AWWU has no comments or objections to this Ordinance amendment.

If you have any questions pertaining to public water or sewer, please call (907) 786-5694 or send an e-mail to alex.prosak@awwu.biz.





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

January 29, 2025

Lori Blake and Corliss Kimmel, Office Associate
MOA, Office of Economic and Community Development
Planning Department
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Plat Review

Dear Ms. Blake and Ms. Kimmel:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2025-0020 – Title 21 Amendments B-3 Zoning**
- **2025-0021 – Title 21 Amendments Public Park Admin Site Plan Review Thresholds**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2025-0016 – Eastchester Park Master Plan Review**
 - No objection to the proposed park master plan
 - DOT&PF will not allow any vegetation to be planted with DOT&PF ROW along the Seward Highway.
 - DOT&PF is currently conducting the Seward to Glenn PEL study. Some of the proposed alternatives will include a bridge over Chester Creek, replacing the current Chester Creek culvert and pedestrian tunnel. These alternatives would return Chester Creek to original conditions at the crossing improving fish habitat and stream ecology. However, it should be noted other proposed alternatives do not propose improvements at the Chester Creek crossing. Please visit the project

website for up-to-date information at: <https://sewardglennconnection.com/>. You can also contact project manager Galen Jones (galen.jones@alaska.gov) for project information.

- **2025-0018 = Title 21 Amendments – Updated site standards**
 - No objections to the proposed amendments.
 - Any proposed pedestrian amenities, such as sidewalks or pathways must be entirely located within the right-of-way. This may require the dedication of property in areas where the amenities are to be installed, or the establishment of a Public Use Easement (PUE)
 - All proposed facilities along DOT&PF owned and managed roads must receive approval from the DOT&PF Right-of-Way Division and must adhere to design standards.
 - Any intersecting pathways connecting to DOT&PF right-of-way require approval from the DOT&PF Right-of-Way Division and must undergo a review process before an Approval to Construct (ATC) will be granted.
 - DOT&PF supports the inclusion of the Director’s Waiver, as it is expected to streamline the process of waiving the requirement for pedestrian walkways on DOT&PF roads when DOT&PF determines such facilities are not in the best interest of the department or the traveling public.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner’s best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF