

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.

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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, appearing to read '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

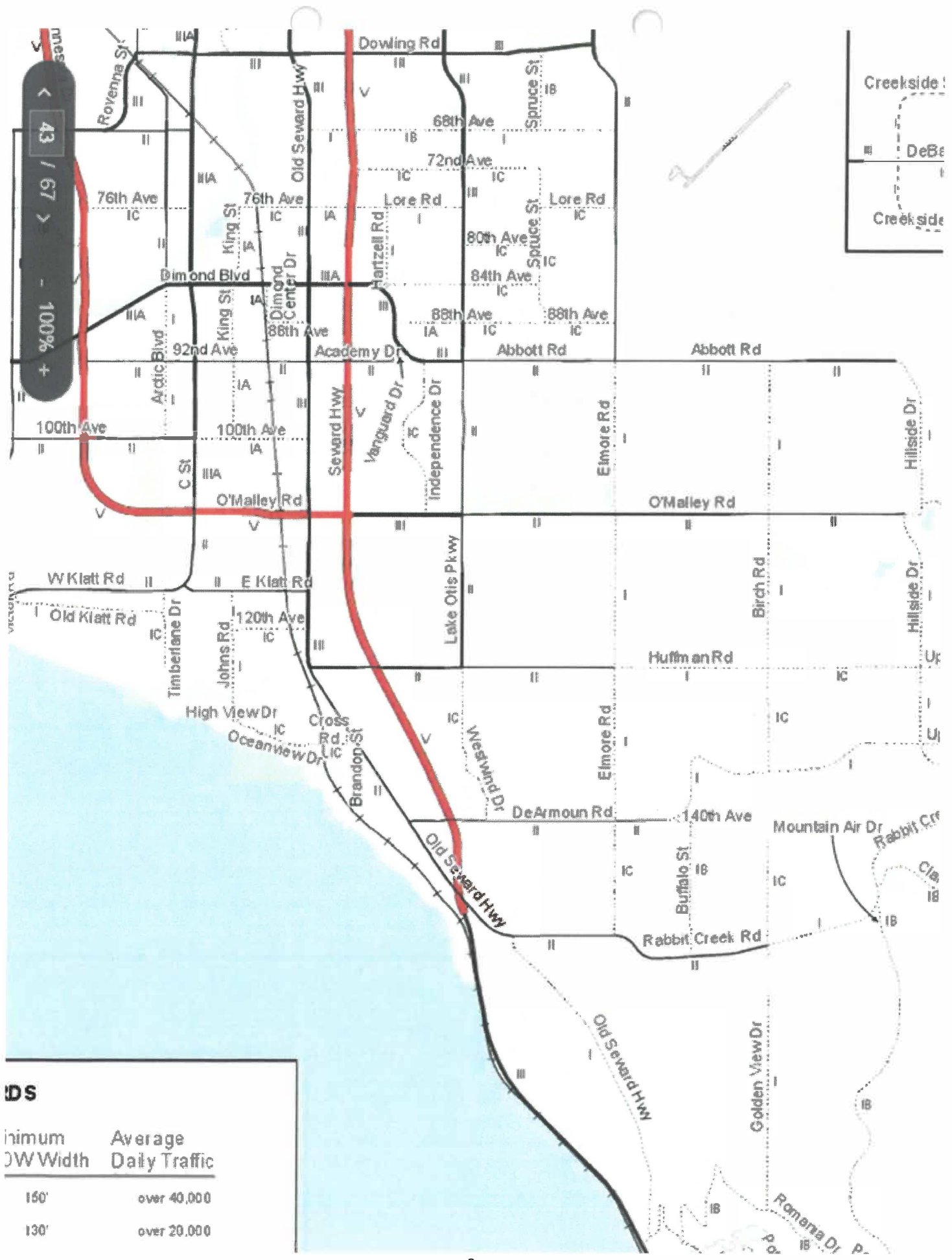
[EXTERNAL EMAIL]

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

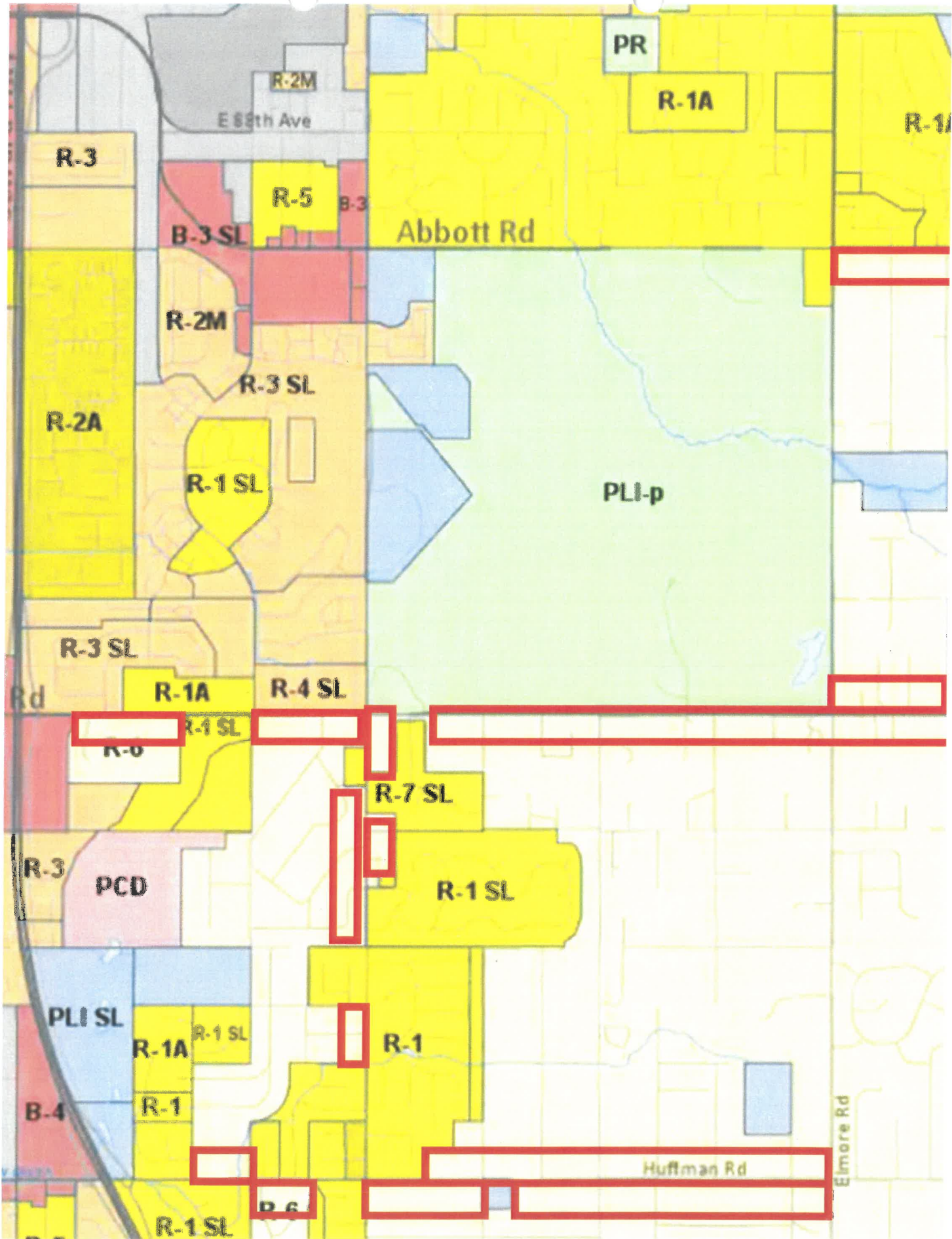
Hillside OSHP:



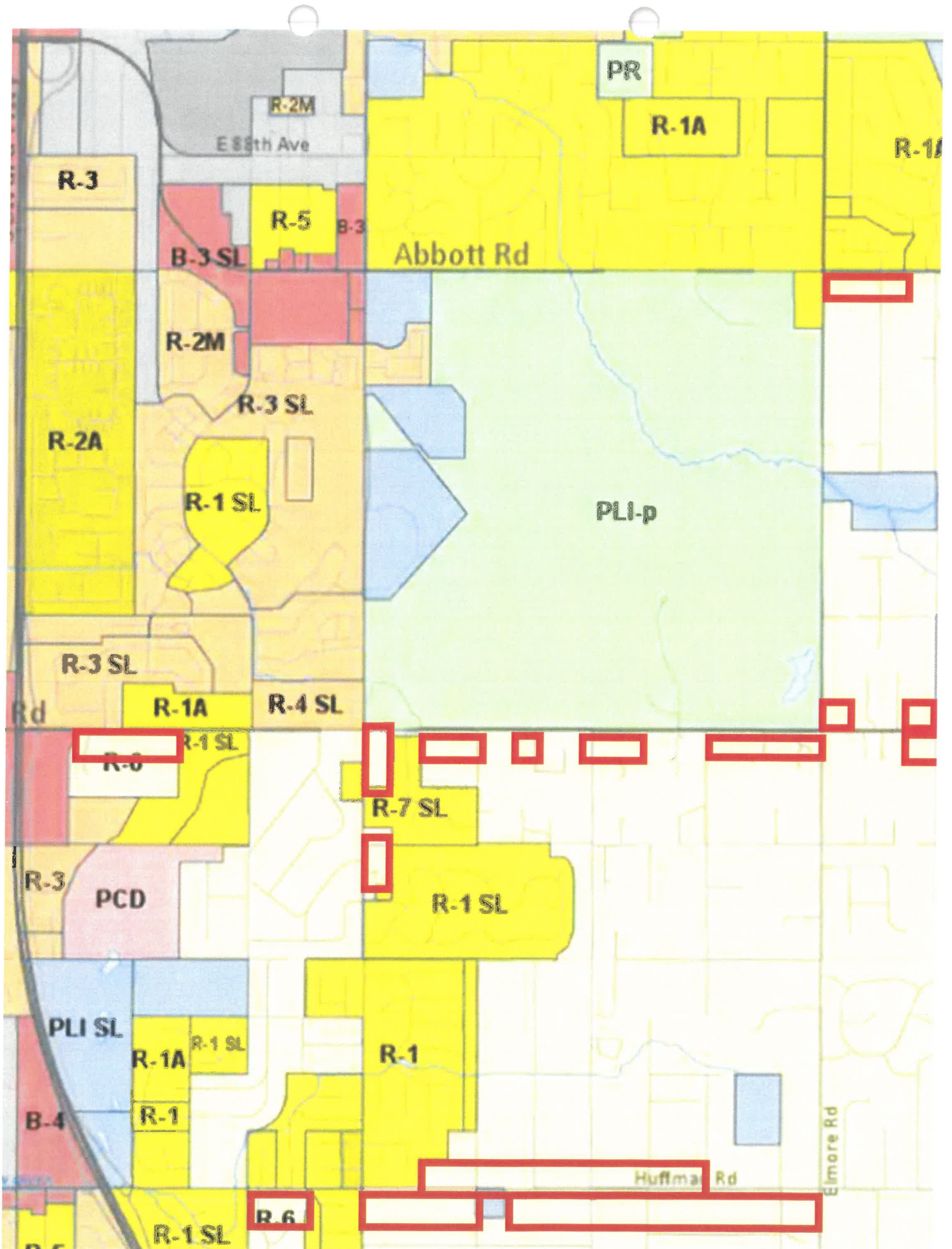
IDS

Minimum R/W 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
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.			