



Municipality of Anchorage
Planning Department
Memorandum



Date: January 12, 2026
To: Planning and Zoning Commission
Thru: *HB* Méliisa Babb, Planning Director
From: *DM* Daniel Mckenna-Foster, Long-Range Planning Manager
Subject: PZC Case No. 2026-0003, Title 21 Amendment to Ease Restrictions on Agricultural Uses and Food Production in the Anchorage Bowl

ORDINANCE BACKGROUND

- The Administration is seeking ways to strengthen food security and the local food production economy in Anchorage.
- Recent policy-level discussions in Anchorage have also included how to expand food production and strengthen food security, including AO 2025-55; AO 2025-62(S); 2025-72(S), As Amended; and AO 2025-114.
- This proposed ordinance allows more flexibility across the Bowl for a number of uses related to food production, food access, and agriculture. One of the most significant changes in this proposal would be allowing food and beverage production as an accessory use in residential areas.
- Allowing "dwelling, mixed use" does not introduce new uses to a zone, but rather only allows the non-residential uses already permitted in that zone to be used in conjunction with a residential use.
- Title 21 is based on regulating uses; this approach attempts to prevent adverse impacts by prohibiting any activities expected to be inconsistent with the area. While it provides a strong degree of control, this method can also limit uses that might create positive impacts for the community. Moreover, it is difficult to measure the cost of these regulations as there is no data about what never gets built. In contrast, using other parts of Anchorage Municipal Code to directly regulate harms like noise, light, glare, or vehicle storage in the right-of-way, is easier to define, measure, and enforce. This ordinance reflects a focus on that more direct and responsive style of regulation.

The Planning Department submitted this case for agency review in November 2025 and amended the proposal based on comment received during this period.

GENERAL CHANGES PROPOSED IN PZC CASE 2026-0003

Change
<ul style="list-style-type: none"> • Create a new accessory use: Accessory Food and Beverage Production, which would include the production, but not sale, of alcoholic beverages. This would be allowed in all residential zones, commercial zones, and I-1 and I-2. • Allow commercial horticulture as a conditional use in more zones. • Allow farmers markets as a permitted use in RO. • Allow grocery stores as a permitted use in RO. • Allow manufacturing and food production as a permitted use in B-3, I-1, and I-2. • Allow hobby farms as an accessory use in more zones. • Allow beekeeping as an accessory use in all residential zones. • Specify use restrictions on delivery vehicles (added after agency review). • Removed additional allowances for grocery stores in R-3 (as proposed in the version circulated as part of agency review). This proposal may return with a later ordinance.

SPECIFIC CHANGES AND RATIONALE BY AO SECTION

Code Section	Change	Rationale
Section 1: Table 21.05-1	<ul style="list-style-type: none"> • Allow commercial horticulture as a conditional use in a wider range of zones. • Allow a farmer’s market as a permitted use in the RO zone • Allow Grocery stores as a permitted use in R-4A and RO zones. • Allow Commercial food production as a permitted use in B-3, I-1, and I-2. • Allow commercial food production as a permitted use in the B-3, I-1, and I-2 zones. • Allow convenience stores as a permitted use in the RO district. 	<ul style="list-style-type: none"> ➤ Adding additional uses allows for more opportunities for selling and producing food.
Section 2: 21.05.070 Accessory Uses	<ul style="list-style-type: none"> • Exempt accessory food and beverage production from the specific requirements for home occupations. 	<ul style="list-style-type: none"> ➤ Accessory uses are only allowed alongside a primary use. These uses could complement existing activities. This provides

Code Section	Change	Rationale
	<ul style="list-style-type: none"> • Allow beekeeping as an accessory use in the R-3A and R-4A districts. • Allow hobby farms as an accessory use in all residential and commercial zones. • Allow accessory food and beverage production as an accessory use in all residential zones, commercial zones, and two industrial zones. • Change a reference to the new added section. • Add an additional use-specific standard to limit deliveries between 9 a.m. and 5 p.m. 	<p>some flexibility without changing the fundamental character of the district.</p> <p>➤ Based on staff comments, the Planning department added an additional use-specific standard that limits deliveries so that they are only allowed between 9 a.m. and 5 p.m.</p>

COMMENTS RECEIVED

Nine comments were received. Two were in support, and five stated “no comment” or “no objection.” Comments from the Land Use Enforcement Division of the Development Services Department resulted in a more specific use standard about when deliveries would be allowed for food and beverage production as an accessory use.

Planning staff’s responses to the Anchorage Health Department’s questions (1-7) and other comments from the general public (8 & 9) are provided in the table below.

Comment	Response
<p>1. Does homemade food equate to “Commercial Food Production”?</p>	<p>No, commercial food production is defined by 21.05.060B.1.</p>
<p>2. Does making homemade food meet the standards of “home occupation”?</p>	<p>This proposal creates a separate type of food production activity with a separate type of standards and restrictions from the “home occupation” use.</p>
<p>3. Will people operating under AMC 16.60.105 fall into “Food and beverage Production Accessory”, Residential on Table 21.05-3?</p>	<p>This proposal only addresses uses as they are regulated in Title 21. People operating under 16.60105 “Cottage food license required” may be required to follow these standards, if they meet the definition of “Accessory Food and Beverage Production.”</p>

Comment	Response
<p>4. <i>If an alcohol license is issued for a private residence will they still be required to acquire a food establishment permit?</i></p>	<p>Permits will be required for all uses in the zoning table. This proposal does not change alcohol licensing requirements.</p>
<p>5. <i>If a food establishment permit is issued to a private residence will they be allowed to acquire an alcohol permit?</i></p>	<p>This proposal does not change alcohol licensing requirements.</p>
<p>6. <i>Is it expected that the AHD EH inspectors will inspect private dwellings? Will AMCO inspect private dwellings?</i></p>	<p>This proposal does not change inspection requirements for other parts of code. MOA enforcement will enforce Title 21, but is not the responsible for inspections required by other statutes. This proposal does not change alcohol licensing requirements nor impose any requirements on AMCO.</p>
<p>7. <i>I highly support the draft AO and encourage passage. I would ask for an amendment in order to address the existence of a food desert on the Hillside. Referencing the slides below, I request that the AO be amended to allow for grocery stores and convenience stores (but without fuel sales) of reasonable and context-sensitive size in the R-6 zone when located on a lot that takes access from a roadway with a Class II or greater designation in the OSHP.</i></p>	<p>The Planning Department has begun working on a separate proposal to address this comment and will bring it forward in collaboration with or based on guidance from District representatives later in 2026.</p>
<p>8. <i>I would like to state my support for this change to the requirements in regards to "Retail and Pet Services" to be allow by Conditional Use. I think this allows a path forward to properties and owners that have a property that can accommodate the retail sales off food for many other large animal properties on the hillside A recent change in interpretation has impacted the continued practice of selling feed to those that rely on it. The ability for an owner to at least file for a conditional use seems fair and a great resolution to the issue and then the owner will be forced to be held to a standard and allow a public process to determine if the site is satisfactory or not for the type of use described. This is a very good way to resolve this. I hope this is approved forward and code is changed to reflect this.</i></p>	<p>This change was included in an interim version of this proposal, but has been removed for the PZC review. The Planning Department has begun working on a separate proposal to address this comment and will bring it forward in collaboration with or based on guidance from District representatives later in 2026.</p>

COMPONENTS OF THE ORDINANCE LIKELY TO STIMULATE DISCUSSION

Change	Discussion
<p>Allowing food and beverage production, including alcoholic beverages, as an accessory use.</p>	<p>This proposal aims to remove obstacles for existing and future food and beverage producers in Anchorage. The recent passage of AO 2025-114 demonstrates the role of home-based businesses in getting started in food production.</p> <p>This change would allow food and beverage production as an accessory use on a portion of a property or for the portion of a year.</p> <p>This use differs from a home occupation in that it may be accessory to a use other than a dwelling unit.</p>
<p>Creating a new accessory use that allows more flexibility than the existing home occupation standards.</p>	<p>The existing home occupancy standards in 21.05.070 have limitations on allowable area, the number of nonresidents that may be engaged in the activity, how long vehicles may be parked, hours of operation for employees, specific restrictions around uses, and others.</p> <p>This proposal uses some of the existing home occupation standards related to light, noise, glare, signs, and deliveries, but does not impose others.</p>

COMPREHENSIVE PLAN GUIDANCE

The following goals of the 2020 Comprehensive Plan can be used to support this proposal:

- **2020 Land Use & Transportation Goal:** General Land Use Issues: A forward-looking approach to community growth and redevelopment.
- **2020 Work Force & Economic Development Goal:** Diverse Economy: A diverse and stable economy, focused on clean industry, that makes the most of Anchorage’s regional, statewide, and global position and of Anchorage’s leadership opportunity for resource development.
- **2020 Work Force & Economic Development Goal:** Business Support and Development: A quality of life and a financial climate that encourage businesses to start up, expand, or relocate in Anchorage.

The following goal of the 2040 Land Use Plan can be used to support this proposal:

- **Goal 1 Plan for Growth and Livability:** Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of life as it supports their vision for the future expressed in the Comprehensive Plan.

CRITERIA FOR APPROVAL: AMC 21.03.210D.

Text amendments may be recommended by the Planning and Zoning Commission for approval by the Assembly if it is found that all the following approval criteria have been met:

Criteria	Discussion
1. The proposed amendment will promote the public health, safety, and general welfare;	Food security and supporting local commerce have been determined to be important to the community, and thus this amendment would help promote public health, safety, and general welfare.
2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title;	This proposal is consistent with the comprehensive plan and would support the economic vitality of the MOA, as outlined in the purpose of AMC 21.01.030.
3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.	The amendment originated in feedback from the public, indicating changing conditions in Anchorage.

RECOMMENDATION

Staff recommends approval of this ordinance.

POTENTIAL FINDINGS OF FACT

1. Agricultural uses and food production have been topics of public discussion at the policy-maker level throughout 2025.
2. This proposal meets the criteria for a Title 21 text amendment change per AMC 21.03.210D.

Attachments: 1. Proposed Updated Draft Ordinance
 2. Original Draft Ordinance
 3. Comments Received

cc: Graham Downey, Special Assistant to the Mayor
 Nolan Klouda, Senior Policy Advisor to the Mayor

Proposed New Draft Ordinance

PZC Case No. 2026-0003

**Title 21 Amendment
to Ease Restrictions on
Agricultural Uses and Food Production
in the Anchorage Bowl**

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

ANCHORAGE, ALASKA
AO No. 2026-_____

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION
21.05 USE REGULATIONS AND 21.15 RULES OF CONSTRUCTION AND
DEFINITIONS TO EASE RESTRICTIONS ON AGRICULTURAL USES AND
FOOD PRODUCTION IN THE ANCHORAGE BOWL.**

(Planning and Zoning Commission Case No. 2026-0003) (All Community Councils)

WHEREAS, Anchorage has a range of agricultural and food production activity across the Bowl; and,

WHEREAS, in AO No. 2025-114 on November 4, 2025, the Anchorage Assembly adopted streamlined rules for cottage food production, to assist small businesses and increase access to local foods; and,

WHEREAS, the Mayor's Office has engaged producers and other stakeholders on ways to boost local food production, identifying challenges with market access, land availability, and high costs of value-added processing; and,

WHEREAS, Anchorage depends heavily on imported foods, with an estimated 95% of food consumed by Alaska residents coming from outside; and,

WHEREAS, improving food security and economic resilience are priorities of the LaFrance Administration and Anchorage Assembly; and,

WHEREAS, increased energy prices and transportation costs have made it increasingly difficult for producers to operate effectively; and,

WHEREAS, food security and economic stability are of interest to the public and the Assembly; and,

WHEREAS, the Assembly introduced AO No. 2025-62 on June 24, 2025, for discussion on facilitating more food production and broader agricultural activity across Anchorage; and,

WHEREAS, the Planning Department has received comment about several other issues related to food production which could be combined into this ordinance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.																											
Use Category	Use Type	RESIDENTIAL										COMMERCIAL				INDU ST.		OTHER			Definitions and Use-Specific Standards						
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO		MC	I-1	I-2 ¹	MI	AF	DR
¹ See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district. ² Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., <i>Large Commercial Establishments</i> . ³ Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility. ⁴ In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process. ⁵ In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit. ⁶ Health services facilities not to exceed 15,000 gross square feet per individual parcel. ⁷ See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area.																											

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

Section 2. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

B. General Standards

*** *** ***

2. Compliance with Ordinance Requirements

*** *** ***

b. Any use listed in subsections 21.05.030 through 21.05.060 is allowed as an accessory use to a residential use if the accessory use meets the standards of a “home occupation” at subsection 21.05.070D.11. **Except for Accessory Food and Beverage Production, [I]** if the use exceeds the standards of a “home occupation”, then the use is no longer considered accessory and shall meet any applicable standards of subsections 21.05.010 through 21.05.060, which dictate in which districts the use is allowed, and any use-specific standards.

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C. Table of Allowed Accessory Uses
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1. Explanation of Table Abbreviations

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g. Table of Permitted Accessory Uses and Structures

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																														
P = Permitted S = Administrative Site Plan Review C = Conditional Use Review																														
Accessory Uses	RESIDENTIAL										COMMERCIAL			INDUST.		OTHER				Definitions and Use-Specific Standards										
	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO		MC	I-1	I-2	MI	AF	DR	PR	PLI	W	
Beekkeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															
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Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										21.05.070D. 8.
Food and Beverage Production, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								21.05.070D. 9.
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P							21.05.070D. 10[9].
<p>³ The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.</p> <p>⁴ The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.</p>																														

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D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

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9. Food and Beverage Production, Accessory

a. Definition

The use of a portion of a property, or the use of a property for the portion of a year, for processing and/or producing food or beverages for human consumption. This includes alcoholic beverages as well as facilities that process meat, game, and seafood. This use does not allow for retail sales.

This use differs from a home occupation in that it may be accessory to a use other than a dwelling unit.

b. Use-Specific Standards

i. Except for as provided in chapter 21.12, Signs, there shall be no change to the outside of the building or premises, nor shall there be other

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visible evidence of the conduct of the accessory use;

ii. In residential districts, the use shall not attract or facilitate more vehicular traffic or deliveries than would normally be expected in a residential neighborhood, and deliveries shall only be allowed between 9:00 a.m. and 5:00 p.m.;

iii. No equipment or process shall be used in the food production use that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at the property line. No hazardous or toxic materials shall be stored on the property as part of the accessory use;

*** *** ***

<NOTE TO REVISOR: Please renumber all accessory uses from "Garage or Carport, Private Residential" starting from the number 10 onwards>

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-24; AO 2025-72(S)AA, 6-24-25; AO 2025-112, 10-21-25)

Section 3. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Commission Case No. 2026-0003)

Original Draft Ordinance

PZC Case No. 2026-0003

**Title 21 Amendment
to Ease Restrictions on
Agricultural Uses and Food Production
in the Anchorage Bowl**

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 SUBSECTION
21.05 USE REGULATIONS AND 21.15 RULES OF CONSTRUCTION AND
DEFINITIONS TO EASE RESTRICTIONS ON AGRICULTURAL USES AND
FOOD PRODUCTION IN THE ANCHORAGE BOWL.**

(Planning and Zoning Commission Case No. 2026-0003) (All Community Councils)

WHEREAS, Anchorage has a range of agricultural and food production activity across the Bowl; and,

WHEREAS, increased energy prices and transportation costs have made it increasingly difficult for producers to operate effectively; and,

WHEREAS, food security and economic stability are of interest to the public and the Assembly; and,

WHEREAS, the Assembly introduced AO No. 2025-62 on June 24, 2025, for discussion on facilitating more food production and broader agricultural activity across Anchorage; and,

WHEREAS, the Planning Department has received comment about several other issues related to food production which could be combined into this ordinance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.05.010, Use Regulations, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.010 TABLE OF ALLOWED USES

*** **

E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts.

Section 2. Anchorage Municipal Code section 21.05.050, Use Regulations, Commercial Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

*** *** ***
21.05.050 COMMERCIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** *** ***
H. Retail Sales

8. Grocery or Food Store

*** *** **

b. Use-Specific Standards

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iii. Grocery or food stores in the R-3 district shall have a maximum gross floor area of 10,000 square feet.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15; AO 2023- 77, 7-25-2023; AO 2024-24, 4-23-24; AO 2025-3, 2-11-25; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

Section 3. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

B. General Standards

*** *** ***

2. Compliance with Ordinance Requirements

*** *** ***

b. Any use listed in subsections 21.05.030 through 21.05.060 is allowed as an accessory use to a residential use if the accessory use meets the standards of a “home occupation” at subsection 21.05.070D.11. **Except for Accessory Food and Beverage Production, [I]** if the use exceeds the standards of a “home occupation”, then the use is no longer considered accessory and shall meet any applicable standards of subsections 21.05.010 through 21.05.060, which dictate in which districts the use is allowed, and any use-specific standards.

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C. Table of Allowed Accessory Uses

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1. Explanation of Table Abbreviations

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g. Table of Permitted Accessory Uses and Structures

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																													
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	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1		I-2	MI	AF	DR	PR	PLI	W
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P															
*** *** ***																													
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										21.05.070D. 8.
Food and Beverage Production, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								21.05.070D. 9.
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P		P	21.05.070D. 10[9].
<p>³ The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.</p> <p>⁴ The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.</p>																													

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D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

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9. Food and Beverage Production, Accessory

a. Definition

The use of a portion of a property, or the use of a property for the portion of a year, for processing and/or producing food or beverages for human consumption. This includes alcoholic beverages as well as facilities that process meat, game, and seafood.

This use differs from a home occupation in that it may be accessory to a use other than a dwelling unit.

b. Use-Specific Standards

i. Except for as provided in chapter 21.12, Signs, there shall be no change to the outside of the building or premises, nor shall there be other visible evidence of the conduct of the accessory use;

ii. In residential districts, the use shall not attract or facilitate more vehicular traffic or deliveries than would normally be expected in a residential neighborhood;

Comments Received

PZC Case No. 2026-0003

**Title 21 Amendment
to Ease Restrictions on
Agricultural Uses and Food Production
in the Anchorage Bowl**

Mckenna-Foster, Daniel R.

From: Harris, Darcy B.
Sent: Friday, November 14, 2025 2:16 PM
To: Mckenna-Foster, Daniel R.
Cc: Harris, Darcy B.
Subject: RE: For Review: Agricultural and Food Production Uses AO

Hi Daniel,

I know I am a week late on these comments, I have multiple excuses which I won't share and don't matter, but for what it's worth wanted to comment anyway.

1. Does homemade food equate to "Commercial Food Production"?
2. Does making homemade food meet the standards of "home occupation"?
3. Will people operating under AMC 16.60.105 fall into "Food and beverage Production Accessory", Residential on Table 21.05-3?
4. If an alcohol license is issued for a private residence will they still be required to acquire a food establishment permit?
5. If a food establishment permit is issued to a private residence will they be allowed to acquire an alcohol permit?
6. Is it expected that the AHD EH inspectors will inspect private dwellings? Will AMCO inspect private dwellings?

Thank you,
Darcy



Darcy B. Harris MSPM (*she/her*)
Environmental Health Program Manager
Anchorage Health Department
825 L Street, Anchorage, AK 99501, Suite 305
Office: 907-343-4744
darcy.harris@anchorageak.gov
www.muni.org/health

Dena'inaq ełnen'aq' gheshtnu ch'q'u yeshdu. I live and work on the land of the Dena'ina people.

NOTICE: This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

MEMORANDUM

DATE: December 15, 2025

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: January 12, 2026

Agency Comments due: December 15, 2025



AWWU has reviewed the materials and has the following comments:

2026-0003 Planning and Zoning Case - Request for Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code subsection 21.05, Use Regulations, and 21.15, Rules of Construction and Definitions, to ease restrictions on agricultural uses and food production in the Anchorage Bowl.

1. AWWU has no objections to this Title 21 amendment.

If you have any questions pertaining to public water or sewer, please call (907) 564-2739 or send an e-mail to landuse@awwu.biz.



MUNICIPALITY OF ANCHORAGE



Eagle River Street Maintenance
Eagle River Town Center, Room 131
12001 Business Blvd., Eagle River 99577

Mayor Suzanne LaFrance

Phone: 907-343-1510
Fax: 907-694-1540

Current Planning Division
P.O. Box 196650
Anchorage, AK 99519

November 21, 2025

RE: Case 2026-0003 Amendment to MOA code 21.05 and 21.15

The Eagle River Street Maintenance staff have reviewed the case and no comments or concerns with the request.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

Sincerely,

A handwritten signature in blue ink that reads "Tony Winsor".

Tony Winsor
Deputy Officer
Eagle River Street Maintenance
Administration, M.O.A.
Office: 343-1512
Email: Anthony.winsor@anchorageak.gov

Kimmel, Corliss A.

From: Jason Norris <jasonmnorris@aol.com>
Sent: Friday, November 21, 2025 10:40 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Johnson, Zachary H.
Subject: Case 2026-0003 Grocery/Food Production

RECEIVED

NOV 21 2025

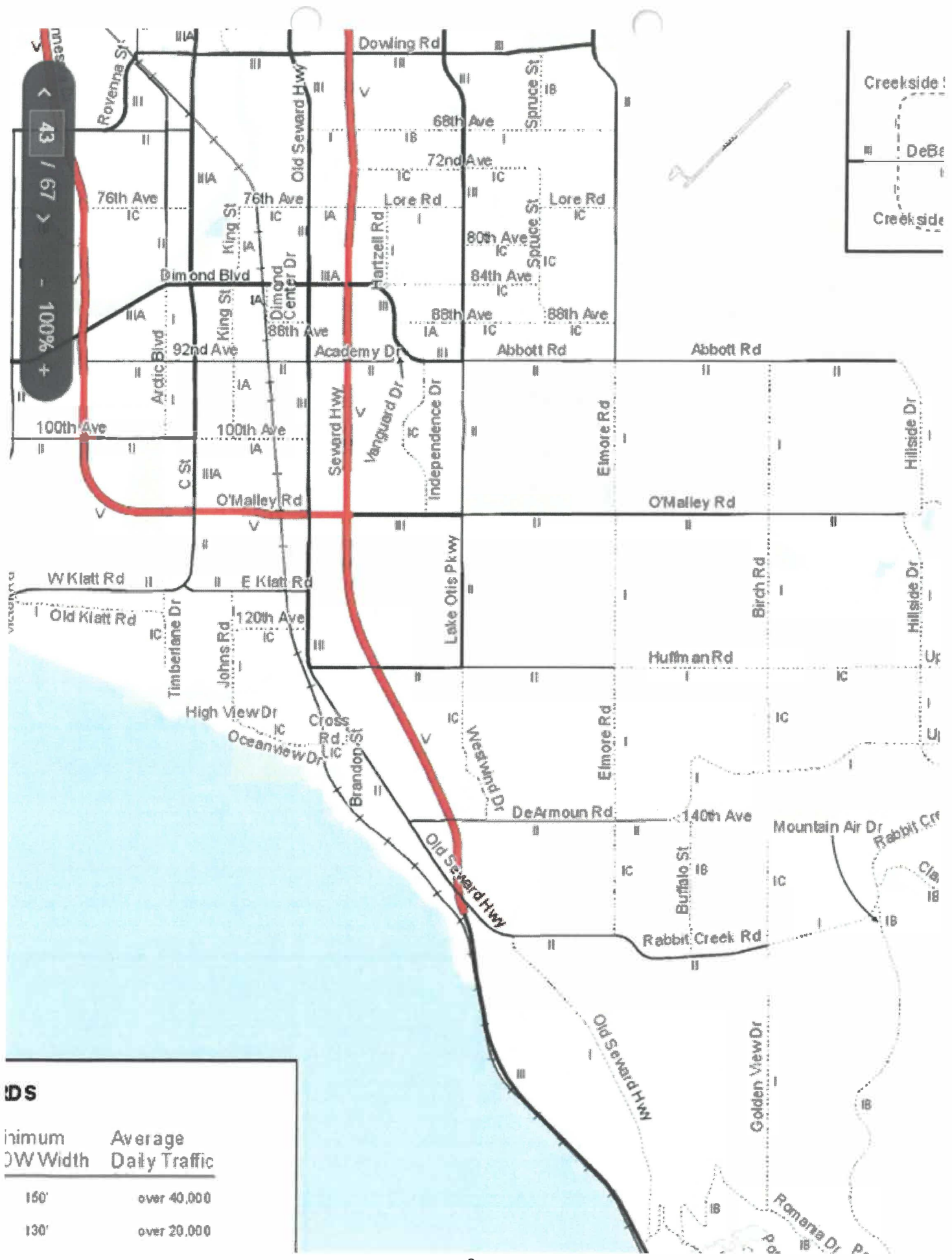
[EXTERNAL EMAIL]

Hello,

I highly support the draft AO and encourage passage. I would ask for an amendment in order to address the existence of a food desert on the Hillside. Referencing the slides below, I request that the AO be amended to allow for grocery stores and convenience stores (but without fuel sales) of reasonable and context-sensitive size in the R-6 zone when located on a lot that takes access from a roadway with a Class II or greater designation in the OSHP.

Thanks,
Jason Norris
South Anchorage

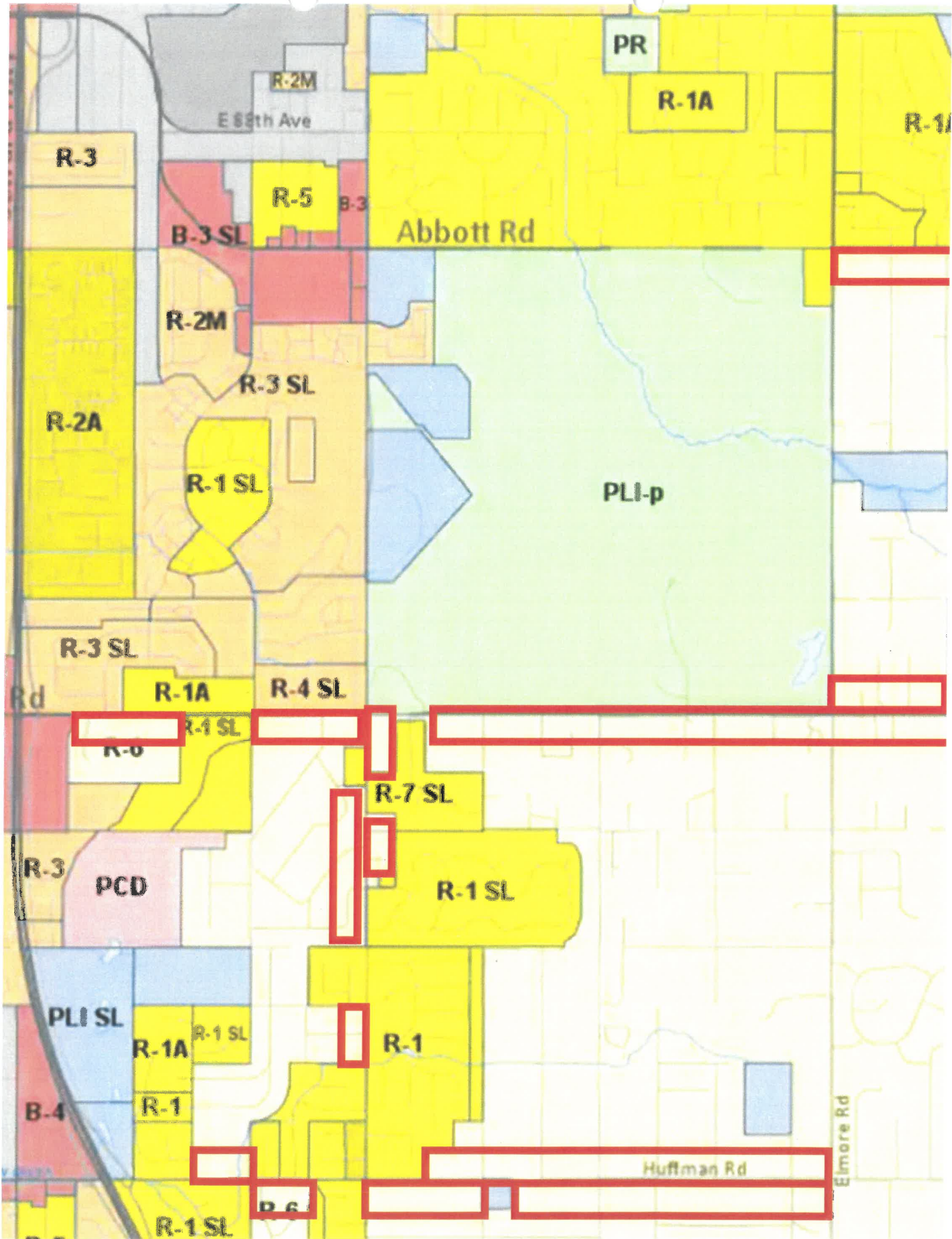
Hillside OSHP:



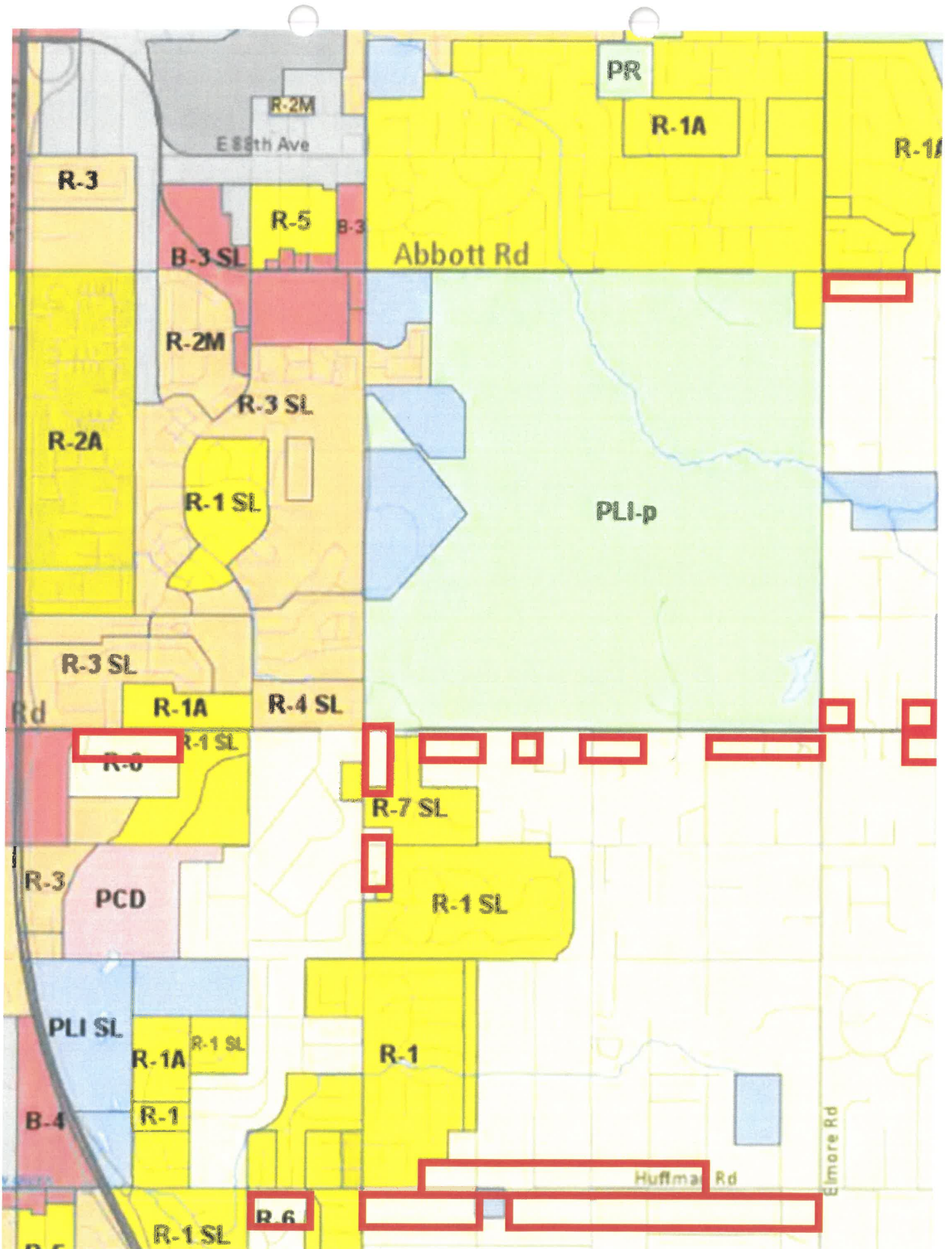
DS

Minimum RW Width	Average Daily Traffic
150'	over 40,000
130'	over 20,000

Lots on Class II Roadways in the R-6 zone (total potential inventory):



Lots taking access from Class II Roadways in the R-6 zone (existing inventory of lots that could host a grocery store)





November 26, 2025

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

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

- **2025-0140 – 13688 Canyon Road – Dimensional Variance**
- **2025-0143 – 4010 Piper Street Rezone**
- **2025-0145 – 1235 Contrary Court Rezone**
- **2025-0147 – Toloff / Golovin Lot Rezone**
- **2026-0003 – Title 21 Amendment to Increase Flexibility for Agricultural and Food Production uses in the Anchorage Bowl**

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

- **2026-0004 – Rhone Circle – Lot 64 Block 2 Rezone**
 - No objection to the proposed rezone
 - Applicant should be aware that DOT&PF has a project at the New Seward Highway and 36th Avenue that may affect access to Rhone Circle from 36th Avenue. Project information and contacts can be found at the DOT&PF project website:
<https://www.36thinterchange.com/>
- **2026-0005 – Holton Hills Conditional Use PUD**
 - No objection to the proposed Conditional Use to create a residential planned unit development.

- DOT&PF recommends the PUD should include pedestrian accommodations on all subdivision roads.
 - DOT&PF recommends at a minimum pedestrian level lighting on subdivision roads and intersections.
 - DOT&PF recommends internal Public Use Easement(s) for pedestrian access between Holton Hills Circle and Holton Hills Road. As an example, a PUE between Lots 3 and 4, Block 3 and Lots 4 and 5, Block 2, would allow for a more direct route to Girdwood Elementary as a safe route to school for this subdivision.
- **2026-0006 – 9120 Elim Street – Land Use Map Amendment**
 - No objection to the proposed land use change.
 - Applicant should be aware DOT&PF has a pavement preservation project on Abbott Road that may affect future access to Elim St. Please contact project manager Julia Hanson if you have questions, julia.hanson@alaska.gov.
 - **2026-0007 – 9120 and 9130 Elim Street – Zoning Map Amendment**
 - No objection to the proposed zoning change
 - Applicant should be aware DOT&PF has a pavement preservation project on Abbott Road that may affect future access to Elim St. Please contact project manager Julia Hanson if you have questions, julia.hanson@alaska.gov.

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

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
 Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
 Corliss Kimmel, Office Associate, Current Planning, MOA
 Lori Black, Office Associate, Current Planning, MOA
 Devki Rearden, Engineering Associate, DOT&PF
 Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF



MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

DATE: December 12, 2025

TO: Current Planning Division Supervisor.
Planning Department

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

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2026-0003 **Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code subsection 21.05, Use Regulations, and 21.15, Rules of Construction and Definitions, to ease restrictions on agricultural uses and food production in the Anchorage Bowl.**

Traffic Engineering has no objection or comment.

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Friday, December 12, 2025 10:29 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: Zoning Case Request for Reviewing Agency Comments

Right of Way has reviewed the following zoning cases and has no comments or objections:

2025-0140
2026-0003
2026-0006
2026-0007
2026-0011

Thank you,

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





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: December 15, 2025

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2026-0003, 2026-0006 & 2026-0007: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the January 12, 2026 Planning and Zoning Commission hearing:

- 2026-0003 - Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code subsection 21.05, Use Regulations, and 21.15, Rules of Construction and Definitions, to ease restrictions on agricultural uses and food production in the Anchorage Bowl;
 - WMS has no comments on or objections to this request.
- 2026-0006 - Lot 21, Moorehand Subdivision Addition No. 4 (Plat 72-122);
 - WMS has no comments on or objections to this request.
- 2026-0007 - Lots 20 & 21 Moorehand Subdivision Addition No. 4 (Plat 72-122);
 - WMS has no comments on or objections to this request.

Mckenna-Foster, Daniel R.

From: Larson, Bradley J.
Sent: Monday, December 22, 2025 2:19 PM
To: Appleby, Elizabeth I.; Mckenna-Foster, Daniel R.
Cc: Snelson, John W.
Subject: RE: Updated Agricultural and Food Production AO - headed to PZC, sending around for comments
Attachments: 2026-0003 Reviewing Agency Routing.pdf

Hello,

Elizabeth, thank you for sending this to me. I do have a few comments about Food and Beverage Production.

As I understand from reading this, Food and Beverage Production is a new accessory use. The difference between it and a Home Occupation is that Food and Beverage can be accessory to other principal uses besides a residence. I assume the intent is that when someone is producing food a beverage out of their home, it falls under Food and Beverage Production, not Home Occupation. Correct? If so, why doesn't Food and Beverage Production have all the same, or similar use specific standards as Home Occupation? I ask this because I think there needs to be specific, enforceable standards other than what is outlined in the draft. Otherwise, we are telling people who make food or beverages that they have less restrictions than those who produce a product or a service under a Home Occupation. Is that the intent?

Section 9.b.ii. is not easily enforceable. We struggle with this under home occupation. What is reasonable in a residential district these days? I could have three meals a day (Uber Eats) and an infinite amount of Amazon packages delivered to my house every day. But if I have a home business, the number of deliveries/vehicular traffic is going to be limited. Why? I guess you could go as far as saying even if I have a home business, I could have all my meals delivered and an infinite amount of Amazon deliveries made. Its up to Code Enforcement to prove the deliveries are for the home business. If you are trying to limit the number of vehicles going to and from the residence, put a hard number on it, and/or restrict a certain type of vehicle such as semi-trucks. Do we really want the Sysco semi-truck delivering supplies in residential districts?

Just my thoughts!

I appreciate you guys for putting these together. I appreciate getting to look at them before they are approved.

Respectfully,

Bradley Larson
Lead Land Use Enforcement Officer
Municipality of Anchorage
Ph: 907 343-8039

From: Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>
Sent: Wednesday, December 10, 2025 2:34 PM
To: Larson, Bradley J. <bradley.larson@anchorageak.gov>
Subject: FW: Updated Agricultural and Food Production AO - headed to PZC, sending around for comments

From: Appleby, Elizabeth I.

Sent: Wednesday, December 10, 2025 2:22 PM

To: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>; Farias, Claudia F.

<Claudia.F.Farias@anchorageak.gov>; Hatcher, Paul A. <Paul.Hatcher@anchorageak.gov>; Odell, Shawn M.

<shawn.odell@anchorageak.gov>; Gupta, Aritra <Aritra.Gupta@anchorageak.gov>; Rohlfig, Megan E.

<Megan.Rohlfig@anchorageak.gov>

Cc: Barganier, Tony A. <tony.barganier@anchorageak.gov>

Subject: Updated Agricultural and Food Production AO - headed to PZC, sending around for comments

Hi all,

I realized that I don't think the updated version of this AO was sent around. Please review and send any comments either to me or directly to Daniel and just Cc me.

Thank you!



Planning Department
MUNICIPALITY OF ANCHORAGE

Elizabeth Appleby
Manager & Planning Officer • Planning Department
Current Planning Division

Email: elizabeth.appleby@anchorageak.gov
Phone: (907) 343-7925
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Public Comments: 2026-0003

Commenter	Email	Phone Number	Submitted
Ron Thompson 8301 Schoon Dr ANCHORAGE, AK 99508	scopepne.ron@gmail.com	9075295120	12/23/2025 11:42:29 AM
<p>I would like to state my support for this change to the requirements in regards to "Retail and Pet Services" to be allow by Conditional Use. I think this allows a path forward to properties and owners that have a property that can accommodate the retail sales of food for many other large animal properties on the hillside A recent change in interpretation has impacted the continued practice of selling feed to those that rely on it. The ability for an owner to at least file for a conditional Use seems fair and a great resolution to the issue and then the owner will be forced to be held to a standard and allow a public process to determine if the site is satisfactory or not for the type of use described. This is a very good way to resolve this. I hope this is approved forward and code is changed to reflect this.</p>			