



Municipality of Anchorage
Planning Department
Memorandum



Date: June 25, 2025

To: Daniel Mckenna-Foster, Long-Range Planning Division; Elizabeth Appleby, Current Planning Division; Sonnet Calhoun, Zoning and Land Use Review Division

From: Megan Rohlfing, Associate Planner, Current Planning Division

Subject: Draft Title 21 Text Amendment to Update the Inspection of Landscaping Survival for Initial Review and Feedback

The attached draft Title 21 text amendment is for your review and feedback by August 11, 2025. This amendment will codify an update from the recent adoption of updates to the Municipality of Anchorage Standard Specifications (M.A.S.S.). The update is in M.A.S.S. Division 75, section .02 titled "Landscaping" and amends the timeline of the required second inspection of plant material installed on private developments per approved landscape plans. Your feedback will inform the revision of the amendment into a public hearing draft.

The proposed text amendment has the following scope:

- A. Specify and reduce the timeline for the second inspection of required landscaping materials per approved landscaping plans in accordance with M.A.S.S. Division 75 "Landscaping Improvements".
- B. Exemplify materials that must be removed from landscaping prior to the second inspection.

The proposed text amendment has the following outcomes:

- Reduce the time between the initial inspection and second inspection from two years to one year, and at the end of the Plant Establishment Period.
- Specify the scope of the second inspection to include: 1) the health of material as defined in M.A.S.S. Division 75, and 2) the removal of support systems, like watering berms, tree stakes, and moose protection fencing.

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 AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER
21.07.080F.4., INSTALLATION OF LANDSCAPING, TO PERMIT A SECOND
INSPECTION OF REQUIRED LANDSCAPING ONE YEAR AFTER
INSTALLATION.**

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

WHEREAS, the Project Management and Engineering Department updated the Municipality of Anchorage Standard Specifications (M.A.S.S.) effective October 1st 2024; and

WHEREAS, the updates pertaining to Division 75 of 2024 M.A.S.S. require a second code inspection to ensure plant health and survivability on private developments required by Anchorage Municipal Code (AMC) Title 21; and

WHEREAS, updating AMC Title 21, Chapter 7 to reflect and codify the need for the second inspection on private development; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.07.080F.4. Installation of Landscaping, is hereby to read amended as follows (*the remainder of the chapter is not affected and therefore not set out*):

*** **

21.07.080F.4. INSTALLATION OF LANDSCAPING

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4. Installation of Landscaping

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b. Guarantee of Landscaping Survival

- i. The owner shall be responsible for landscaping installed to fulfill the requirements of this title and the approved site landscape plan. [IN ORDER TO] To ensure the preservation or replacement of required and installed landscaping, the owner shall provide to the municipality a warranty guarantee such as a letter of credit, escrow, performance bond, or other surety as approved by the director. Single-family and two-family homes and multifamily and townhouse developments with less than five units or individual lots, and lots less than 10,000 [SF] square feet in area are exempt

1 from providing this guarantee. The warranty guarantee shall be
 2 in an amount equal to the following schedule, and shall remain in
 3 effect for [TWO YEARS] one year, starting on the date the
 4 municipality witnesses the installation per the approved
 5 landscape plan and ending on the date a year later, after the
 6 municipality confirms the health of the plant material and the
 7 removal of temporary watering, support, and protection systems,
 8 per the approved landscape plan in accordance with the
 9 Municipality of Anchorage Standard Specifications (M.A.S.S.)
 10 Division 75 "Landscaping Improvements". These temporary
 11 systems may include watering berms, tree staking/guying, and
 12 moose protection fencing.

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 14 ii. At warranty end and prior to the municipality authorizing release
 15 of the guarantee, a licensed landscape architect or a certified
 16 arborist shall inspect the landscaping. When landscaping is found
 17 to be complete and healthy as intended, the inspector shall
 18 provide an affidavit of the same to the director. At the direction of
 19 the above inspector, the owner shall replace failed or failing
 20 landscaping with healthy material per the approved landscape
 21 plan and to the satisfaction of the inspector. The municipality shall
 22 release the guarantee within 30 days of receiving the affidavit of
 23 the inspector that all the landscaping is found to be complete and
 24 healthy as intended.

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 28 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO
 29 2017-55, 4-11-17; 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2020-133, 1-14-
 30 20; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 2020-93, 10-1-20; AO 2021-
 31 89(S), 2-15-2022; AO 2023-103(S), 12-18-23; AO 2024-24, 4-23-24)

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 33 **Section 2.** This ordinance shall be effective immediately upon passage and
 34 approval by the Assembly.

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

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Chair of the Assembly

ATTEST:

Municipal Clerk

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