



Municipality of Anchorage

Planning Department

Memorandum



DATE: March 9, 2026

TO: Planning and Zoning Commission
Urban Design Commission

THRU: *MB* Mélisa R. K. Babb, Planning Director

FROM: *DM* Daniel McKenna-Foster, Long Range Planning Manager

SUBJECT: 2026-0010, Amendment to Anchorage Municipal Code Title 21 to Sunset the Urban Design Commission

This Title 21 amendment, sponsored by Assembly Member Brawley and developed in coordination with the Mayor's Office and the Planning Department, would sunset the Urban Design Commission (UDC) and shift the review responsibilities, decision-making authority, and other powers and duties currently belonging to the UDC to the Planning and Zoning Commission (PZC). Assembly Member Brawley requests that each affected commission review the proposed amendment and provide its recommendations to the Assembly regarding this proposed change.

Per AMC 21.02.040, the primary purpose of the Urban Design Commission is to provide a decision-making body for issues related to:

1. Appeals of administrative site plan reviews
2. Major site plan reviews for non-residential development with a gross floor area of less than 100,000 square feet, and for residential development of fewer than 140 units (21.03.180D.);
3. Preliminary plats, when a major site plan review under the authority of the urban design commission creates a subdivision or requires the vacation of a dedicated public area, and the commission directs in the major site plan approval that it shall act as the platting authority (21.03.180F.);
4. Plans in hand design drawings review for new construction and reconstruction of streets of collector classification or greater on the Official Streets and Highways Plan (21.03.190);
5. Commercial tract plats, where the site plan includes a large commercial establishment under the authority of the urban design commission (21.03.200E.);
6. Certain types of variances,
7. Appeals of the director's decision regarding subsection 21.13.060B., Bringing Characteristics Into Compliance (21.03.050); and
8. Small area implementation plans (21.03.115).

Many of these types of cases are rare or infrequent, especially these types of appeals. Since the tool was established in code in 2021, no Small Area Implementation Plan has ever been created.

In 2025, UDC heard seven cases with an approximate cost in staff time of \$28,000 to compile the

staff reports and attend the meetings. Approximate volunteer time for UDC commissioners during that period totaled 350 hours.

Of the twelve regularly scheduled meetings in 2025, six were canceled due to lack of cases or inability to meet quorum. The UDC held a special meeting in September 2025 in addition to their regularly scheduled meeting that month in order to approve a resolution for a single time-sensitive case. The special meeting was on Teams, instead of in the usual location at the Z.J. Loussac Library in the Assembly Chambers, and lasted four minutes.

Transferring the UDC caseload to the PZC would not create a significant additional burden for that commission and would conserve limited staff and volunteer resources.

Over the past several years, filling vacant seats on all of the boards and commissions the Planning Department oversees has been increasingly difficult and the Administration has requested that UDC commissioners consider serving on the Zoning Board of Examiners and Appeals, the Platting Board, or the Planning and Zoning Commission, if the UDC does sunset. The Administration nominated the current Chair of the UDC to serve on the PZC (and the Assembly approved the appointment at the March 3rd, 2025 meeting) with the intent to provide continuity and add expertise to the commission. Fortuitously, that appointment allowed the Department to schedule a PZC meeting that would have been canceled due to lack of quorum otherwise.

Allowing the UDC to sunset would not eliminate opportunities for public hearings for the kinds of cases that UDC currently deliberates, and does not change any review requirements or criteria for those cases. The PZC would follow the same procedures for those cases, just as they do when they take on platting authority for the occasional platting case they hear in place of the Platting Board. See AMC 21.02 for a list of the types of cases and the various boards and commissions who currently hear those cases.

In conversations with UDC commissioners about the proposed sunset, commissioners agreed that UDC's duties could be competently assumed by PZC or another board. They noted that meetings were frequently cancelled for lack of agenda items. And they agreed that consolidating their duties with another board would increase efficiency and reduce the burden on staff.

AMC 21.03.210D. Approval Criteria

Text amendments may be recommended by the PZC for approval by the assembly if it is found that all of the following approval criteria have been met:

Criteria	Response
1. The proposed amendment will promote the public health, safety, and general welfare;	The PZC is well suited to take on the responsibilities of the UDC in promoting public health, safety, and general welfare. Qualifications for seats on the two commissions are the same, but traditionally more design professionals, such as architects and landscape architects, have served on UDC than PZC, but both commissions draw from a similar pool of design professionals, engineers, and others with experience in development or land use management. The review criteria for the UDC cases, including criteria that address public health, safety, and general welfare, will remain unchanged.

<p>2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title; and</p>	<p>This amendment is consistent with the following Anchorage 2020 Comprehensive Plan goals from the Implementation section of the plan. Implementation goals address how the plan should be carried out:</p> <p><i>Planning: Coordination of public development decisions and programs to implement the Comprehensive Plan and its goals and objectives.</i></p> <p><i>Funding: Development of funding strategies for efficient, effective use of public and private resources to implement the Comprehensive Plan.</i></p> <p>At the beginning of the Title 21 rewrite that was finalized in 2014, two separate code audits pointed out that the Urban Design Commission did not have a clearly defined role. Those reviews highlighted that many of the commission’s duties overlapped with responsibilities already assigned to other bodies, and they recommended a thorough clarification of its purpose. While the updated, post-2014, Title 21 attempted to address some of those concerns by refining the UDC’s responsibilities, the final result still left the commission responsible for an array of variance reviews and tasks that closely parallel the work of the PZC and the Zoning Board of Examiners and Appeals. Sunsetting the UDC would help streamline the development review process, reduce duplication, and lower associated administrative costs.</p>
<p>3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.</p>	<p>The proposed amendment is both necessary and desirable due to changing conditions, evolving planning concepts, and broader social and economic needs.</p> <p>The Urban Design Commission (UDC) was established to help the municipality meet goals such as promoting infill, improving road safety, and elevating design quality. However, its primarily adjudicatory structure limits its ability to critically evaluate whether the standards it applies are still appropriate or effective. Like a court, the UDC focuses on deciding individual cases rather than reassessing or modernizing the underlying regulations.</p> <p>In contrast, the Planning & Zoning Commission (PZC) has semi-legislative responsibilities and stronger policy-making capacity, which makes them institutionally better suited to evaluate and adapt</p>

	standards to address emerging issues.
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Reviewing Agency and Public Comments

State and Municipal reviewing agencies had no objections to this Ordinance. Please refer to Attachment 4, "Comments" for correspondence from State and Municipal reviewing agencies. One public comment provided a perspective on the possibilities for an Urban Design Commission with an expanded role and broader application of specific design principles across Anchorage.

Department Recommendation

The Planning Department recommends that the PZC and Urban Design Commission recommend approval to the Anchorage Assembly of the amendment to Anchorage Municipal Code Title 21 to sunset the Urban Design Commission. Enclosed is the draft Assembly Ordinance and the associated Assembly Memorandum.

Suggested Findings

- The Urban Design Commission does not meet Municipal needs in consideration of staff costs and the demands of time from its volunteer members.
- The text amendment meets approval criteria in AMC 21.03.210.
- The Planning Department did not receive reviewing agency or public comments in opposition.

Attachments to Memorandum

1. Reviewing Agency Memorandum
2. Draft Assembly Ordinance
3. Draft Assembly Memorandum
4. Comments

Attachment 1.

Reviewing Agency Memo

Case 2026-0010



Municipality of Anchorage

Planning Department

Memorandum



Date: January 15, 2026

To: Reviewing Agencies

Subject: PZC Case No. 2026-0010, Text Amendment to Title 21 to Sunset the Urban Design Commission — Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance to sunset the Urban Design Commission. This proposal would:

- Sunset the Urban Design Commission.
- Retain requirements and procedures for the reviews normally conducted by the Urban Design Commission, but transfer the reviewing authority to the Planning and Zoning Commission.

The UDC met a total of nine times between January 2024 and May 2025. The Planning and Zoning Commission met a total of 31 times during that same time period. The sunsetting of the Urban Design Commission would more efficiently use Municipal resources. The Planning and Zoning Commission meets twice per month and the Urban Design Commission meets once per month. This would provide more frequent meeting dates, and potentially reduce review time or provide petitioners with an earlier public hearing scheduling option.

Your comments will be submitted to the Planning and Zoning Commission (PZC) and the Urban Design Commission (UDC) for public hearings scheduled for **PZC on Monday, March 9, 2026, and for UDC on March 11, 2026, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage.** Recommendations from the Commissions will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number **2026-0010**)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Elizabeth Appleby at 907-343-7925 in the Planning Department.

Attachment: Draft Ordinance

Attachment 2.

Draft
Assembly Ordinance
(AO)

Case 2026-0010

ANCHORAGE, ALASKA
AO No. 20XX-_____

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TO**
2 **PERMANENTLY SUNSET THE URBAN DESIGN COMMISSION AND**
3 **REALLOCATE ITS DUTIES TO THE PLANNING AND ZONING COMMISSION.**
4

5
6 **WHEREAS**, in 1968 the City of Anchorage established an Urban Beautification
7 Commission, a body that had several purposes, including advising private property
8 owners on how to enhance the aesthetics of their properties; and
9

10 **WHEREAS**, the Urban Beautification Commission was incorporated into the
11 Municipality of Anchorage in 1975, and in 1984 it was renamed Urban Design
12 Commission (UDC); and
13

14 **WHEREAS**, in 1985 the UDC's purpose and scope was expanded and rewritten in
15 code, with a variety of duties from reviewing cases delegated to it by other boards,
16 making decisions on street and highway landscaping plans, and "make
17 recommendations to the Mayor and Assembly regarding any state or municipal plan
18 or program affecting urban design or aesthetics in the Municipality"; and
19

20 **WHEREAS**, during the Title 21 Rewrite, a 2002 external evaluation and 2003
21 proposed reorganization of the zoning code identified UDC as needing more
22 clarification and well-defined purpose, citing examples of where its functions were
23 redundant to or not clearly distinct from other similar boards, with a recommendation
24 to significantly revise and clarify the entity's duties; and
25

26 **WHEREAS**, revisions to UDC's purpose and scope were adopted in the new Title
27 21, including review of many types of variances, and other responsibilities held in
28 parallel with similar functions of Planning and Zoning Commission, as summarized
29 in Table 21.02-1; and
30

31 **WHEREAS**, Sunset Audit Report 2025-S1 (AIM 177-2025) found that UDC met a
32 total of nine times between January 2024 and May 2025, a 17-month period, with a
33 significantly lighter workload than PZC which met 31 times; and
34

35 **WHEREAS**, the planning profession has shifted its standards of practice toward
36 more objective design and development standards, fewer points of discretionary
37 review of development projects, and re-evaluating the benefits of time-intensive
38 public process with trade-offs of costs and uncertainty it creates for new
39 development; now, therefore,
40

41 **THE ANCHORAGE ASSEMBLY ORDAINS:**
42

43 **Section 1.** Anchorage Municipal Code section 1.35.010 is hereby amended to
44 read as follows *(the remainder of the section is not affected and therefore not set*

out):

1.35.010 Principal executive personnel, boards and commissions, and elected officials.

*** **

B. Principal executive personnel and members of boards and commissions and elected officials who shall take the oath of office. The following officials and municipal executives shall take and subscribe to the oath of office:

*** **

4. Members of regulatory and adjudicatory boards and commissions as set forth in AMC 4.40, including, but not limited to:

m. Zoning board of examiners and appeals.

[N. URBAN DESIGN COMMISSION.]

n.[O.] Board of adjustment.

o.[P.] On-site wastewater system technical review board.

p.[Q.] MOA Trust Fund board of trustees.

q.[R.] Anchorage Child Care and Early Education (ACCEE) Fund Board.

*** **

(AO No. 2000-131, § 1, 9-12-00; AO No. 2002-69, § 1, 5-14-02; AO No. 2018-24, § 1, 4-10-18; AO No. 2021-114, § 1, 1-31-22; AO No. 2022-40(S), § 1, 3-22-22; AO No. 2023-68, § 3, 6-20-23; AO No. 2023-73, § 2, 7-25-23; AO No. 2023-111(S), § 1, 11-7-23; AO No. 2024-61(S-1), § 3, 7-16-24; AO No. 2024-110(S), §§ 1, 7, 11-26-24)

Section 2. Anchorage Municipal Code section 3.20.070 is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

3.20.070 Executive branch organization.

*** **

B. Office of the municipal manager. Within the office of the municipal manager and reporting to the municipal manager or designee are: the office of emergency management; health and safety; transportation

inspection; and the following departments:

*** *** ***

10. Planning, development and public works. Within the planning, development and public works and reporting to the department, are the following departments:

*** *** ***

b. Planning department. This department is responsible for comprehensive land use planning and planning for public facilities, and environmental resources. The department manages the municipality's coastal and wetlands management programs; administers, and enforces the Title 21 Land Use Code; processes applications and prepares recommendations for zoning, conditional use, variance, subdivision, and site plan reviews; and provides staff support to the planning and zoning commission, platting board, zoning board of examiners and appeals, [URBAN DESIGN COMMISSION,] and the municipal assembly. The department also provides technical, GIS mapping, geographic base layers, and website support to all of the departments headquartered in the planning and development center. The department also provides staff support to the Anchorage Metropolitan Area Transportation Solutions (AMATS).

*** *** ***

(AO No. 21-76; AO No. 59-76; AO No. 283-76; AO No. 77-359; AO No. 78-82; AO No. 78-113; AO No. 78-121; AO No. 79-27; AO No. 80-5; AO No. 82-49; AO No. 83-159; AO No. 85-8; AO No. 86-204; AO No. 88-47(S); AO No. 88-82; AO No. 89-10; AO No. 89-18; AO No. 89-39; AO No. 90-15(S); AO No. 91-173(S); AO No. 92-79; AO No. 92-148; AO No. 94-135(S), § 8, 7-12-94; AO No. 95-141, § 1, 7-11-95; AO No. 96-47, § 2, 3-5-96; AO No. 98-115(S), § 3, 7-1-98; AO No. 2003-109, § 6, 9-9-03; AO No. 2004-132, § 2, 10-12-04; AO No. 2004-136, § 2, 12-7-04; AO No. 2005-142, § 2, 10-25-05; AO No. 2008-90(S), § 2, 1-1-09; AO No. 2009-21, § 2, 2-24-09; AO No. 2009-101, § 6, 8-25-09; AO No. 2010-64, § 2, 9-28-10; AO No. 2010-93, § 2, 1-11-11; AO No. 2011-40, § 1, 3-29-11; AO No. 2011-25, § 2, 5-24-11; AO No. 2012-106, § 3, 11-13-12; AO No. 2013-34, § 3, 2-26-13; AO No. 2015-112(S), § 5, 1-1-16; AO No. 2017-122(S), § 4, 10-24-17; AO No. 2018-24, § 3, 4-10-18; AO No. 2018-108(S), § 3, 12-31-18; AO No. 2018-118, § 2, 1-1-19; AO No. 2019-42, § 2, 4-23-19; AO No. 2019-133, § 1, 11-5-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-24, § 1, 3-10-20; AO No. 2020-79(S), § 2, 8-26-20; AO No. 2020-109, § 2, 10-13-20; AO No. 2020-121, § 2, 1-1-21; AO No. 2021-113(S), § 3, 11-10-21; AO No. 2021-114, § 2, 1-31-22; AO No. 2022-40(S), § 3, 3-22-22; AO No. 2023-38(S), § 2, 4-18-23; AO No. 2023-61(S), §

1 1, 5-23-23; AO No. 2023-111(S), § 2, 11-7-23; AO No. 2023-81, § 2, 1-9-24;
2 AO No. 2024-28, § 1, 3-27-24; AO No. 2024-110(S), §§ 4, 7, 8, 11-26-24; AO
3 No. 2025-57, § 1, 5-6-25)
4

5 **Section 3.** Anchorage Municipal Code section 4.05.060 is hereby amended to
6 read as follows (*the remainder of the section is not affected and therefore not set*
7 *out*):
8

9 **4.05.060 Attendance requirements; vacancies.**

10
11 A. The office of a member of a board or commission member shall
12 become vacant if the member:

13 *** **

14
15
16 7. During any 12-month period while in office:

17
18 a. Is absent from three regular meetings without excuse;

19
20 b. Is absent from:

21
22 i. Six regular meetings; or

23
24 ii. Eight regular meetings for members of the
25 planning and zoning commission, [URBAN
26 DESIGN COMMISSION,] platting board, or
27 zoning board of examiners and appeals; or

28
29 c. Fails to attend a two-thirds majority of the regular
30 meetings.
31

32 *** **

33
34 (CAC 2.64.060; AO No. 89-122(S-1); AO No. 90-70; AO No. 92-95; AO No.
35 93-215, § 1, 1-4-94; AO No. 95-113, §§ 1, 2, 5-2-95; AO No. 2007-63(S), §
36 1, 5-1-07; AO No. 2013-55, § 1, 4-23-13; AO No. 2017-148, § 1, 11-21-17;
37 AO No. 2018-31, § 1, 4-24-18; AO No. 2020-42, § 1, 4-14-20; AO No. 2021-
38 85, § 1, 10-28-21; AO No. 2023-105, § 1, 11-7-23)
39

40 **Section 4.** Anchorage Municipal Code section 4.40.125 is hereby repealed as
41 follows:
42

43 **4.40.125 (Repealed) [URBAN DESIGN COMMISSION.]**

44
45 [A. THERE IS ESTABLISHED AN URBAN DESIGN COMMISSION TO
46 EXERCISE THE POWERS AND DUTIES MORE PARTICULARLY
47 SET FORTH IN TITLE 21.
48

49 B. THIS COMMISSION SHALL TERMINATE ON OCTOBER 14, 2025,
50 UNLESS AFFIRMATIVELY CONTINUED BY THE ASSEMBLY IN

ACCORDANCE WITH SECTION 4.05.150.]

(CAC 2.64.520—2.64.540; AO No. 81-180; AO No. 82-167; AO No. 84-30; AO No. 85-160, 1-8-86; AO No. 97-145, § 1, 12-9-97; AO No. 2000-114, § 1, 1-9-01; AO No. 2004-68, § 1, 4-13-04; AO No. 2004-96, § 1, 6-8-04; AO No. 2011-64(S-1), § 3, 6-28-11; AO No. 2013-69, § 1, 10-8-13; AO No. 2016-60, § 1, 10-4-16; AO No. 2019-71, § 1, 10-8-19; AO No. 2022-65, § 1, 10-11-22)

Section 5. Anchorage Municipal Code section 4.60.105 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

4.60.105 Chugiak-Eagle River Advisory Board.

*** *** ***

D. The Chugiak-Eagle River Advisory Board shall serve to focus and advise on Chugiak-Eagle River area land use concerns. The advisory board shall be notified timely to provide review and make recommendations to the municipality and its boards and commissions in advance of final deliberation and decision on these matters:

1. Changes to the Chugiak-Eagle River Comprehensive Plan and changes to other comprehensive plans and studies which impact the Chugiak-Eagle River area.
2. Actions of the platting board, planning and zoning commission, and zoning board of examiners and appeals[, AND THE URBAN DESIGN COMMISSION] that require public notice to more than one community council in the Chugiak-Eagle River area.

*** *** ***

(AO No. 2013-71, § 1, 6-4-13; AO No. 2013-121, § 1, 12-3-13; AO No. 2015-61, § 6, 10-13-15; AO No. 2016-60, § 4, 10-4-16; AO No. 2019-71, § 4, 10-8-19; AO No. 2022-43(S), § 2, 4-12-22)

Section 6. Anchorage Municipal Code section 7.40.100 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

7.40.100 Jury procedures.

*** *** ***

H. Within five working days after rendering a decision, a jury shall provide written notice of its selection to the planning and zoning commission, [THE URBAN DESIGN COMMISSION,] the Anchorage Arts Advisory

Commission, the public art committee, the community council in which the art is proposed to be placed, and the administration. Neither a commission nor the administration may reject a jury selection except as provided in subsection G. of this section.

*** *** ***

(AR No. 79-109; AO No. 80-79; AR No. 81-270; AO No. 84-30; AR No. 87-309, 1-1-88; AO No. 91-41; AO No. 2011-64(S-1), § 11, 6-28-11; AO No. 2019-127, § 1, 10-22-19; AO No. 2025-37, § 21, 5-16-25)

Section 7. Anchorage Municipal Code section 7.40.170 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

7.40.170 Annual report.

The public art committee shall prepare an annual informational report listing all acquisitions and art projects, whether completed or in progress, and submit it to the assembly, the mayor, the Anchorage School Board, and the planning and zoning commission [THE URBAN DESIGN COMMISSION.]

(AR No. 79-109; AO No. 80-79; AO No. 84-30; AO No. 91-41; AO No. 2019-127, § 1, 10-22-19)

Section 8. Anchorage Municipal Code section 21.02.020 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.02.020 Table of decision and review authority.

A. Table 21.02-1 summarizes the major review and decision-making responsibilities of the assembly, the municipal staff, and the other entities that have roles in the procedures set forth in Chapter 21.03, Review and Approval Procedures. Such other entities are referred to as the "land use boards and commissions" and include: the planning and zoning commission, the platting board; the zoning board of examiners and appeals; the board of adjustment, [THE URBAN DESIGN COMMISSION;] and the geotechnical advisory commission. Any application, not including an appeal, to be heard and decided by these land use boards and commissions that is for development in the Chugiak-Eagle River area, as defined in Section 21.10.020C., shall be sent to the Chugiak-Eagle River Advisory Board and the matter heard not sooner than 30 days after transmittal. Any application, not including an appeal, to be heard and decided by these land use boards and commissions that is for development in the Girdwood area, as defined by Section 21.09.020C., shall be sent to the Girdwood Board of Supervisors and the matter heard not sooner than 30 days after transmittal.

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*** *** ***

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES

NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

**A = APPEAL = Authority to Hear and Decide Appeals
D = DECISION = Responsible for Review and Final Decision
H = HEARING = Public Hearing Required
R = REVIEW = Responsible for Review and/or Recommendation Only**

	Section	ASBLY	PZC	[UDC]	PB	ZBEA	BOA	MS
Alcohol—Special Land Use Permit	21.03.040	D-H/A ¹						R/D ¹
Certificates of Zoning Compliance	21.03.060					A		D
Comprehensive Plan Amendments	21.03.070C.	D-H ²	R-H ²					R
Conditional Uses	21.03.080		D-H				A	R
Flood Hazard Permits	21.03.090					A		D
Land Use Permits	21.03.100				A ³	A ³		D
Marijuana—Special Land Use Permit and associated variances	21.03.105	D-H						R
Master Plan, Institutional	21.03.110A.	D-H	R-H					R
Reinvestment Focus Areas	21.03.116	D-H	R-H					R
Minor Modifications	21.03.120		D ⁴	[D ⁴]		A ⁵	A ⁵	D ⁴
Neighborhood or District Plans	21.03.130	D-H	R-H					R
Public Facility Site Selection	21.03.140	D-H/ A-H ⁶	R-H/ D-H ⁶					R
Rezoning (Map Amendments)	21.03.160	D-H	R-H					R
Sign Permits	21.03.170					A		D
Site Plan Review, Administrative	21.03.180C.		A	[A]				D
Site Plan Review, Major	21.03.180D.		D-H ⁷	[D-H ⁷]			A	R
Small Area Implementation Plan	21.03.115		D- H ^{[15]14}	[D-H]				R
Street Review	21.03.190B.		R ⁸ /D	[R ⁸ /D]			A	R
Trail Review	21.03.190C.		R/D	[R/D]				R
Preliminary Plat	21.03.200C.5.		D-H ⁹	[D-H ⁹]	D-H ⁹		A	R
Abbreviated Plat	21.03.200D.				A-H			D
Commercial Tract Plat	21.03.200E.		D-H ¹⁰	[D-H ¹⁰]	D-H ¹⁰			R
Title 21, Text Amendments	21.03.210	D-H	R-H		R-H ¹¹			R

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES								
<p>NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.</p> <p>A = APPEAL = Authority to Hear and Decide Appeals D = DECISION = Responsible for Review and Final Decision H = HEARING = Public Hearing Required R = REVIEW = Responsible for Review and/or Recommendation Only</p>								
	Section	ASBLY	PZC	[UDC]	PB	ZBEA	BOA	MS
Vacation of Public and Private Interest in Land	21.03.230				D or A ¹²		A ¹²	R or D ¹²
Variances from the provisions of 21.05.040K., <i>Telecommunication Facilities</i> ; 21.06, <i>Dimensional Standards and Measurements</i> (except subsection 21.06.030D.9., <i>Airport Height Regulations</i>); 21.07.020B., <i>Watercourse, Water Body, and Wetland Protection</i> 21.07.050, <i>Utility Distribution Facilities</i> ; 21.09.060, <i>Dimensional Standards</i> ; 21.09.070J., <i>Utilities and Utility Equipment Standards</i> ; 21.10.060, <i>Dimensional Standards</i> ; 21.13, <i>Nonconformities</i> .	21.03.240		D-H ¹⁵			D-H ¹⁶		R
Variances from the provisions of 21.11.060, <i>Dimensional Standards for Sites and</i>	21.03.240	D-H ^{15,17}				D-H		R
Variances from the provisions of 21.07.020C., <i>Steep Slope Development</i> ; 21.07.060, <i>Transportation and Connectivity</i> ; 21.08, <i>Subdivision Standards</i> ; 21.09.070C., <i>Hazard Areas</i> ; 21.09.070E.	21.03.240		D-H ^{13, 15, 16}	[D-H ^{13, 16}]	D-H		A	R

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES								
<p>NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.</p> <p>A = APPEAL = Authority to Hear and Decide Appeals D = DECISION = Responsible for Review and Final Decision H = HEARING = Public Hearing Required R = REVIEW = Responsible for Review and/or Recommendation Only</p>								
	Section	ASBLY	PZC	[UDC]	PB	ZBEA	BOA	MS
<p>Variations from</p> <p>the district-specific standards of 21.04, <i>Zoning Districts</i>; 21.09.040, <i>Zoning Districts</i>; 21.10.040, <i>Zoning Districts</i>.</p> <p>the use-specific standards of 21.05, <i>Use Regulations</i> (except subsection 21.05.040K., <i>Telecommunication Facilities, and section 21.05.055 Marijuana Establishments</i>); 21.09.050, <i>Use Regulations</i>; 21.10.050, <i>Use Regulations</i>. 21.11.050, <i>Use Regulations</i></p> <p>21.07, <i>Development and Design Standards</i> (except 21.07.020B., <i>Watercourse, Water Body, and Wetland Protection</i>, 21.07.020C., <i>Steep Slope Development</i>, 21.07.050, <i>Utility Distribution Facilities</i>, and 21.07.060, <i>Transportation and Connectivity</i>);</p> <p>Those subsections of section 21.09.070, <i>Site Development and Design Standards</i>, not reserved to the platting authority or the zoning board of examiners and appeals; 21.09.080, <i>Building Design Standards</i>;</p> <p>21.10.070, <i>Development and Design Standards</i> (except 21.10.070B., <i>Transportation and Connectivity</i>);</p> <p>21.12, <i>Signs</i></p>	21.03.240		D-H ¹⁷	[D-H ¹⁵]			A	R
<p>Variations from the provisions of 21.11.070 <i>Development and Design Standards</i></p>	21.03.240		<u>D-H^{15,17}</u>	[D-H ^{15,17}]			A	R
<p>Administrative Variations</p>	21.03.240J.					A		D

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES								
<p>NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.</p> <p>A = APPEAL = Authority to Hear and Decide Appeals D = DECISION = Responsible for Review and Final Decision H = HEARING = Public Hearing Required R = REVIEW = Responsible for Review and/or Recommendation Only</p>								
	Section	ASBLY	PZC	[UDC]	PB	ZBEA	BOA	MS
Verification of Nonconforming Status	21.03.250					A		D
<p>NOTES:</p> <p>¹ See section 21.03.040, <i>Alcohol-Special Land Use Permit</i>, to determine whether the Assembly or the director is the decision-making body.</p> <p>² Only substantive comprehensive plan amendments require a public hearing. See section 21.03.070, <i>Comprehensive Plan Amendments</i>.</p> <p>³ The appeal body for subsection 21.03.100E., <i>Improvements Associated with Land Use Permits</i>, is the platting board. Appeals related to provisions in title 23 are made to the building board of examiners and appeals.</p> <p>⁴ An applicant may request application of the minor modification process only once during the review process.</p> <p>⁵ See section 21.03.120C.5. for appropriate appeal body.</p> <p>⁶ Site selection for municipal facilities is approved by the assembly. See section 21.03.140.</p> <p>⁷ See section 21.03.180D. for the division of major site plan review decision-making authority.</p> <p>⁸ See section 21.03.190, <i>Street and Trail Review</i>.</p> <p>⁹ The planning and zoning commission may act as the platting authority for conditional uses that create a subdivision. The planning and zoning commission [OR THE URBAN DESIGN COMMISSION] may act as the platting authority for major site plan reviews that create a subdivision. The planning and zoning commission may act as the platting authority when a preliminary plat is being considered concurrently with a rezone.</p> <p>¹⁰ The planning and zoning commission [OR THE URBAN DESIGN COMMISSION (WHICHEVER IS THE DECISION-MAKING AUTHORITY—SEE SECTION 21.03.180)] shall act as the platting authority for a commercial tract whose site plan includes a large retail establishment. The platting board shall be the platting authority for all other commercial tracts.</p> <p>¹¹ Code amendments relating to chapter 21.08, <i>Subdivision Standards</i>, require a hearing by the platting board. All code amendments require a hearing by the planning and zoning commission.</p> <p>¹² See section 21.03.230, <i>Vacation of Public and Private Interest in Lands</i>.</p> <p>¹³ When the planning and zoning commission [OR THE URBAN DESIGN COMMISSION] acts as the platting authority, they shall have variance authority over these sections as well.</p> <p>¹⁴ The planning and zoning commission is the decision-making authority for a small area implementation plan that is being considered concurrently with a zoning map amendment and/or when B-1A use types not permitted by the underlying zoning are included per 21.03.115.</p> <p>¹⁵ The planning and zoning commission shall have variance authority over these sections when such variances are <u>requested</u> [REQUIRED] as part of a small area implementation plan that is being considered concurrently with a zoning map amendment per 21.03.115.</p> <p>¹⁶ The <u>planning and zoning commission</u> [URBAN DESIGN] shall have variance authority over these sections when such variances are requested as part of a small area implementation plan per 21.03.115.</p> <p>¹⁷ The planning and zoning commission shall only decide variances when accompanied by a conditional use or a major site plan review per 21.03.240, except those to be decided by the zoning board of examiners and appeals.</p>								
KEY TO ABBREVIATIONS:		ZBEA = Zoning Board of Examiners and Appeals BOA = Board of Adjustment [UDC = URBAN DESIGN COMMISSION] MS = Municipal Staff						

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, § 1, 5-14-15; AO No. 2016-3(S), § 1, 2-23-16; AO No. 2017-55, § 2, 4-11-17; AO No. 2018-67(S-1), § 1, 10-9-18; AO No. 2020-38, § 2, 5-28-20; AO No. 2021-46(S), § 3, 6-8-21; AO No. 2022-38, § 1, 4-12-22; AO 2022-43(S), § 3, 4-12-22; AO No. 2022-62(S), § 2, 10-11-22; AO No. 2023-120, § 1, 12-5-23)

1 **Section 9.** Anchorage Municipal Code section 21.02.030 is hereby amended to
 2 read as follows (*the remainder of the section is not affected and therefore not set*
 3 *out*):
 4

5 **21.02.030 Planning and zoning commission.**

6 *** **

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 9 B. Decision-making authority. The planning and zoning commission has
 10 decision-making authority over the following:

- 11 1. Conditional uses (21.03.080);
- 12 2. Preliminary plats, when a conditional use creates a subdivision
 13 or requires the vacation of a dedicated public area, and the
 14 commission directs in the conditional use approval that it shall
 15 act as the platting authority (21.03.080F.);
- 16 3. Public facility site selections, except for municipal facilities
 17 (21.03.140);
- 18 4. Appeals from the director's decision regarding consistency with
 19 an institutional master plan (21.03.110F.);
- 20 5. Major site plan reviews [FOR NON-RESIDENTIAL
 21 DEVELOPMENT WITH A GROSS FLOOR AREA OF 100,000
 22 SQUARE FEET OR MORE, AND FOR RESIDENTIAL
 23 DEVELOPMENT OF 140 UNITS OR MORE] (21.03.180D.);
- 24 6. Preliminary plats, when a major site plan under the authority of
 25 the planning and zoning commission creates a subdivision or
 26 requires the vacation of a dedicated public area, and the
 27 commission directs in the major site plan approval that it shall
 28 act as the platting authority (21.03.180F.);
- 29 7. Draft design study report for new construction and
 30 reconstruction of streets of collector class or greater in the
 31 Official Streets and Highways Plan (21.03.190);
- 32 8. Plans in hand design drawings review for new construction and
 33 reconstruction of streets of collector classification or greater on
 34 the Official Streets and Highways Plan (21.03.190);
- 35 9.[8.] Commercial tract plats, where the site plan includes a large
 36 commercial establishment under the authority of the planning
 37 and zoning commission (21.03.200E.);
- 38 10.[9.] Small area implementation plans [WHEN A ZONING MAP
 39 AMENDMENT IS SUBMITTED CONCURRENTLY AND/OR
 40 WHEN B-1A USE TYPES NOT PERMITTED BY

1 UNDERLYING ZONING ARE INCLUDED IN THE PROPOSED
2 SMALL AREA IMPLEMENTATION PLAN].

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4 11.[10.]Preliminary plats, when accompanied by a rezone, unless the
5 applicant chooses another platting authority allowed by
6 21.02.020; and

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8 12.[11.]Variances, when accompanied by a conditional use or a major
9 site plan review, except variances authorized to be decided by
10 the zoning board of examiners and appeals.

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12 13. Appeals of administrative site plan reviews (21.03.180C).

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14 14. Appeals of the director's decision regarding subsection
15 21.13.060B, bringing characteristics into compliance
16 (21.03.050).

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18 15. Variances from:

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20 a. The district-specific standards of Chapter 21.04, Zoning
21 Districts, Section 21.09.040, Zoning Districts, and
22 Section 21.10.040, Zoning Districts;

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24 b. The use-specific standards of Chapter 21.05, Use
25 Regulations (except subsection 21.05.040K.,
26 telecommunication facilities, and Section 21.05.055,
27 Marijuana Establishments), Section 21.09.050, Use
28 Regulations, and Section 21.10.050, Use Regulations;

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30 c. Chapter 21.07, Development and Design Standards
31 (except subsections 21.07.020B., watercourse, water
32 body, and wetland protection, 21.07.020C., steep slope
33 development, Sections 21.07.050, Utility Distribution
34 Facilities, and 21.07.060, Transportation and
35 Connectivity);

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37 d. Those provisions of Section 21.09.070, Site
38 Development and Design Standards, for which
39 variance authority is not given to the platting authority
40 or the zoning board of examiners and appeals;

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42 e. Section 21.09.080, Building Design Standards;

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44 f. Section 21.10.070, Development and Design
45 Standards (except subsection 21.10.070B.,
46 Transportation and Connectivity);

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48 g. Section 21.11.070, Development and Design
49 Standards; and
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h. Chapter 21.12, Signs.

C. Other powers and duties. The planning and zoning commission shall:

1. Develop, review, and make recommendations to the assembly regarding policies, plans, and ordinances to implement the municipal function of planning for the economic, social, and land use needs of the community.

2. Review and make recommendations to the assembly and school board regarding the annual capital improvement program of the municipality and school district.

3. Review and make recommendations to the mayor regarding the annual work program of the department.

[4]. Designate historic signs pursuant to subsection 21.13.070F.

5[4]. Promulgate regulations to implement or make specific the provisions of this title, except provisions of Chapter 21.08, Subdivision Standards, which are reserved to the platting board.

6[5]. Exercise such other powers, and perform such other duties, as are provided by law.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2020-35, § 1, 4-14-20; AO No. 2020-38, § 2, 5-28-20; AO No. 2022-38, § 1, 4-12-22; AO No. 2023-120(S), § 2, 12-5-23)

Section 10. Anchorage Municipal Code section 21.02.040 is hereby repealed as follows:

21.02.040 (Repealed) [URBAN DESIGN COMMISSION.]

[A. *DECISION-MAKING AUTHORITY.* THE URBAN DESIGN COMMISSION HAS DECISION-MAKING AUTHORITY OVER THE FOLLOWING:

1. APPEALS OF ADMINISTRATIVE SITE PLAN REVIEWS (21.03.180C.);

2. MAJOR SITE PLAN REVIEWS FOR NON-RESIDENTIAL DEVELOPMENT WITH A GROSS FLOOR AREA OF LESS THAN 100,000 SQUARE FEET, AND FOR RESIDENTIAL DEVELOPMENT OF FEWER THAN 140 UNITS (21.03.180D.);

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- 3. PRELIMINARY PLATS, WHEN A MAJOR SITE PLAN REVIEW UNDER THE AUTHORITY OF THE URBAN DESIGN COMMISSION CREATES A SUBDIVISION OR REQUIRES THE VACATION OF A DEDICATED PUBLIC AREA, AND THE COMMISSION DIRECTS IN THE MAJOR SITE PLAN APPROVAL THAT IT SHALL ACT AS THE PLATTING AUTHORITY (21.03.180F.);
- 4. PLANS IN HAND DESIGN DRAWINGS REVIEW FOR NEW CONSTRUCTION AND RECONSTRUCTION OF STREETS OF COLLECTOR CLASSIFICATION OR GREATER ON THE OFFICIAL STREETS AND HIGHWAYS PLAN (21.03.190);
- 5. COMMERCIAL TRACT PLATS, WHERE THE SITE PLAN INCLUDES A LARGE COMMERCIAL ESTABLISHMENT UNDER THE AUTHORITY OF THE URBAN DESIGN COMMISSION (21.03.200E.);
- 6. VARIANCES FROM:
 - A. THE DISTRICT-SPECIFIC STANDARDS OF CHAPTER 21.04, ZONING DISTRICTS, SECTION 21.09.040, ZONING DISTRICTS, AND SECTION 21.10.040, ZONING DISTRICTS;
 - B. THE USE-SPECIFIC STANDARDS OF CHAPTER 21.05, USE REGULATIONS (EXCEPT SUBSECTION 21.05.040K., TELECOMMUNICATION FACILITIES, AND SECTION 21.05.055, MARIJUANA ESTABLISHMENTS), SECTION 21.09.050, USE REGULATIONS, AND SECTION 21.10.050, USE REGULATIONS;
 - C. CHAPTER 21.07, DEVELOPMENT AND DESIGN STANDARDS (EXCEPT SUBSECTIONS 21.07.020B., WATERCOURSE, WATER BODY, AND WETLAND PROTECTION, 21.07.020C., STEEP SLOPE DEVELOPMENT, SECTIONS 21.07.050, UTILITY DISTRIBUTION FACILITIES, AND 21.07.060, TRANSPORTATION AND CONNECTIVITY);
 - D. THOSE PROVISIONS OF SECTION 21.09.070, SITE DEVELOPMENT AND DESIGN STANDARDS, FOR WHICH VARIANCE AUTHORITY IS NOT GIVEN TO THE PLATTING AUTHORITY OR THE ZONING BOARD OF EXAMINERS AND APPEALS;
 - E. SECTION 21.09.080, BUILDING DESIGN STANDARDS;

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F. SECTION 21.10.070, DEVELOPMENT AND DESIGN STANDARDS (EXCEPT SUBSECTION 21.10.070B., TRANSPORTATION AND CONNECTIVITY);

G. SECTION 21.11.070, DEVELOPMENT AND DESIGN STANDARDS; AND

H. CHAPTER 21.12, SIGNS.

7. APPEALS OF THE DIRECTOR'S DECISION REGARDING SUBSECTION 21.13.060B., BRINGING CHARACTERISTICS INTO COMPLIANCE (21.03.050).

8. SMALL AREA IMPLEMENTATION PLAN (21.03.115).

B. *OTHER POWERS AND DUTIES.* THE URBAN DESIGN COMMISSION SHALL:

1. ADVISE THE MAYOR, ASSEMBLY, AND PLANNING AND ZONING COMMISSION REGARDING URBAN DESIGN, NORTHERN CLIMATE DESIGN, AND WINTER CITY DESIGN MATTERS, INCLUDING DESIGN-RELATED AMENDMENTS TO THE COMPREHENSIVE PLAN AND TITLE 21.

2. REVIEW AND MAKE RECOMMENDATIONS REGARDING ANY ENTITLEMENT REQUESTS, IN ACCORDANCE WITH AUTHORITY DELEGATED BY THE PLANNING AND ZONING COMMISSION OR PLATTING BOARD UNDER THIS TITLE.

3. PERFORM THOSE DUTIES STATED IN TITLE 7, RELATING TO THE ART FUNDING REQUIREMENTS FOR PUBLIC BUILDINGS AND FACILITIES.

4. DESIGNATE HISTORIC SIGNS PURSUANT TO SUBSECTION 21.13.070F.

5. EXERCISE SUCH OTHER POWERS, AND PERFORM SUCH OTHER DUTIES, AS ARE PROVIDED BY LAW.

C. *REQUIREMENTS FOR COMMISSION MEMBERSHIP AND QUORUMS.*

1. A MAJORITY OF THE FULL MEMBERSHIP OF THE COMMISSION SHALL CONSTITUTE A QUORUM FOR THE TRANSACTION OF BUSINESS.

2. ACTION BY THE COMMISSION SHALL REQUIRE THE FAVORABLE VOTE OF A MAJORITY OF THE FULL MEMBERSHIP OF THE COMMISSION.

3. FULL MEMBERSHIP MEANS NINE COMMISSIONERS, LESS THE NUMBER OF COMMISSIONERS EXCUSED FOR CONFLICTS OF INTEREST.]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, § 2, 5-14-15; AO No. 2017-55, § 3, 4-11-17; AO No. 2018-67(S-1), § 2, 10-9-18; AO No. 2020-35, § 2, 4-14-20; AO No. 2020-38, § 2, 5-28-20; AO No. 2021-46(S), § 4, 6-8-21)

Section 11. Anchorage Municipal Code section 21.02.090 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.02.090 Assembly.

A. Decision-making authority. The assembly has the following decision-making authority under this title:

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11. Any other action not delegated to the planning and zoning commission, platting board, zoning board of examiners and appeals, board of adjustment, [URBAN DESIGN COMMISSION,] or municipal staff, as the assembly may deem desirable and necessary to implement the provisions of this title.

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(AO 2012-124(S), 2-26-13; AO No. 2016-3(S), § 2, 2-23-16; AO No. 2017-55, § 4, 4-11-17; AO No. 2022-62(S), § 3, 10-11-22)

Section 12. Anchorage Municipal Code section 21.03.115 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.03.115 Small area implementation plan.

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C. *Submittal requirements.* Submittal requirements are listed below and shall be in narrative and illustrative form. It is understood that changes can occur to these original submittal details during the planning and review approval process. The director may waive submittal requirements not relevant to the proposed development or planning area. The [URBAN DESIGN COMMISSION, THE] planning and zoning commission [WHEN APPLICABLE,] and/or the director may require the submission of other information as necessary for the informed exercise of judgment under the criteria for the review of the plan, as set out in subsection F. below.

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D. *Procedures for small area implementation plan approval.*

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6. *Departmental review.* The director shall review the proposed small area implementation plan in light of the approval criteria of subsection F. below and shall distribute the application to other reviewers as necessary. Based on the results of the reviews, the director shall provide a report and recommendation for changes or additions to [THE URBAN DESIGN COMMISSION, OR IF APPLICABLE,] the planning and zoning commission.

7. *Public notice.* Notice shall be provided in accordance with section 21.03.020H.

8. *Review and action by planning and zoning [URBAN DESIGN] commission.* Except as provided in subsections D.9. and D.10. below, the planning and zoning [URBAN DESIGN] commission shall hold a public hearing on the proposed small area implementation plan and, at the close of the hearing, taking into account the recommendations of the director and any public comment, and based on the approval criteria of subsection F. below, shall, within 90 days, approve the small area implementation plan as submitted, approve the plan subject to conditions or modifications, remand the plan to the applicant for modifications, or deny the plan.

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H. *Modification of approved small area implementation plan.* The director shall determine whether a proposed modification to an approved small area implementation plan may be approved administratively or is significant enough to require a new small area implementation plan. Any modifications recommended by the director shall be transmitted to [THE URBAN DESIGN COMMISSION, OR IF APPLICABLE,] the planning and zoning commission.

I. *Termination of small area implementation plan.* A small area implementation plan approval shall expire if:

1. Implementation of the small area implementation plan schedule is delayed for more than seven years without a request for a modification as outlined in subsection 21.03.115H.; or

2. All property owner(s) or their designee(s) of the subject property or area provide written notice to the director of the extinguishment of the small area implementation plan. The

director shall notify [URBAN DESIGN COMMISSION, OR IF APPLICABLE,] the planning and zoning commission.

(AO No. 2021-46(S), § 1, 6-8-21; AO No. 2024-24, § 1, 4-23-24; AO No. 2025-40(S), § 3, 4-22-25)

Section 13. Anchorage Municipal Code section 21.03.120 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.03.120 Minor modifications.

A. *Purpose and scope.* This section sets out the required review and approval procedures for "minor modifications," which are minor deviations from otherwise applicable standards that may be approved by the director or [,] the planning and zoning commission[, OR THE URBAN DESIGN COMMISSION]. Minor modifications are to be used when the small size of the modification requested, and the unlikelihood of any adverse effects on nearby properties or the neighborhood, make it unnecessary to complete a formal variance process.

B. *Applicability.*

1. *Minor modifications to general development and zoning district standards.* As part of the review and approval of any procedure set forth in this chapter, the director or [,] the planning and zoning commission[, OR THE URBAN DESIGN COMMISSION] may approve minor modifications of up to a maximum of five percent from the following general development and zoning district standards provided that the approval criteria of subsection D. below are met.

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C. *Procedure.*

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3. *Minor modifications approved by planning and zoning commission[, OR URBAN DESIGN COMMISSION].* The planning and zoning commission[, OR URBAN DESIGN COMMISSION] may approve a minor modification allowed under this section at any time before taking action on a development application.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2020-38, § 3, 5-28-20; AO No. 2022-36, § 1, 4-26-22; AO No. 2025-40(S), § 4, 4-22-25)

Section 14. Anchorage Municipal Code section 21.03.180 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.03.180 Site plan review.

*** *** ***

C. *Administrative site plan review.*

*** *** ***

2. *Procedure.*

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- d. *Appeals.* Decisions on administrative site plans may be appealed to the planning and zoning commission [URBAN DESIGN COMMISSION], in which case it shall be treated as a major site plan review application under subsection D. below.

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D. *Major site plan review.*

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- 2. *Decision-making authority.* [FOR NON-RESIDENTIAL DEVELOPMENT WITH A GROSS FLOOR AREA OF 100,000 SQUARE FEET OR GREATER, AND FOR RESIDENTIAL DEVELOPMENT OF 140 UNITS OR MORE, THE DECISION-MAKING BODY SHALL BE THE PLANNING AND ZONING COMMISSION.] For all [OTHER] major site plan reviews, the decision-making body shall be the planning and zoning commission [URBAN DESIGN COMMISSION].

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E. *Expiration.*

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2. *Extension.*

- a. *First extension.* Upon written application submitted by the applicant at least 30 days prior to the expiration of the permit period and upon a showing of good cause, the director may grant one extension not to exceed 12

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months. The approval shall be deemed extended until the director has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the site plan approval void.

b. *Further extensions.* Upon written application submitted at least 30 days prior to the expiration of the previous extensions and upon a showing of good cause, the planning and zoning commission [URBAN DESIGN COMMISSION], without a public hearing, may grant additional extensions, each one not to exceed 12 months. The approval shall be deemed extended until the commission has acted upon the request for extension.

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I. *Amendments to approved site plans.*

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2. *Administrative approval of minor amendments.* The director may approve administratively minor amendments to any approved site plan upon written application and documentation by the applicant, and upon the director's determination that the amendment is a minor amendment.

a. *Procedure.*

i. Upon receiving a written request from the applicant for a site plan amendment, the director shall determine if the proposed amendment will be processed as a minor amendment or major amendment. The applicant may appeal the director's decision, in writing to the zoning board of examiners and appeals within 10 days of the decision.

ii. Immediately following the director's determination that a proposed amendment is minor, the director shall:

(A) Issue a minor amendment affidavit, which shall be transmitted to the planning and zoning commission [URBAN DESIGN COMMISSION] for their information; and

(B) Attach a form stating the nature of the modification, date of approval, and bearing

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the signature of the director to the site plan on file in the department.

- iii. If the original approval had been recorded, the amended plan shall be recorded by the municipality at the applicant's expense.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1), § 2, 6-21-16; AO No. 2020-38, § 3, 5-28-20; AO No. 2021-89(S), § 21, 2-15-22; AO No. 2022-36, § 1, 4-26-22)

Section 15. Anchorage Municipal Code section 21.03.190 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.03.190 Street and trail review.

A. *Purpose.* Streets are a significant investment in the municipality's infrastructure and establish long-term land use impacts on nearby properties and the community at large. Streets and trails are not only utilitarian, but also add lasting value to the community and convey the image of the municipality to all users. These important parts of the municipality's fabric benefit by oversight and concurrence in the design decisions by [CITIZEN BODIES THAT ARE REPRESENTED BY] the planning and zoning commission [AND THE URBAN DESIGN COMMISSION]. All transportation projects are required to identify functional and design issues early in the process and include public input at various stages of the project. In addition, projects meeting certain thresholds are required to include the planning and zoning commission [AND URBAN DESIGN COMMISSION] in the review and approval process.

B. *Street review.*

1. *Applicability and overview.* All MOA transportation projects are required to follow A Strategy for Developing Context Sensitive Transportation Projects. New construction and reconstruction of street and intersection projects involving streets of collector classification or greater in the Official Streets and Highways Plan are required to follow a review process by the planning and zoning commission, as indicated below and in Table 21.03-4. The stages are:

- a. The concept report or equivalent, distributed to the planning and zoning commission as an information item;
- b. The draft design study report, reviewed by the planning and zoning commission; and

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- c. The plans in hand design drawings, reviewed by the planning and zoning commission [URBAN DESIGN COMMISSION].

TABLE 21.03-4: STREET AND INTERSECTION PROJECT REVIEW		
REVIEW	REVIEW BODY	PRIMARY DECISION
Concept Report	Project Management Team	Issue identification, "go, no-go" decision
Draft Design Study Report	Planning and Zoning Commission	Alternatives development, evaluation and screening criteria, alternative decision
Plans in Hand Design Drawings	<u>Planning and Zoning Commission</u> [Urban Design Commission]	Approval of plans at 65 percent stage, including landscaping "theme"

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2. *Procedure for design study report and plans in hand review.*

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- e. *Department review.* The department shall review each proposed application and distribute the application to other reviewers as deemed necessary. Reviewers shall address those aspects of the design that are germane to the commissions' deliberations; detailed lists of technical comments shall be separately coordinated with the design team leader. Based on the results of those reviews, the department shall provide a report to the planning and zoning commission [OR URBAN DESIGN COMMISSION, AS APPLICABLE].

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5. *Plans in hand design drawings review.*

- a. The planning and zoning commission [URBAN DESIGN COMMISSION] shall review and approve all landscaping and streetscape and pedestrian facilities for streets of collector classification or greater in the Official Streets and Highways Plan.
- b. The planning and zoning commission [URBAN DESIGN COMMISSION] shall approve, approve with conditions, or reject the landscaping, streetscape, and pedestrian design plans at a stage no greater than 65 percent designed, for all applicable street projects. A public

hearing is not required but may be held at the commission's discretion.

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C. *Trail review.*

1. *Purpose.* Trails are a basic part of the infrastructure of the municipality. They are used for transportation, for recreation and leisure, and also provide aesthetic and psychological benefits. Significant additions or revisions to the municipality's trail network benefit by oversight and concurrence in design decisions by the planning and zoning commission [URBAN DESIGN COMMISSION].

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3. *Review and action.*

a. *Pre-application conference.* The project management team shall request a pre-application conference with the direction, in accordance with subsection 21.03.020 B.

b. *Application submittal.* Applications for trail review shall contain the information specified on the application form for a Context Sensitive Solutions Transportation Project Site Plan Review.

c. *Public notice.* Notice shall be provided in accordance with subsection 21.03.020 H.

d. *Department review.* The department shall review each proposed application and distribute the application to other reviewers as deemed necessary. Based on the results of those reviews, the department shall provide a report to the planning and zoning commission.

e. *Planning and zoning commission* [URBAN DESIGN COMMISSION] *action.* The planning and zoning commission [URBAN DESIGN COMMISSION] shall hold a public hearing on the proposed application and act to approve, approve with conditions, or reject the application.

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Section 16. Anchorage Municipal Code section 21.03.200 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

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21.03.200 Subdivisions.

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E. *Commercial tract plats.*

1. *Applicability.* A commercial tract may be created and divided into fragment lots in order to facilitate construction of commercial developments requiring multiple phases of construction. Designation of commercial tracts shall be allowed only in the B-3, RO, DT, I-1, I-2, PCD, MC, MI, GC-1 through GC-10, GI-1, GI-2, GRST-1, and GRST-2 zoning districts.

2. *Platting authority.* The planning and zoning commission [OR THE URBAN DESIGN COMMISSION] shall be the platting authority for a commercial tract whose site plan includes a large commercial establishment[(SEE SUBSECTION 21.03.180C. FOR APPLICABLE COMMISSION). THE PLANNING AND ZONING COMMISSION SHALL BE THE PLATTING AUTHORITY FOR A COMMERCIAL TRACT WHOSE SITE PLAN INCLUDES A MIXED-USE DEVELOPMENT.] The platting board shall be the platting authority for all other commercial tracts.

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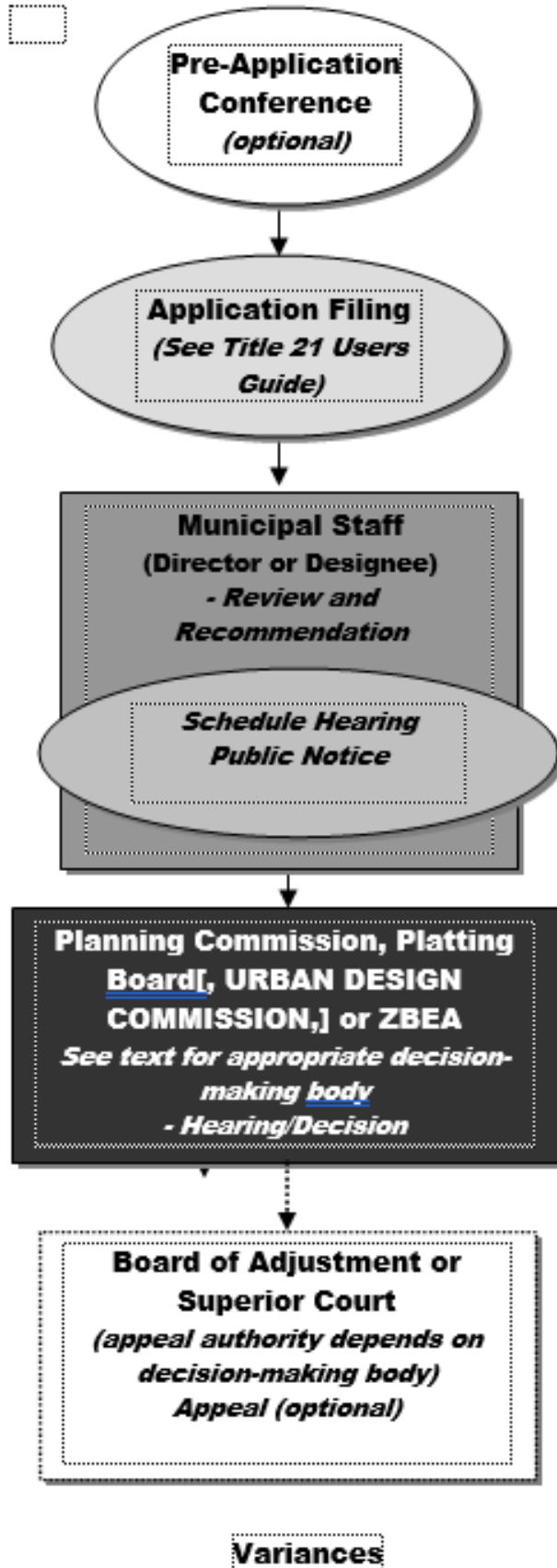
(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-75, § 2, 5-9-17; AO No. 2020-38, § 3, 5-28-20; AO No. 2021-89(S), § 21, 2-15-22; AO No. 2024-74, § 1, 8-13-24)

Section 17. Anchorage Municipal Code section 21.03.240 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.03.240 Variances.

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B. *Decision-making bodies for variance requests.*



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3. The [URBAN DESIGN COMMISSION,] planning and zoning commission [WHEN THE VARIANCE IS ACCOMPANIED BY A CONDITIONAL USE OR MAJOR SITE PLAN REVIEW,] shall be authorized to review and decide all requests for variances to standards of the following sections:

- a. District-specific standards of Chapter 21.04, Zoning Districts, Section 21.09.040, Zoning Districts (Girdwood), and Section 21.10.040, Zoning Districts (Chugiak-Eagle River);
- b. Use-specific standards of Chapter 21.05, Use Regulations (except subsection 21.05.040K., telecommunication facilities, and Section 21.05.055, Marijuana Establishments), Section 21.09.050, Use Regulations, and Section 21.10.050, Use Regulations;
- c. Chapter 21.07, Development and Design Standards (except subsections 21.07.020B., watercourse, water body, and wetland protection, 21.07.020C., steep slope development, 21.07.050, utility distribution facilities, and 21.07.060, Transportation and Connectivity);
- d. Those subsections of Section 21.09.070 that are not reserved to the platting authority or the zoning board of examiners and appeals;
- e. Section 21.09.080, Building Design Standards;
- f. Section 21.10.070, Development and Design Standards (Chugiak-Eagle River) (except subsection 21.10.070B., Transportation and Connectivity);
- g. Section 21.11.070, Development and Design Standards (Downtown); and
- h. Chapter 21.12, Signs, including the maximum sign area, the maximum sign height, the location of the sign, and the number of signs on the parcel.

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G. *Approval criteria.* The application must state with particularity the relief sought and must specify the facts or circumstances that are alleged to show that the application substantially meets the following standards:

- 1. Approval criteria for variances decided by [URBAN DESIGN

COMMISSION] the planning and zoning commission.

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h. In evaluating the request for a variance to the maximum sign height, the planning and zoning commission [URBAN DESIGN COMMISSION] may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.

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I. *Appeals.*

- 1. An appeal from a decision of the platting authority [OR THE URBAN DESIGN COMMISSION] shall be brought to the board of adjustment in accordance with subsection 21.03.050A.
- 2. An appeal from a decision of the zoning board of examiners and appeals shall be brought in accordance with subsection 21.03.050D.

J. *Administrative variances.*

1. *Process*

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d. *Appeals.* If the request for an administrative variance is denied, the applicant may apply for a public hearing variance before the planning and zoning commission[URBAN DESIGN COMMISSION] under this Section 21.03.240. Additionally, denial of requests for reasonable accommodation may be appealed by any person with standing to request reasonable accommodation under the Fair Housing Act, 42 U.S.C. § 3604(f).

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, § 10, 5-14-15; AO No. 2015-133(S), § 2, 2-23-16; AO No. 2017-55, § 7, 4-11-17; AO No. 2018-67(S-1), § 4, 10-9-18; AO No. 2018-118, § 2, 1-1-19; AO No. 2020-38, § 3, 5-28-20; AO No. 2021-89(S), § 21, 2-15-22; AO No. 2022-36, § 1, 4-26-22; AO No. 2022-38, § 3, 4-12-22; AO No. 2023-50, § 1, 7-11-23, eff. 1-1-24; AO No. 2023-120, § 4, 12-5-23; AO No. 2024-24, § 1, 4-23-24;

AO No. 2025-64, § 1, 6-10-25)

Section 18. Anchorage Municipal Code section 21.07.020 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.020 Natural resource protection.

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D. *Wildlife management corridors.*

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4. *Discretionary approvals.*

- a. For discretionary approvals before the planning and zoning commission, [THE URBAN DESIGN COMMISSION,] the platting board, or the zoning board of examiners and appeals that include the area identified in subsection D.2. above, the following shall be considered during deliberations:

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2016-34(S), § 1, 4-12-16; AO No. 2018-67(S-1), § 5, 10-9-18; AO No. 2023-77, § 11, 7-25-23)

Section 19. Anchorage Municipal Code section 21.07.110 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.

*** *** ***

B. *Alternatives and flexibility.*

- 1. *Alternative equivalent compliance.* The alternative equivalent compliance procedure set forth in subsection 21.07.010D. may be used to propose alternative means of complying with the intent of this section. Structures over eight units may apply directly to the planning and zoning [URBAN DESIGN] commission for alternative compliance with plans at least 15 percent complete, that include exterior elevations and dimensions, floor plans, landscaping, and parking plans.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15; AO No. 2015-100, § 8(Exh. C), 10-13-15; AO No. 2016-34(S), § 2,

4-12-16; AO No. 2016-136am, § 5, 1-1-17; AO No. 2017-160, § 5, 12-19-17; AO No. 2017-176, § 9, 1-9-18; AO No. 2018-59, § 2, 7-31-18; AO No. 2019-132, § 3, 12-3-19; AO No. 2020-38, § 8, 5-28-20; AO No. 2021-89(S), §§ 14, 21, 2-15-22; AO No. 2022-80(S), § 2, 11-22-22; AO No. 2023-30, § 1, 3-22-23; AO No. 2023-77, § 14, 7-25-23; AO No. 2023-42, § 5, 8-22-23; AO No. 2023-50, § 3, 7-11-23, eff. 1-1-24; AO No. 2023-103(S), § 6, 1-1-24; AO No. 2024-24, § 5, 4-23-24; AO No. 2024-83(S), § 1, 10-8-24; AO No. 2024-102, § 4, 1-7-25; AO No. 2024-104(S), § 1, 2-11-25; AO No. 2025-48, § 3, 4-22-25; AO No. 2025-64, § 9, 6-10-25)

Section 20. Anchorage Municipal Code section 21.10.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.030 Administration and review procedures.

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B. *Chugiak-Eagle River Advisory Board.*

3. The advisory board shall provide review and make recommendations to the municipality and its boards and commissions on matters including the following:

- a. Changes to the Chugiak-Eagle River Comprehensive Plan and changes to the other comprehensive plans and studies which impact the Chugiak-Eagle River area.
- b. Actions involving the platting board, planning and zoning commission, and zoning board of examiners and appeals[AND THE URBAN DESIGN COMMISSION] that require public notice to multiple community councils in the Chugiak-Eagle River area.

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(AO 2012-124(S), 2-26-13; AO No. 2022-43(S), § 4, 4-12-22)

Section 21. Anchorage Municipal Code section 21.12.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.12.040 Computations and rules of measurement.

The following regulations shall control the computation and measurement of sign area, sign height, building frontage, and public street frontage:

A. *Determining sign area or dimensions of signs.*

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5. In determining the area of freestanding and projecting signs, the following shall be exempted from being considered as part of the maximum permitted area:

- a. One-half square foot of sign area shall be exempted for each digit of the street number, up to a maximum of three square feet.
- b. The portion of a solid sign base up to a maximum height of four feet that is at least 50 percent screened by landscaping.
- c. The air space under a freestanding sign between supporting posts and air space between a projecting sign and the wall to which it is attached.

All other exemptions to the area of a sign may only be approved by the planning and zoning [URBAN DESIGN] commission.

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(AO 2012-124(S), 2-26-13; AO No. 2015-138, §§ 1, 2, 1-12-16; AO No. 2020-38, § 11, 5-28-20)

Section 22. Anchorage Municipal Code section 21.13.060 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.13.060 Characteristics of use.

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C. *Bringing characteristics into compliance.*

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2. *Standard.*

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- e. The applicant may appeal the director's decision to the planning and zoning commission [URBAN DESIGN] commission, which shall hold a non-public hearing on the appeal.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 6, 7-28-15; AO No. 2017-55, § 13, 4-11-17; AO No. 2018-67(S-1), § 8, 10-9-18; AO No. 2019-11, § 6, 2-12-19; AO No. 2020-38, §§ 11, 13, 5-28-20; AO No. 2024-15, § 1, 2-27-24; AO No. 2024-24, § 9, 4-23-24)

Section 23. Anchorage Municipal Code section 21.13.070 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.13.070 Nonconforming signs.

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F. *Historic signs.* The planning and zoning [URBAN DESIGN] commission may grant exceptions to these standards whenever a sign or property has been designated an historic sign pursuant to the guidelines and criteria established and adopted by the planning and zoning [URBAN DESIGN] commission.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2020-38, § 11, 5-28-20)

Section 24. Anchorage Municipal Code section 21.15.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.15.030 Common acronyms and abbreviations.

AAC	Alaska administrative code
AC	Asphalt concrete
ADA	Americans with Disabilities Act
ADT	Average daily trips
ADU	Accessory dwelling unit
AIM	Assembly informational memorandum
AMC	Anchorage municipal code
AMCR	Anchorage municipal code of regulations
AO	Assembly ordinance
AR	Assembly resolution
AS	Alaska statute
ATV	All terrain vehicle
BLM	Bureau of land management
BOA	Board of adjustment
CATV	Community access television (cable TV)
CCRC	Community correctional residential center
CFR	Code of federal regulations
CMU	Concrete masonry unit
CRI	Color rendering index
dBA	Decibel adjusted

DBH	Diameter at breast height
DT	Downtown zoning districts including the B-2A, B-2B, and B-2C districts
du	Dwelling unit
EPA	Environmental Protection Agency
FAR (in 21.04.080C.)	Federal aviation regulations
FAR	Floor area ratio
FEMA	Federal Emergency Management Administration
GAAB	Greater Anchorage area borough
gfa	Gross floor area
HLB	Heritage Land Bank
HUD	US department of housing and urban development
HVAC	Heating, ventilation, and air conditioning
LED	Light emitting diode
MHC	Manufactured home community
MS4	Municipal separate storm sewer system
NESC	National Electrical Safety Code
NFPA	National Fire Protection Act
NPDES	National Pollutant Discharge Elimination System
OS&HP	Official Streets and Highways Plan
OV	Overlay district
PB	Platting board
PCC	Portland cement concrete
PUD	Planned unit development
PZC	Planning and zoning commission
RAP	Recycled asphaltic pavement
RFP	Request for proposals
ROW	Right-of-way
RV	Recreational vehicle
sf	Square feet
SL	Special limitation
TDU	Thermal desorption unit
TIA	Traffic impact analysis
[UDC	URBAN DESIGN COMMISSION]
USC	United States code
WECS	Wind energy conversion system
ZBEA	Zoning board of examiners and appeals

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2020-38, §§ 11, 14, 5-28-20)

Section 25. Anchorage Municipal Code section 21.15.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.15.040 Definitions.

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Sign, historic

Any sign that has been designated as historic by the planning and zoning [URBAN DESIGN] commission.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 7, 7-28-15; AO No. 2015-100, § 9, 10-13-15; AO No. 2015-133(S), § 6, 2-23-16; AO No. 2015-138, § 5, 1-12-16; AO No. 2015-142(S-1), § 10, 6-21-16; AO No. 2016-3(S), § 18, 2-23-16; AO No. 2016-144(S), § 2, 1-1-17; AO No. 2017-55, § 14, 4-11-17; AO No. 2018-12, § 2, 2-27-18; AO No. 2018-67(S-1), § 9, 10-9-18; AO No. 2018-92, § 1, 10-23-18; AO No. 2017-75, § 4, 5-9-17; AO No. 2019-132, § 4, 12-3-19; AO No. 2020-38, §§ 11, 14, 5-28-20; AO No. 2021-89(S), §§ 8, 21, 2-15-22; AO No. 2022-36, § 5, 4-26-22; AO No. 2022-80(S), § 4, 11-22-22; AO No. 2023-50, § 4, 7-11-23, eff. 1-1-24; AO No. 2023-120, § 10, 12-5-23; AO No. 2025-38(S), § 2, 4-22-25)

Section 26. Anchorage Municipal Code section 24.15.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

24.15.030 Landscaping standards.

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B. Existing streets and highways. Not later than January 31 of each year, the planning and zoning [URBAN DESIGN] commission shall submit to the mayor a list of existing streets and highways proposed for landscaping in accordance with the official street and highway landscape plan. The recommendations of the commission shall be presented to the planning and zoning commission and the assembly for review and approval as part of the capital improvement plan and capital improvement budget for the succeeding fiscal year.

Section 27. Anchorage Municipal Code of Regulations chapter 21.13 is hereby repealed in its entirety (*current chapter 21.13 is attached*):

Regulation 21.13 [URBAN DESIGN COMMISSION RULES OF PROCEDURE] (Repealed).

Section 29. This ordinance shall be effective immediately upon passage and approval by the Assembly.

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

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ATTEST:

Chair of the Assembly

Municipal Clerk



Municipality of Anchorage

Planning Department

Memorandum



Date: January 15, 2026
To: Reviewing Agencies
Subject: PZC Case No. 2026-0010, Text Amendment to Title 21 to Sunset the Urban Design Commission — Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance to sunset the Urban Design Commission. This proposal would:

- Sunset the Urban Design Commission.
- Retain requirements and procedures for the reviews normally conducted by the Urban Design Commission, but transfer the reviewing authority to the Planning and Zoning Commission.

The UDC met a total of nine times between January 2024 and May 2025. The Planning and Zoning Commission met a total of 31 times during that same time period. The sunsetting of the Urban Design Commission would more efficiently use Municipal resources. The Planning and Zoning Commission meets twice per month and the Urban Design Commission meets once per month. This would provide more frequent meeting dates, and potentially reduce review time or provide petitioners with an earlier public hearing scheduling option.

Your comments will be submitted to the Planning and Zoning Commission (PZC) and the Urban Design Commission (UDC) for public hearings scheduled for **PZC on Monday, March 9, 2026, and for UDC on March 11, 2026, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage.** Recommendations from the Commissions will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number **2026-0010**)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Elizabeth Appleby at 907-343-7925 in the Planning Department.

Attachment: Draft Ordinance

Attachment 3.

Draft
Assembly Memorandum
(AM)

Case 2026-0010



MUNICIPALITY OF ANCHORAGE

DRAFT ASSEMBLY MEMORANDUM

No. AM XXX-2026

Meeting Date: _____, 2026

From: Assembly Vice Chair Brawley

Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TO PERMANENTLY SUNSET THE URBAN DESIGN COMMISSION AND REALLOCATE ITS DUTIES TO THE PLANNING AND ZONING COMMISSION

Summary

This ordinance enacts the sponsor’s intent in October 2025 when moving an amendment to AO 2025-77 to extend the Urban Design Commission (UDC) sunset date to February 28, 2026, and re-assign UDC’s functions to other boards who currently engage in similar reviews. This memo provides background on this commission and a conceptual map of how this transition would be accomplished.

Purpose and Intent

This change is proposed for two reasons:

First, taking a broader look at boards and commissions, it is important to ensure these bodies are fulfilling their duties, have a full complement of qualified and active participants as seated members, and are adequately supported by staff. Boards and commissions do a variety of important work and do part of the Municipality’s business each year. However, like all municipal functions, boards also have a cost, primarily in staff hours and capacity needed to support the work: noticing meetings, preparing packets, supporting and taking minutes of meetings, and completing paperwork to record and transmit official actions of the body. This time-cost is also significant for the members themselves. For bodies like UDC, there is also significant time investment for members of the public who interact with these boards when bringing an item for review and/or decision.

Therefore, it is healthy to ask regularly whether each of these bodies is working as intended, if resources are used efficiently and effectively, and also consider broadly the number and variety of boards the Muni maintains. Many boards and commissions, including UDC, have regular sunset audits to conduct this review; however, audits are generally limited in scope to assessing quorum, whether they are acting according to code, and other measures. It is also a broad policy question for the Assembly to consider, and sometimes make changes, including adding or removing boards over time.

Second, specific to UDC, the Muni’s work to make processes and policies more conducive to building and improving housing must include assessing the entities who are part of those processes. Like the Planning and Zoning Commission and the Zoning Board of Examiners and Appeals, the Urban Design Commission has responsibility for certain decisions regarding development projects, as well as being

1 a place to which other boards can refer certain items. While the UDC has existed in
2 some form for many years (see history section below), it is also true that the Muni's
3 land use, zoning, street design, structural, environmental, and other regulatory
4 policies have changed significantly in the meantime, attempting to manage the same
5 types of concerns about design and aesthetics that led to creation of the original
6 Urban Beautification Commission in the 1960s. There have been multiple points at
7 which questions were raised: what should the UDC do? What is its purpose? Given
8 the existence of other similar entities with similar functions, does it still need to exist?
9

10 A recent sunset audit of UDC (AIM 177-2025) found that the commission is
11 performing its functions per code, has a quorum of members, and has taken action
12 on business before the body. However, a closer look reveals that 4 of the 9 seats
13 are vacant, and the commission met 7 times in 16 months, compared with 31
14 meetings of the Planning and Zoning Commission in the same period. Despite this
15 light workload and membership, this board still requires staff time and significant
16 process to hold public meetings and address items on its agenda. Planning staff
17 capacity is also limited, particularly given the volume and timeliness of addressing
18 housing policy needs, ensuring projects are reviewed and approved efficiently. In
19 addition to Planning, UDC's functions also involve other staff departments, such as
20 Parks and Recreation planners who prepare park projects, or Project Management
21 and Engineering for certain road projects, and even Anchorage School District
22 whose projects are subject to Major Site Plan Review, one of the most stringent
23 review processes in Title 21. (Note: AO 2025-53, passed earlier this year, increased
24 the threshold for requiring Major Site Plan Review for public park projects; actions
25 such as this also reduce workload and staff time, by prioritizing large projects for
26 extensive review.)
27

28 Additionally, it can be very difficult to find enough volunteers with the appropriate
29 qualifications, expertise, and willingness to give this level of time on a Muni board,
30 which results in vacant seats and not achieving quorum, which disrupts both
31 meeting scheduling and applicants' ability to have their projects taken up for review.
32 This impacts the public, from a property owner with a fence height variance, or a
33 developer who hires contract services to help them in a project approval process.
34

35 These facts make the question whether this commission still needs to exist is ripe
36 and timely. That statement does not mean that good urban design is not valued, or
37 that projects should not be reviewed, or that the individuals serving on this
38 commission are not making good contributions. The question at hand is whether this
39 commission is the best place to accomplish this work, or if UDC's current members
40 and functions could be better utilized through another body that already exists.
41

42 **Proposed Transition Process for UDC's Functions and Members**

43 If this ordinance passes and the Urban Design Commission is permanently
44 sunsetted, its functions would be assigned to the Planning and Zoning
45 Commission, per the analysis and advice of the Planning Department staff, who
46 staff both PZC and UDC, and are familiar with each board's functions, purview,
47 and collective expertise of their members.
48

49 The ordinance itself outlines in detail which functions are currently held by UDC, in

1 particular certain variance reviews and decisions assigned to it, but the summary
2 version is relatively simple: the intent is that all cases and functions assigned to
3 UDC would be reassigned to PZC, expanding and clarifying PZC's scope as fully
4 responsible for that work. The reassigned duties, and the actual workload of UDC
5 based on recent agendas, would primarily be action on individual cases, since as
6 certain types of variances. However, there are other specific functions currently
7 assigned to UDC, such as review of public art projects, which would also transfer
8 to PZC; in this particular case, however, it is worth noting that part of function is
9 held not only by UDC, but also the Arts Advisory Commission, and is another
10 example of duplicative functions. The advisory functions of UDC are similarly
11 assigned to PZC, which is already empowered to make policy recommendations to
12 the Mayor and Assembly on land use, zoning, design, and other matters.

13
14 The code change impacts the existence and structure of the commission, but does
15 not address or re-assign the individuals currently appointed as members of this
16 commission. It is Mayor's prerogative whether to consider current UDC members
17 for future appointments to other boards, and all appointments are subject to
18 Assembly confirmation. However, the sponsor encourages UDC members currently
19 serving to contemplate other boards they may be willing to serve on in the future,
20 and encourages the Mayor to seriously consider any current UDC members for open
21 vacancies on other boards for which they would be well qualified.

22 23 **History of Urban Design Commission**

24 A prior proposal to repeal the UDC from former Assembly Member Chris Birch (AO
25 2007-37, postponed indefinitely in April 2007) documented the UDC's origin story,
26 paraphrased as follows: the City of Anchorage in 1968 established an Urban
27 Beautification Commission (Section 2.104). The UBC was advisory, with a scope
28 including review of proposed public (federal, state, borough and city) facilities and
29 structures, city streets and sidewalks, investigation of public nuisances, and even
30 advising private property owners on beautification and design issues.

31
32 When the Municipality was created in 1975, this commission was continued forward,
33 later renamed to the Urban Design Commission in 1984 (AO 1984-30). During this
34 time, the Planning and Zoning Commission (PZC) also had many design advisory
35 functions, including "public buildings, traffic arterials, parks, greenbelts or
36 playgrounds" (AMC 21.10.015 B 3, published July 1, 1982); the Zoning Board of
37 Examiners and Appeals (ZBEA) heard and decided variance cases (AMC
38 21.10.025, published July 1, 1982).

39
40 The UDC's role and relationship to these boards was not clear in the 1982 code, but
41 later code changes expanded and better defined its functions and powers (AO 1985-
42 160) included allowing PZC to delegate review and decision authority to UDC "with
43 regard to site design, landscaping, and structure design" for a conditional use,
44 special limitation (a policy tool since repealed in AO 2024-99), or "site plan subject
45 to review by the Planning and Zoning Commission" (AMC 21.10.015, amended in
46 AO 85-160). The Platting Board could also delegate some decisions to UDC on
47 certain projects. On other functions, the UDC could initiate recommendations,
48 ordinances, and certain plans—but these were required to flow *back* through PZC
49 before being considered by the mayor and Assembly.

1
2 The duties assigned to UDC in 1985 remained in code (AMC 21.10.028) for the next
3 two decades:

- 4
5 A. Advise the mayor and Assembly regarding urban design matters.
6 B. Review and decide special limitations of zoning map amendments,
7 conditional uses, plats and site plans in accordance with authority
8 delegated by the Planning and Zoning Commission or Platting Board
9 under this title.
10 C. Hear and decide applications for highway landscaping approval under
11 Section 21.45.130.
12 D. Review and decide street and highway landscape plans in accordance
13 with Section 24.15.030.
14 E. Review and decide public facility project landscaping plans in accordance
15 with 21.15.025.
16 F. Review and make recommendations to the Planning and Zoning
17 Commission on public facility site plans.
18 G. Review and make recommendations to the mayor and Assembly
19 regarding plans of government agencies not exempt by law from such
20 review, for construction in, upon or adjacent to municipal property,
21 including streets and sidewalks, concerning the compatibility of the
22 construction with urban design standards and objectives.
23 H. Review and make recommendations to the mayor and Assembly
24 regarding any state or municipal plan or program affecting urban design
25 or aesthetics in the Municipality. These plans shall be reviewed by the
26 Planning and Zoning Commission prior to transmittal to the mayor or
27 Assembly.
28 I. Prepare and make recommendations on design standards and
29 guidelines, ordinances affecting urban design, and urban design studies
30 and plans to the mayor and Assembly. These standards, ordinances, and
31 plans shall be reviewed by the Planning and Zoning Commission prior to
32 submittal to the mayor or Assembly.
33 J. Annually, before preparation of the capital improvement program, prepare
34 and submit to the mayor a list of public facility projects needing
35 landscaping but not scheduled for major remodeling, construction or
36 reconstruction. The list shall include cost estimates for each project and
37 indicate each project's priority.
38 K. Develop, adopt, and recommend to the Assembly a street and highway
39 landscape plan, and recommend measures to implement that plan. This
40 plan shall be reviewed by the Planning and Zoning Commission prior to
41 submittal to the mayor or Assembly.
42 L. Exercise such other powers, and perform such other duties, as are
43 provided by law.
44

45 During the first phase of the Title 21 Rewrite (2002-2013), consultant Clarion
46 Associates prepared a "diagnosis" of the Muni's existing zoning code in November
47 2002, and an annotated outline of proposed changes in March 2003. The
48 assessment was comprehensive, looking not only at zoning policies but at review
49 processes, the functions of relevant boards and commissions and how they interact

1 or overlap in those processes, and where code could be clarified and improved.
2 Among other issues, Clarion identified UDC as part of needing to “clarify roles and
3 responsibilities” and wrote the following:

4
5 “The existing Title 21 does not clearly identify the review and decision-making
6 responsibilities of the city’s various boards and staff. The work of reviewing and
7 approving a land use application in Anchorage is shared by numerous agencies,
8 boards, and commissions [...].

9 “The responsibilities of the Urban Design Commission are especially in need of
10 examination. Comments from interviewees, including members of the UDC itself,
11 reflect a great deal of confusion and dissatisfaction over the commission’s role in
12 the review process. According to the text of Title 21, the UDC may review and
13 condition all public sector projects, including schools, highway improvements, and
14 even skyways. [...] In practice, the Urban Design Commission has been criticized
15 for adding significant costs (e.g., \$2 million in landscaping for a high school) to
16 projects, while largely duplicating the review functions of other boards. Some
17 observers believe that the public’s opinion of the UDC may be so negative at this
18 point that it may make sense to disband the body and form a new entity to handle
19 any new design review functions. Alternatively, major revisions are needed to clarify
20 the authority of the UDC. The functions of the UDC should be better defined to
21 prevent duplicative review or results that disproportionately burden some types of
22 development.” (2002 diagnosis, pp. 24-25)

23
24 “No other existing board has generated as much attention in terms of a need for
25 redefinition during this process than the Urban Design Commission. Under the
26 current ordinance, the UDC receives reviews from other commissions, but typically
27 only at the discretion of those other bodies. This has resulted in an unclear
28 mission and highly variable application of the UDC review authority. [...]

29
30 “While we recommend that the UDC be given clear authority to focus and
31 comment on these important issues, we recommend reevaluation of many of the
32 UDC’s current other roles, in order to determine whether they are still necessary. It
33 will be important not to burden the new UDC so much that it drifts away from its
34 core mission.” (2003 annotated outline, pg. 8)

35
36 In 2007, Member Birch’s proposed repeal (AO 2007-37) highlighted these
37 concerns and referred to comments from the Title 21 Rewrite committee who had
38 been working through each chapter’s proposed revisions: “Concern was
39 expressed about the level of responsibility given to the UDC. Some members felt
40 UDC responsibilities could be transferred to other existing bodies and that this
41 would expedite decision making” (accompanying memo, pg. 4). The repeal
42 ordinance was postponed indefinitely, but during the Rewrite of the chapter,
43 significant changes were made to UDC’s role that remain in current code (AMC
44 21.02.240), including clarifying that UDC would hear appeals of administrative site
45 plan reviews, as well as making decisions on major site plans reviews of a certain
46 size, preliminary plats under certain conditions, review on certain street designs,
47 and a number of types of variances. Other functions were preserved, such as
48 advising on design matters and comprehensive plan amendments, and
49 involvement of art projects as part of public facilities.

1
2 While the Rewrite’s changes provided more clarity on its responsibilities, UDC still
3 retains a diverse set of responsibilities, and still has significant overlap with
4 decision authorities held by PZC. Exhibit A is an excerpt of current code, Table
5 21.02-1, Summary of Major Title 21 Decision Making and Review Responsibilities.
6 Comparing the columns indicating the respective duties of PZC and UDC, it is
7 clear that their functions differ in several areas, but primarily overlap, with a page
8 of footnotes that provides nuanced descriptions of which body does what. Exhibit
9 B is a summary compiled by Planning staff of the UDC’s cases from the last 5
10 years (2020-2025), illustrating the types of issues the body takes up, many of
11 which are variances for fence height, design features, or street access.
12

13 **Review Process for the Ordinance**

14 Because the Commission is proposed for permanent sunset and its duties in code
15 would shift to other boards and commissions, the sponsor intends that there be
16 opportunity for UDC and other impacted bodies to deliberate on this proposal and
17 offer recommendations. This item will be brought to Urban Design Commission and,
18 Planning and Zoning Commission on their respective agendas in spring 2026 for
19 deliberation and recommendation prior to being introduced for Assembly action.
20

21 **I request your support for the ordinance.**

22
23 Reviewed by: Planning Department

24
25 Respectfully submitted: Anna Brawley, Assembly Vice Chair
26 District 3, West Anchorage

Exhibit A:

Table 21.02-1: Summary of Major T21 Decision-Making and Review Responsibilities

CHAPTER 21.02: BOARDS, COMMISSIONS, AND MUNICIPAL ADMINISTRATION

21.02.010 PURPOSE

This chapter sets out the powers and duties of land use boards and commissions, the role of the assembly, and the responsibilities of municipal staff in the administration of this title.

(AO 2012-124(S), 2-26-13)

21.02.020 TABLE OF DECISION AND REVIEW AUTHORITY

- A.** Table 21.02-1 summarizes the major review and decision-making responsibilities of the assembly, the municipal staff, and the other entities that have roles in the procedures set forth in chapter 21.03, *Review and Approval Procedures*. Such other entities are referred to as the “land use boards and commissions” and include: the planning and zoning commission, the platting board; the zoning board of examiners and appeals; the board of adjustment, the urban design commission; and the geotechnical advisory commission.
- B.** Table 21.02-1 is a summary tool and includes many, but not all, duties of these entities. Other duties and responsibilities are set forth in subsequent sections of this chapter and this title and other parts of the municipal code. Some other duties and responsibilities not listed in the table may require public hearings.
- C.** The referenced notes are set forth immediately below the table.
- D.** Even though not referenced in this chapter, the applicant, boards, commissions, or municipal administration may request that other boards, commissions, government agencies, and non-governmental agencies review some applications, including, but not limited to, rezonings, site plans, design reviews, and subdivisions. Title 21 matters referred to other agencies will follow the procedures established in chapter 21.03, *Review and Approval Procedures*.

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES

NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

A = APPEAL = Authority to Hear and Decide Appeals
D = DECISION = Responsible for Review and Final Decision
H = HEARING = Public Hearing Required
R = REVIEW = Responsible for Review and/or Recommendation Only

	Section	ASBLY	PZC	UDC	PB	ZBEA	BOA	MS
Alcohol—Special Land Use Permit	21.03.040	D-H/A ¹						R/D ¹
Certificates of Zoning Compliance	21.03.060					A		D
Comprehensive Plan Amendments	21.03.070C.	D-H ²	R-H ²					R
Conditional Uses	21.03.080		D-H				A	R
Flood Hazard Permits	21.03.090					A		D
Land Use Permits	21.03.100				A ³	A ³		D
Marijuana—Special Land Use Permit and associated variances	21.03.105	D-H						R
Master Plan, Institutional	21.03.110A.	D-H	R-H					R

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES

NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

A = APPEAL = Authority to Hear and Decide Appeals
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	Section	ASBLY	PZC	UDC	PB	ZBEA	BOA	MS
Reinvestment Focus Areas	21.03.116	D-H	R-H					R
Minor Modifications	21.03.120		D ⁴	D ⁴		A ⁵	A ⁵	D ⁴
Neighborhood or District Plans	21.03.130	D-H	R-H					R
Public Facility Site Selection	21.03.140	D-H/ A-H ⁶	R-H/ D-H ⁶					R
Rezoning (Map Amendments)	21.03.160	D-H	R-H					R
Sign Permits	21.03.170					A		D
Site Plan Review, Administrative	21.03.180C.			A				D
Site Plan Review, Major	21.03.180D.		D-H ⁷	D-H ⁷			A	R
Small Area Implementation Plan	21.03.115		D-H ¹⁵	D-H				R
Street Review	21.03.190B.		R ⁸ /D	R ⁸ /D			A	R
Trail Review	21.03.190C.			R/D				R
Preliminary Plat	21.03.200C.5.		D-H ⁹	D-H ⁹	D-H ⁹		A	R
Abbreviated Plat	21.03.200D.				A-H			D
Commercial Tract Plat	21.03.200E.		D-H ¹⁰	D-H ¹⁰	D-H ¹⁰			R
Title 21, Text Amendments	21.03.210	D-H	R-H		R-H ¹¹			R
Vacation of Public and Private Interest in Land	21.03.230				D or A ¹²		A ¹²	R or D ¹²
Variances from the provisions of 21.05.040K., <i>Telecommunication Facilities</i> ; 21.06, <i>Dimensional Standards and Measurements</i> (except subsection 21.06.030D.9., <i>Airport Height Regulations</i>); 21.07.020B., <i>Watercourse, Water Body, and Wetland Protection</i> 21.07.050, <i>Utility Distribution Facilities</i> ; 21.09.060, <i>Dimensional Standards</i> ; 21.09.070J., <i>Utilities and Utility Equipment Standards</i> ; 21.10.060, <i>Dimensional Standards</i> ; 21.11.060, <i>Dimensional Standards for Sites and Buildings</i> ; 21.13, <i>Nonconformities</i> .	21.03.240		D-H ^{13,16}			D-H ¹⁷		R

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES

NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

A = APPEAL = Authority to Hear and Decide Appeals
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R = REVIEW = Responsible for Review and/or Recommendation Only

	Section	ASBLY	PZC	UDC	PB	ZBEA	BOA	MS
Variances from the provisions of 21.07.020C., <i>Steep Slope Development</i> ; 21.07.060, <i>Transportation and Connectivity</i> ; 21.08, <i>Subdivision Standards</i> ; 21.09.070C., <i>Hazard Areas</i> ; 21.09.070F., <i>Transportation and Connectivity</i> ; 21.09.070G.1., <i>Street and Trail Lighting Standards</i> ; 21.09.070H., <i>Pedestrian Circulation</i> ; 21.10.070B., <i>Transportation and Connectivity</i> ; 21.10.080, <i>Subdivision Standards</i> .	21.03.240		D-H ^{14,16}	D-H ^{14,17}	D-H		A	R
Variances from the district-specific standards of 21.04, <i>Zoning Districts</i> ; 21.09.040, <i>Zoning Districts</i> ; 21.10.040, <i>Zoning Districts</i> . the use-specific standards of 21.05, <i>Use Regulations</i> (except subsection 21.05.040K., <i>Telecommunication Facilities</i> , and section 21.05.055 <i>Marijuana Establishments</i>); 21.09.050, <i>Use Regulations</i> ; 21.10.050, <i>Use Regulations</i> . 21.11.050, <i>Use Regulations</i> 21.07, <i>Development and Design Standards</i> (except 21.07.020B., <i>Watercourse, Water Body, and Wetland Protection</i> , 21.07.020C., <i>Steep Slope Development</i> , 21.07.050, <i>Utility Distribution Facilities</i> , and 21.07.060, <i>Transportation and Connectivity</i>); Those subsections of section 21.09.070, <i>Site Development and Design Standards</i> , not reserved to the platting authority or the zoning board of examiners and appeals; 21.09.080, <i>Building Design Standards</i> ; 21.10.070, <i>Development and Design Standards</i> (except 21.10.070B., <i>Transportation and Connectivity</i>); 21.11.070, <i>Development and Design Standards</i> 21.12, <i>Signs</i>	21.03.240		D-H ¹⁸	D-H ¹⁶			A	R
Administrative Variances	21.03.240J.						A	D
Verification of Nonconforming Status	21.03.250						A	D

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES

NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

A = APPEAL = Authority to Hear and Decide Appeals
D = DECISION = Responsible for Review and Final Decision
H = HEARING = Public Hearing Required
R = REVIEW = Responsible for Review and/or Recommendation Only

	Section	ASBLY	PZC	UDC	PB	ZBEA	BOA	MS
NOTES:								
¹ See section 21.03.040, <i>Alcohol-Special Land Use Permit</i> , to determine whether the Assembly or the director is the decision-making body.								
² Only substantive comprehensive plan amendments require a public hearing. See section 21.03.070, <i>Comprehensive Plan Amendments</i> .								
³ The appeal body for subsection 21.03.100E., <i>Improvements Associated with Land Use Permits</i> , is the platting board. Appeals related to provisions in title 23 are made to the building board of examiners and appeals.								
⁴ An applicant may request application of the minor modification process only once during the review process.								
⁵ See section 21.03.120C.5. for appropriate appeal body.								
⁶ Site selection for municipal facilities is approved by the assembly. See section 21.03.140.								
⁷ See section 21.03.180D. for the division of major site plan review decision-making authority.								
⁸ See section 21.03.190, <i>Street and Trail Review</i> .								
⁹ The planning and zoning commission may act as the platting authority for conditional uses that create a subdivision. The planning and zoning commission or the urban design commission may act as the platting authority for major site plan reviews that create a subdivision. The planning and zoning commission may act as the platting authority when a preliminary plat is being considered concurrently with a rezone.								
¹⁰ The planning and zoning commission or the urban design commission (whichever is the decision-making authority—see section 21.03.180) shall act as the platting authority for a commercial tract whose site plan includes a large retail establishment. The platting board shall be the platting authority for all other commercial tracts.								
¹¹ Code amendments relating to chapter 21.08, <i>Subdivision Standards</i> , require a hearing by the platting board. All code amendments require a hearing by the planning and zoning commission.								
¹² See section 21.03.230, <i>Vacation of Public and Private Interest in Lands</i> .								
¹³ The planning and zoning commission shall have variance authority over the building tower dimension regulations in 21.11.060C. for all B-2A development sites and for B-2B and B-2C development sites larger than 26,000 square feet.								
¹⁴ When the planning and zoning commission or the urban design commission acts as the platting authority, they shall have variance authority over these sections as well.								
¹⁵ The planning and zoning commission is the decision-making authority for a small area implementation plan that is being considered concurrently with a zoning map amendment and/or when B-1A use types not permitted by the underlying zoning are included per 21.03.115.								
¹⁶ The planning and zoning commission shall have variance authority over these sections when such variances are required as part of a small area implementation plan that is being considered concurrently with a zoning map amendment per 21.03.115.								
¹⁷ The urban design shall have variance authority over these sections when such variances are requested as part of a small area implementation plan per 21.03.115.								
¹⁸ The planning and zoning commission shall only decide variances when accompanied by a conditional use or a major site plan review per 21.03.240, except those to be decided by the zoning board of examiners and appeals.								
KEY TO ABBREVIATIONS:								
ASBLY = Anchorage Assembly					ZBEA = Zoning Board of Examiners and Appeals			
PZC = Planning and Zoning Commission					BOA = Board of Adjustment			
PB = Platting Board					UDC = Urban Design Commission			
					MS = Municipal Staff			

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-36, 5-14-15; AO 2016-3(S), 2-23-16; AO 2018-67(S-1), 10-9-18; AO 2020-38, 4-28-20; AO 2021-46(S), 6-8-21; AO 2022-38, 4-12-22; 2022-62(S), 10-11-22)

Exhibit B: Summary of UDC Cases 2020-2025

Meeting Date	Regular Business Items	Public Hearings
7/9/2025	0	2
6/11/2025	0	1
3/12/2025	0	1
2/12/2025	0	1
12/11/2024	0	1
10/9/2024	0	2
6/12/2024	0	1
5/22/2024	0	1
1/10/2024	0	1
12/13/2023	0	1
11/8/2023	0	1
10/11/2023	0	1
9/13/2023	0	1
8/9/2023	0	1
7/12/2023	0	1
5/10/2023	0	1
3/8/2023	0	1
11/16/2022	0	1
10/12/2022	0	1
9/14/2022	0	1
6/8/2022	1	3
4/13/2022	0	1
3/9/2022	0	1
2/9/2022	0	1
11/10/2021	0	1
6/23/2021	0	2
5/26/2021	1	3
12/9/2020	0	2
11/18/2020	0	1
9/9/2020	0	2
6/10/2020	0	2
5/13/2020	1	2
3/11/2020	1	2
1/8/2020	0	5
Total:	4	50

July 9, 2025

1.	<u>CASE: 2025-0073 (CF)</u>	
	PETITIONER:	Municipality of Anchorage - Project Management & Engineering
	REQUEST:	Context Sensitive Solutions (CSS) Transportation Project Review (Plans in Hand) for Lois Drive Reconstruction (MOA/PM&E Project #19-08).
	LOCATION:	Lois Drive between Benson Boulevard and 32nd Avenue
	COMMUNITY COUNCIL(S):	Spenard

2.	<u>CASE: 2025-0081 (PH)</u>	
	PETITIONER:	Nicholas Garay & Hallie Peterson
	REQUEST:	Request for Design Variance from AMC 21.07.080H.3.a.i. to allow a fence to exceed maximum allowable height in front setback.
	TOTAL AREA:	.16 acres
	LOCATION:	Generally located west of I Street, north of West 16th Avenue, east of K Street and south of West 15th Avenue
	SITE ADDRESS:	1504 I Street, Anchorage, Alaska
	CURRENT ZONE:	R-2D (Two-Family Residential) District
	COMMUNITY COUNCIL(S):	South Addition

June 11, 2025

1.	<u>CASE: 2025-0061 (CF)</u>	
	PETITIONER:	Municipality of Anchorage - Parks & Recreation
	REQUEST:	Request for Trail Review for the Downtown Trail Connection, a 1-mile non-motorized, multi-use trail connecting the Tony Knowles Coastal Trail and the Ship Creek Trail.
	LOCATION:	Downtown Trail Connection, a 1-mile non-motorized trail connecting Tony Knowles Coastal Trail and the Ship Creek Trail
	SITE ADDRESS:	N/A
	COMMUNITY COUNCIL(S):	Downtown,

March 12, 2025

1.	<u>CASE: 2024-0122 (PH)</u>	
	Request for Design Variances from: 1) AMC 21.05.070D.16.b.i. for the outdoor keeping of more than three large domestic animals (5 sheep) on a lot smaller than 20,000 square feet; and 2) AMC 21.05.070D.16.ii.(D)(1) for the outdoor keeping of up to 3 geese on a lot smaller than 40,000 square feet. *POSTPONED FROM 2/12/25*	
	PETITIONER:	Roberta Kolb
	REQUEST:	Request for Design Variances from: 1) AMC 21.05.070D.16.b.i. for the outdoor keeping of more than three large domestic animals (5 sheep) on a lot smaller than 20,000 square feet; and 2) AMC 21.05.070D.16.ii.(D)(1) for the outdoor keeping of up to 3 geese on a lot smaller than 40,000 square feet. *POSTPONED FROM 2/12/25*
	TOTAL AREA:	.41 acres
	LOCATION:	Generally located north of Foothill Avenue, east of Willis Drive, south of Big Horn Circle and west of Genora Street
	SITE ADDRESS:	17225 Foothill Avenue, Eagle River, Alaska
	CURRENT ZONE:	CE-R-1A (Single-Family Residential) District
	COMMUNITY COUNCIL(S):	

February 12, 2025

*Case 1 moved to next meeting

2.	<u>CASE: 2025-0002 (FM)</u>	
	PETITIONER:	APP, LLC
	REQUEST:	Design Variance for a self-storage facility seeking relief from AMC 21.05.060.D.4.b.i. Use-Specific Standards-Size of Site.
	TOTAL AREA:	11.3 acres
	LOCATION:	Generally located east of Northwood Drive, south of West International Airport Road, west of Minnesota Drive and north of Raspberry Road
	SITE ADDRESS:	5401 Northwood Drive, Anchorage, Alaska
	CURRENT ZONE:	I-1 (Light Industrial) District
	COMMUNITY COUNCIL(S):	Sand Lake, Spenard

December 11, 2024

1.	<u>CASE: 2024-0120 (PH)</u>	
	PETITIONER:	Southcentral Foundation
	REQUEST:	Request for Design Variance from AMC 21.07.080H.3. to allow a fence to exceed maximum height requirements.
	TOTAL AREA:	3.72 acres
	LOCATION:	Generally located west of Elmore Road, north of East Tudor Road, east of Florina Street and south of Residential Drive
	SITE ADDRESS:	4330 Elmore Road, Anchorage, Alaska 99508
	CURRENT ZONE:	B-3 (General Business) District
	COMMUNITY COUNCIL(S):	C

October 9, 2024

1.	<u>CASE: 2024-0089 (FM)</u>	
	PETITIONER:	Larry Bigelow
	REQUEST:	Request for Design Variance to allow relief from AMC 21.05.0403.e. requiring L2 Buffer Landscaping.
	TOTAL AREA:	.56 acres
	LOCATION:	Generally located north of Reka Drive, east of Bragaw Street, south of East 16th Avenue and west of Katrina Circle
	SITE ADDRESS:	3935 Reka Drive, Anchorage, Alaska 99508
	CURRENT ZONE:	R-O (Residential Office) District
	COMMUNITY COUNCIL(S):	Airport Heights, Russian Jack

2.	<u>CASE: 2024-0095 (EA)</u>	
	PETITIONER:	Municipality of Anchorage - Parks & Recreation
	REQUEST:	Major Site Plan Review for Peratrovich Park improvements.
	TOTAL AREA:	1.93 acres
	LOCATION:	Generally located south of West 4th Avenue, west of E Street, north of West 5th Avenue and east of G Street
	SITE ADDRESS:	500 West 4th Avenue, Anchorage, Alaska 99501
	CURRENT ZONE:	B-2A (Central Business Core) District
	COMMUNITY COUNCIL(S):	Downtown

July 19, 2024 – Special Meeting

CONSENT ITEMS ONLY

June 12, 2024

1.	<u>CASE: 2024-0063 (EA)</u>
PETITIONER:	Juan A. Marqueda
REQUEST:	Request for Design Variance from AMC 21.07.080H.3. Fences Maximum Height
TOTAL AREA:	.90 acres
LOCATION:	Generally located north of Chugach Way, east of Spenard Road, south of Wilshire Avenue and west of Arctic Boulevard
SITE ADDRESS:	1115 Chugach Way, Anchorage, Alaska 99503
CURRENT ZONE:	R-2M (Mixed Residential) District
COMMUNITY COUNCIL(S):	Spenard

May 22, 2024

1.	<u>CASE: 2024-0053 (EA)</u>
PETITIONER:	Eagle River-Chugiak Parks and Recreation
REQUEST:	Major Site Plan Review for an off-leash dog park (Peters Creek Dog Park).
TOTAL AREA:	49.1 acres
LOCATION:	Generally located east of Old Glenn Highway, south of Gina Circle & Melana Circle, west of Chapel Drive and north of Needels Loop
SITE ADDRESS:	22725 Hunters Drive, Chugiak, Alaska 99567
CURRENT ZONE:	CE-PLI (Public Lands and Institutions) District
COMMUNITY COUNCIL(S):	Birchwood, Chugiak, CERAB, CBERRRSA Board of Supervisors

February 7, 2024 – Special Meeting

CONSENT ITEMS ONLY

January 10, 2024

1.	<u>CASE: 2023-0132 (FM)</u>	
	PETITIONER:	Prince Nwankudu
	REQUEST:	Request for Design Variance from AMC 21.05.040C.2.b.iii (Traffic Access), which requires all ingress and egress traffic to be directly onto a street designated as a collector or greater.
	TOTAL AREA:	1.75 acres
	LOCATION:	Generally located east of Our Road, south of East 104th Avenue, west of Spada Circle and north of O'Malley Road
	SITE ADDRESS:	10715 Our Road, Anchorage, Alaska 99507
	CURRENT ZONE:	R-6 Low-Density Residential (1 acre) District
	COMMUNITY COUNCIL(S):	Huffman O'Malley

December 13, 2023

	<u>CASE: 2023-0133 (EA)</u>	
	PETITIONER:	Municipality of Anchorage - Eagle River Parks and Recreation
	REQUEST:	Request for Trail Review of the West Beach Lake Multi-Use Trail (Phase I and II).
	TOTAL AREA:	1,174,497 acres
	LOCATION:	Generally located on Beach Lake Road, north of Hillcrest Drive and west of South Birchwood Loop Road
	SITE ADDRESS:	Various
	CURRENT ZONE:	CE-PLI-p (Public Lands and Institutions-Parks) District
	COMMUNITY COUNCIL(S):	B

November 8, 2023

1.	<u>CASE: 2023-0113 (FM)</u>	
	PETITIONER:	AK Anchorage & Arctic, LLC
	REQUEST:	Request for Design Variances from: 1) AMC 21.05.060.D.4.b.iii(A) to allow building coverage to exceed maximum lot coverage; and 2) AMC 21.05.060.b.viii to allow project development without the eight (8) foot perimeter fencing.
	TOTAL AREA:	4.7 acres
	LOCATION:	Generally located west of Arctic Boulevard, north of West 34th Avenue, east of Cope Street and south of West 30th Avenue
	SITE ADDRESS:	3202 Arctic Boulevard, Anchorage, Alaska 99503
	CURRENT ZONE:	B-3 (General Business) District
	COMMUNITY COUNCIL(S):	Midtown, Spenard

October 11, 2023

1.	<u>CASE: 2023-0098 (SO)</u>
PETITIONER:	Beaux Jolais-Bauer
REQUEST:	Request for Design Variance from AMC 21.07.080H.3. to allow a fence to exceed the maximum height requirements in the secondary front setback.
TOTAL AREA:	.27 acres
LOCATION:	Generally located west of Adobe Drive, north of Rio Grande Avenue, east of Rancho Drive and south of Lore Road
SITE ADDRESS:	7604 Adobe Drive, Anchorage, Alaska 99507
CURRENT ZONE:	R-5 (Low-Density Residential) District
COMMUNITY COUNCIL(S):	Abbott Loop

September 13, 2023

1.	<u>CASE: 2023-0089 (EA)</u>
PETITIONER:	Faton Musliu
REQUEST:	Request for Design Variance from: 1) AMC 21.07.060E.2.f. to eliminate the required sidewalk along the secondary frontage of West 35th Avenue; 2) AMC 21.07.080H.3.c. to allow a 6-foot fence in the secondary frontage setback along West 35th Avenue; and 3) AMC 21.07.080E.1, Table 21.07-02 to allow removal of site perimeter landscaping along West 35th Avenue.
TOTAL AREA:	.46 acres
LOCATION:	Generally located north of West 36th Avenue, east of Spenard Road, south of West 35th Avenue and west of Dorbrandt Street
SITE ADDRESS:	1302 W. 35th Ave.; 1305 & 1309 W. 36th Ave., Anchorage, AK 99503
CURRENT ZONE:	B-3 (General Business) District
COMMUNITY COUNCIL(S):	Spenard

August 9, 2023

1.	<u>CASE: 2022-0063 (SO)</u> Major Site Plan Review for Anchor Lutheran School/Beautiful Savior Lutheran Church. *POSTPONED FROM 6/8/22*
PETITIONER:	Lutheran School Association of Anchorage, Inc.
REQUEST:	Major Site Plan Review for Anchor Lutheran School/Beautiful Savior Lutheran Church. *POSTPONED FROM 6/8/22*
TOTAL AREA:	5 acres
LOCATION:	Generally located west of Arctic Blvd., north of West Dimond Blvd., east of Summerset Drive and south of West 81st Avenue
SITE ADDRESS:	8100 ARCTIC BLVD, ANCHORAGE, AK 99518
CURRENT ZONE:	R-2M (Mixed Residential) District
COMMUNITY COUNCIL(S):	T

July 12, 2023

1.	<u>CASE: 2023-0061 (EA)</u>	
PETITIONER:	Municipality of Anchorage - Parks & Recreation	
REQUEST:	Request for Trail Review of the Far North Bicentennial/Hillside Park Singletrack Trails.	
TOTAL AREA:	686.42 acres	
LOCATION:	Generally located north of Abbott Road and east of Elmore Road	
SITE ADDRESS:	Vacant Land and 5577 & 7015 Abbott Road, Anchorage, Alaska 99507	
CURRENT ZONE:	PLI (Public Lands and Institutions) District; PLI-P (Public Lands and Institutions-Park) District	
COMMUNITY COUNCIL(S):	Basher, Hillside	

May 24, 2023 – Special Meeting

CONSENT ITEM ONLY

May 10, 2023

1.	<u>CASE: 2023-0040 (EA)</u>	
PETITIONER:	Municipality of Anchorage - Parks and Recreation	
REQUEST:	Trail Review of Russian Jack Springs Park Singletrack Trails.	
TOTAL AREA:	148 acres	
LOCATION:	Generally located east of Pine Street, south of East 6th Avenue, west of Boniface Parkway and north of Debarr Road	
SITE ADDRESS:	939 Pine Street, Anchorage, Alaska 99508	
CURRENT ZONE:	PLI-P (Public Lands and Institutions-Park) District	
COMMUNITY COUNCIL(S):	Northeast, Russian Jack	

April 6, 2023 – Special Meeting

CONSENT ITEM ONLY

March 8, 2023

1.	<u>CASE: 2023-0016 (EA)</u>
PETITIONER:	Debarr Car Wash, LLC
REQUEST:	Major Site Plan Review for a car wash (Debarr Car Wash, LLC dba Tommy's Express Car Wash).
TOTAL AREA:	1.24 acres
LOCATION:	Generally located north of DeBarr Road, east of Bragaw Street, south of San Ernesto Avenue and west of Delasala Place
SITE ADDRESS:	4301 DeBarr Road, Anchorage, Alaska 99508
CURRENT ZONE:	B-3 SL (General Business) District with Special Limitations
COMMUNITY COUNCIL(S):	Russian Jack

January 27, 2023 – Special Meeting

CONSENT ITEM ONLY

November 16, 2022

a.	<u>CASE: 2022-0101 (RY)</u>
PETITIONER:	Municipality of Anchorage - Project Management and Engineering
REQUEST:	Context Sensitive Solutions Transportation Project Site Plan Review (Plans In Hand) for Spruce Street Extension/Upgrade. **THIS IS NOT A PUBLIC HEARING**
COMMUNITY COUNCIL(S):	Abbott Loop, Campbell Park

October 12, 2022

1.	<u>CASE: 2022-0107 (EA)</u>
PETITIONER:	Anchorage School District
REQUEST:	Major Site Plan Review for site renovations (Kincaid Elementary School).
TOTAL AREA:	38.2 acres
LOCATION:	Generally located south of Raspberry Road, west of Jewel Lake Road, north of Hunter Drive and east of Sand Lake Road
SITE ADDRESS:	4900 Raspberry Road, Anchorage, Alaska
CURRENT ZONE:	PLI (Public Lands and Institutions) District
COMMUNITY COUNCIL(S):	Sand Lake

September 14, 2022

1.	<u>CASE: 2022-0024 (EA)</u>	
	PETITIONER:	Anchorage School District
	REQUEST:	Major Site Plan Review for Inlet View Elementary School Replacement with alternative equivalent compliance request for landscaping. *POSTPONED FROM 5/11/22*
	TOTAL AREA:	7.28 acres
	LOCATION:	Generally located east of N Street, south of West 12th Avenue, west of Inlet Place, and north of West 15th Avenue
	SITE ADDRESS:	1219 N Street, Anchorage, Alaska
	CURRENT ZONE:	PLI (Public Lands and Institutions) District
	COMMUNITY COUNCIL(S):	South Addition

June 22, 2022 – Special Meeting

CONSENT ITEM ONLY

June 8, 2022

a.	<u>CASE: 2022-0065 (RY)</u>	
	PETITIONER:	Municipality of Anchorage - Project Management and Engineering
	REQUEST:	Context Sensitive Solutions (CSS) Transportation Project Site Plan Review (Plans in Hand) for the 48th Avenue Upgrades (MOA/ADOT Project #06-26). **THIS IS NOT A PUBLIC HEARING**
	LOCATION:	East 48th Avenue from Cordova Street to Old Seward Highway & Cordova Street from East International Airport Road to East 48th Avenue
	COMMUNITY COUNCIL(S):	Midtown, Taku Campbell

1.	<u>CASE: 2022-0056 (KG)</u>	
	PETITIONER:	3 Stone Properties, LLC
	REQUEST:	Design Variance requesting relief from AMC 21.11.070C.4.a.iii. (Ground-floor, street-facing use limitations in the B-2A Central Business District Core.)
	TOTAL AREA:	.15 acres
	LOCATION:	Generally located south of West 5th Avenue, west of A Street, north of West 6th Avenue and east of C Street
	SITE ADDRESS:	N/A
	CURRENT ZONE:	B-2A Central Business District Core
	COMMUNITY COUNCIL(S):	Downtown, Fairview

Case 2 postponed

3.	<u>CASE: 2022-0061 (KG)</u>	
	PETITIONER:	Girdwood Health Clinic
	REQUEST:	Amendment to Major Site Plan Review to construct an expanded facility at the existing Girdwood Health Clinic site in the gC-7 (Townsite Square Commercial) District.
	TOTAL AREA:	.50 acres
	LOCATION:	Generally located south of Lindblad Avenue, west of Hightower Road, north of Girdwood Place and east of Holmgren Place
	SITE ADDRESS:	131 LINDBLAD AVE, GIRDWOOD, AK
	CURRENT ZONE:	gC-7 (Townsite Square Commercial) District
	COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

4.	<u>CASE: 2022-0062 (KG)</u>	
	PETITIONER:	Girdwood Health Clinic
	REQUEST:	Design Variance from AMC 21.09.080F.2.d. to allow for the south facade of the Girdwood Health Clinic to have less than one-third (1/3) of the combined length of the segments not in the plane with the primary wall plane.
	TOTAL AREA:	.50 acres
	LOCATION:	Generally located south of Lindblad Avenue, west of Hightower Road, north of Girdwood Place and east of Holmgren Place
	SITE ADDRESS:	131 LINDBLAD AVE, GIRDWOOD, AK
	CURRENT ZONE:	gC-7 (Townsite Square Commercial) District
	COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

April 13, 2022

Case 1 postponed

1.	<u>CASE: 2022-0012 (FM)</u>	
	PETITIONER:	Municipality of Anchorage - PM&E
	REQUEST:	Request for Design Variance from AMC 21.05.060E.8.b.i. to allow snow disposal site to be located less than 25 feet from class A wetland; and from AMC 21.05.060E.8.b.v. to allow relief from the requirement that on-site and off-site drainage network shall handle water runoff and snow melt without impacting adjacent properties. *POSTPONED FROM 2/9/22 AND 3/9/22*
	TOTAL AREA:	31.99 acres
	LOCATION:	Generally located west of Minnesota Drive, north of Raspberry Road, east of Northwood Drive right-of-way alignment and south of International Airport Road
	SITE ADDRESS:	N/A
	CURRENT ZONE:	PLI-SL (Public Lands and Institutions) District with Special Limitations

COMMUNITY COUNCIL(S):	Sand Lake, Taku Campbell
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March 9, 2022

1 & 2 Postponed

3.	<u>CASE: 2022-0016 (PH)</u>
PETITIONER:	Municipality of Anchorage - Planning Department
REQUEST:	Review and Recommendation of an Ordinance amending Anchorage Municipal Code of Regulations (AMCR) Sections 21.20.002, 21.20.003 and 21.20.007 to modify existing fees, eliminate fees, and include new fees for entitlements within Title 21 but not accounted for within the current fee schedule.
COMMUNITY COUNCIL(S):	All Community Councils, CERAB

February 9, 2022 – Public Hearing

2.	<u>CASE: 2022-0003 (SO)</u>
PETITIONER:	Municipality of Anchorage - Current Planning
REQUEST:	Review and Recommendation by the Urban Design Commission of an Ordinance of the Anchorage Assembly amending Anchorage Municipal Code Section 21.03.050, Appeals; and Anchorage Municipal Code of Regulations 21.10.304, 21.10.503, 21.11.304, 21.11.503, 21.13.340 and 21.13.530 to simplify Land Use Appeals.
COMMUNITY COUNCIL(S):	All Community Councils, CERAB

December 13, 2021 – Special Meeting

CONSENT ITEM ONLY

November 10, 2021 – Public Hearing

1.	<u>CASE: 2021-0022 (EA)</u>	
	PETITIONER:	Wat Lao
	REQUEST:	Request for Design Variances from Anchorage Municipal Code Sections: 1) 21.05 & 21.07 to allow existing landscaping to remain as is; and 2) 21.05.040C.2.b.iii. to allow traffic access other than from a street designated as a collector or greater in the Official Streets and Highways Plan.
	TOTAL AREA:	.46 acres
	LOCATION:	Generally located west of Schodde Street, south of Richmond Avenue, east of Meyer Street and north of Commercial Drive
	SITE ADDRESS:	134 Schodde Street, Anchorage, Alaska 99508
	CURRENT ZONE:	R-4 (Multifamily Residential) District
	COMMUNITY COUNCIL(S):	Mountain View

August 19, 2021 – Special Meeting

CONSENT ITEM ONLY

August 11, 2021 – Public Hearing

CONSENT ITEM ONLY

July 14, 2021 – Public Hearing

CONSENT ITEM ONLY

June 23, 2021 – Public Hearing

1.	<u>CASE: 2021-0060 (RY)</u>	
	PETITIONER:	Tara & Scott Henscheid
	REQUEST:	Request for Design Variance from AMC 21.07.080H.3 to allow a fence to exceed maximum height in the front and side setbacks.
	TOTAL AREA:	.43 acres
	LOCATION:	Generally located west of Robin Street, north of Hennings Way, east Patterson Street and south of East 36th Avenue
	SITE ADDRESS:	3600 Robin Street, Anchorage, Alaska 99504
	CURRENT ZONE:	R-1 (Single-Family Residential) District
	COMMUNITY COUNCIL(S):	Scenic Foothills

2.	<u>CASE: 2021-0061 (EA)</u>	
	PETITIONER:	Municipality of Anchorage - Parks & Recreation
	REQUEST:	Request for Trail Review for Chugach Foothills Connector Phase II
	TOTAL AREA:	117.16 acres
	LOCATION:	Generally located east of Campbell Airstrip Road and south of East Tudor Road
	SITE ADDRESS:	Vacant Land and 6790 East Tudor Rd.; 4501 & 4515 Campbell Airstrip Rd.
	CURRENT ZONE:	PLI (Public Lands and Institutions) District
	COMMUNITY COUNCIL(S):	Basher, Campbell Park, Scenic Foothills

May 26, 2021 – Public Hearing

a.	<u>CASE: 2021-0049 (EA)</u>	
	PETITIONER:	Municipality of Anchorage - PM&E
	REQUEST:	Context Sensitive Solutions (CSS) Transportation Project Site Plan Review (Plans in Hand) for 4th Avenue Signals and Lighting Upgrade - E Street to A Street (MOA/ADOT Project #19-14). **THIS IS NOT A PUBLIC HEARING**
	LOCATION:	4th Avenue from E Street to A Street
	COMMUNITY COUNCIL(S):	Downtown

1.	<u>CASE: 2021-0023 (FM)</u>	
	PETITIONER:	Eklutna Services, Inc.
	REQUEST:	Request for Design Variance from AMC 21.10.050F.1. to allow natural resource extraction in the CE-R-10 (Low-Density Residential, Alpine/Slope) District in areas where the slope is greater than ten percent (10%). *POSTPONED FROM 3/10/21 and 4/14/21*
	TOTAL AREA:	233.59 acres
	LOCATION:	Generally located east of Old Glenn Highway, south of Jewel Street and north of the Laughlin Street right-of-way alignment
	SITE ADDRESS:	N/A
	CURRENT ZONE:	CE-R-10 (Low-Density Residential, Alpine/Slope) District
	COMMUNITY COUNCIL(S):	Chugiak

2.	<u>CASE: 2021-0035 (KG)</u>	
	PETITIONER:	Girdwood Health Clinic
	REQUEST:	Revised request for Design Variance from AMC 21.09.080F.2.d. to allow for reduction in alteration width on east elevation & length on north elevation for New Girdwood Clinic. *POSTPONED FROM 04/14/21*
	TOTAL AREA:	.50 acres
	LOCATION:	Generally located south of Lindblad Avenue, west of Hightower Road, north of Girdwood Place and east of Holmgren Place
	SITE ADDRESS:	131 Lindblad Avenue, Girdwood, Alaska 99587

CURRENT ZONE:	gC-7 Townsite Square Commercial District
COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

3.	<u>CASE: 2021-0036 (KG)</u>
PETITIONER:	Girdwood Health Clinic
REQUEST:	Revised Major Site Plan Review for New Girdwood Health Clinic for a new larger building at the existing clinic site. *POSTPONED FROM 4/14/21*
TOTAL AREA:	.50 acres
LOCATION:	Generally located south of Lindblad Avenue, west of Hightower Road, north of Girdwood Place and east of Holmgren Place
SITE ADDRESS:	131 Lindblad Avenue, Girdwood, Alaska 99587
CURRENT ZONE:	gC-7 Townsite Square Commercial District
COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

December 17, 2020 – Special Meeting

CONSENT ITEM ONLY

December 9, 2020

1.	<u>CASE: 2020-0144 (CH)</u>
PETITIONER:	Municipality of Anchorage - Parks & Recreation
REQUEST:	Amendment to previously approved Major Site Plan for Elderberry Park.
TOTAL AREA:	1.35 acres
LOCATION:	Generally located north of West 5th Avenue and west of M Street
SITE ADDRESS:	1297 West 5th Avenue, Anchorage, Alaska 99501
CURRENT ZONE:	R-3 Mixed Residential District
COMMUNITY COUNCIL(S):	Downtown, South Addition

2.	<u>CASE: 2020-0142 (SO)</u>
PETITIONER:	Muldoon Community Improvement, LLC
REQUEST:	Major Site Plan Review for a childcare facility and drive-through coffee shop.
TOTAL AREA:	2.40 acres
LOCATION:	Generally located south of DeBarr Road, west of Muldoon Road, north & east of Creekside Center Drive
SITE ADDRESS:	N/A
CURRENT ZONE:	B-3SL General Business District
COMMUNITY COUNCIL(S):	Northeast

November 18, 2020

1.	<u>CASE: 2020-0132 (RY)</u>	
	PETITIONER:	Jack M. Pomerantz
	REQUEST:	Request for Design Variance from AMC 21.07.080, Table 21.07-1 to allow existing landscaping to remain and Design Variance from AMC 21.05.040A.3.d. and AMC 21.07.090, Table 21.07.090, Table 21.07-4 to allow for a reduction in required off-street parking spaces and to allow required parking spaces to be located within a yard setback.
	TOTAL AREA:	.74 acres
	LOCATION:	Generally located south of West 19th Avenue, West of K Street, north of West 20th Avenue and east of Spenard Road
	SITE ADDRESS:	1120 & 1130 West 19th Avenue, Anchorage, Alaska 99503
	CURRENT ZONE:	R-2M Mixed Residential District
	COMMUNITY COUNCIL(S):	North Star, South Addition

October 14, 2020

CONSENT ITEMS ONLY

September 9, 2020

1.	<u>CASE: 2020-0113 (RY)</u>	
	PETITIONER:	Cook Inlet Housing Authority
	REQUEST:	Request for Design Variance from AMC 21.07.080E.1., Table 21.07-2: Minimum Site Perimeter Landscaping-By Abutting District or Street.
	TOTAL AREA:	2.33 acres
	LOCATION:	Generally located south of West 36th Avenue, west of Arctic Blvd., north of Chugach Way and east of Spenard Road
	SITE ADDRESS:	Vacant Land; 1200 Wilshire Ave. & 1110 W. 36th Ave., Anchorage, AK 99503
	CURRENT ZONE:	R-2M Mixed Residential District
	COMMUNITY COUNCIL(S):	Spenard
2.	<u>CASE: 2020-0114</u>	
	PETITIONER:	Cool Inlet Housing Authority
	REQUEST:	Major Site Plan Review for a multifamily development known as Spenard East: R2M Multifamily Development.
	TOTAL AREA:	2.33 acres

LOCATION:	Generally located south of West 36th Avenue, west of Arctic Blvd., north of Chugach Way and east of Spenard Road
SITE ADDRESS:	Vacant Land; 1200 Wilshire Ave. & 1110 W. 36th Ave., Anchorage, AK 99503
CURRENT ZONE:	R-2M Mixed Residential District
COMMUNITY COUNCIL(S):	Spenard

August 11, 2020 – Special Meeting

CONSENT ITEM ONLY

July 8, 2020

CONSENT ITEMS ONLY

June 10, 2020

1.	CASE: 2020-0057 (RY)	
	PETITIONER:	MOA Parks & Recreation
	REQUEST:	Major Site Plan Review for William B. Lyons Park Improvements.
	TOTAL AREA:	2.33 acres
	LOCATION:	Generally located east of Price Street, south of Thompson Avenue, west of Irwin Street and north of Peterkin Avenue
	SITE ADDRESS:	315 Price Street, Anchorage, Alaska 99508
	CURRENT ZONE:	R-3 Mixed Residential District
	COMMUNITY COUNCIL(S):	Mountain View

2.	CASE: 2020-0076 (CH)	
	PETITIONER:	MOA - Parks & Rec
	REQUEST:	Major Site Plan Review for Elderberry Park Improvements.
	TOTAL AREA:	1.35 acres
	LOCATION:	Generally located north of West 5th Avenue and west of M Street
	SITE ADDRESS:	1297 W 5TH AVE, ANCHORAGE, AK 99501
	CURRENT ZONE:	R-3 Mixed Residential District
	COMMUNITY COUNCIL(S):	

May 27, 2020 – Special Meeting

CONSENT ITEMS ONLY

May 13, 2020

a.	CASE: 2020-0049 (CH)	
	PETITIONER:	State of Alaska DOT & PF
	REQUEST:	Context Sensitive Solutions Transportation Project Site Plan Review (Plans in Hand) for the Dowling Road/Seward Highway Interchange Reconstruction (MOA/ADOT IRIS Project No. CFHWY00359). **THIS IS NOT A PUBLIC HEARING**
	LOCATION:	Dowling Road/Seward Highway Interchange
	COMMUNITY COUNCIL(S):	Abbott Loop, Campbell Park, Taku Campbell

1.	CASE: 2020-0055 (CH)	
	PETITIONER:	Matanuska Electric Association
	REQUEST:	Request for Design Variance from AMC 21.07.080H.3. to allow a twelve-foot (12') fence height for the Matanuska Electric Association Parks Substation (PASS) Upgrade Project.
	TOTAL AREA:	2.06 acres
	LOCATION:	Generally located west of Steffes Street, south of Birchwood Loop Road and east of White Birch Road
	SITE ADDRESS:	20418 Steffes Street, Chugiak, Alaska 99567
	CURRENT ZONE:	CE-R-6 Low-Density Residential
	COMMUNITY COUNCIL(S):	Birchwood

2.	CASE: 2020-0056 (RY)	
	PETITIONER:	Municipality of Anchorage - :Parks & Rec
	REQUEST:	Major Site Plan Review for Tikishla Park Improvements Project.
	TOTAL AREA:	57.54 acres
	LOCATION:	Generally located south of East 16th Avenue, west of Bragaw Street, north of East Northern Lights Blvd. and east of Lake Otis Parkway
	SITE ADDRESS:	3018 East 20th Avenue, Anchorage, Alaska 99508
	CURRENT ZONE:	PLI Public Lands and Institutions District
	COMMUNITY COUNCIL(S):	Airport Heights, Rogers Park, University Area

March 11, 2020

a.	CASE: 2020-0023 (CH)	
	PETITIONER:	Municipality of Anchorage – PM&E
	REQUEST:	Context Sensitive Solutions Transportation Project Site Plan Review (Plans In Hand) for West 30th Avenue & North Star Street Upgrades (MOA Project #16-29). **THIS IS NOT A PUBLIC HEARING**
	LOCATION:	Improvements to West 30th Avenue from Spenard Road to Arctic Blvd.; improvements to North Star Street from West 30th Avenue to West 32nd Avenue; and new pathway from West 32nd Avenue/North Star Street to Arctic Blvd.
	COMMUNITY COUNCIL(S):	Midtown, Spenard, Rogers Park

1.	CASE: 2020-0019 (FM)	
	PETITIONER:	Frans Weits
	REQUEST:	Design variance for off street parking
	TOTAL AREA:	.26 acres
	LOCATION:	Generally located south, west and north of Olympic Mountain Loop and east of Arlberg Avenue
	SITE ADDRESS:	165 OLYMPIC MOUNTAIN LOOP, GIRDWOOD, AK 99587
	CURRENT ZONE:	GRST1 Original Mountain Base Resort District
	COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

2.	CASE: 2020-0028 (SO)	
	PETITIONER:	Lower Yukon School District
	REQUEST:	Design variance - planting bed
	TOTAL AREA:	1.98 acres
	LOCATION:	Generally located east of Wisconsin Street, south of West 42nd Avenue, west of Spenard road and north of Lakeshore Drive
	SITE ADDRESS:	4335 WISCONSIN ST, ANCHORAGE, AK 99517
	CURRENT ZONE:	RO Residential Office
	COMMUNITY COUNCIL(S):	Spenard, Turnagain

February 12, 2020

CONSENT ITEMS ONLY

January 8, 2020

1.	CASE: 2019-0145 (CH)	
	PETITIONER:	Municipal Light and Power
	REQUEST:	Request for Design Variance from AMC Title 21 Section 21.07.080H.3. to allow a fence to exceed maximum height requirements. *POSTPONED FROM 12/11/19*
	TOTAL AREA:	8.3 acres
	LOCATION:	Generally located east of Career Center Drive, north of Mallard Lane, west of UAA Drive and south of East Northern Lights Blvd.
	SITE ADDRESS:	2801 Career Center Drive, Anchorage, Alaska 99508
	CURRENT ZONE:	PLI Public Lands and Institutions District
	COMMUNITY COUNCIL(S):	Airport Heights, Rogers Park, University Area

2.	CASE: 2019-0155 (FM)	
	PETITIONER:	Panda Restaurant Group, Inc.
	REQUEST:	Amendment to Major Site Plan Review-Large Retail Establishment for the addition of a secondary building. *POSTPONED FROM 12/11/19*
	TOTAL AREA:	2.55 acres
	LOCATION:	Generally located north of East Dimond Blvd., east of Schoon Street, south of East 82nd Avenue and west of Old Seward Highway
	SITE ADDRESS:	601 East Dimond Blvd., Anchorage, Alaska 99515
	CURRENT ZONE:	I-1 Light Industrial District
	COMMUNITY COUNCIL(S):	Taku Campbell

3.	CASE: 2019-0159 (CH)	
	PETITIONER:	Municipality of Anchorage - Parks & Rec
	REQUEST:	Taku Lake Park: South Gateway Improvements-Major Site Plan Review. *POSTPONED FROM 12/11/19*
	TOTAL AREA:	9.84 acres
	LOCATION:	Generally located north of West Dimond Blvd., east of C Street, south of East 76th Avenue and west of King Street
	SITE ADDRESS:	8200 Stormy Place, Anchorage, Alaska 99518
	CURRENT ZONE:	R-2M Mixed Residential District
	COMMUNITY COUNCIL(S):	Taku Campbell

4.	CASE: 2019-0162 (CH)	
	PETITIONER:	Cindy Renner, PR for the Estate of Darrell Renner
	REQUEST:	Request for Design Variance from AMC Title 21 Sections 21.05.040C.2.b.ii. and 21.05.040C.2.b.iii. to allow a Community Center on an undersized lot and to allow ingress/egress from other than a collector street.
	TOTAL AREA:	.29 acres
	LOCATION:	Generally located west of North Pine Street, south of Thompson Avenue, east of North Bliss Street and north of Mountain View Drive
	SITE ADDRESS:	N/A
	CURRENT ZONE:	R-3 Mixed Residential
	COMMUNITY COUNCIL(S):	Mountain View, Russian Jack

	COUNCIL(S):	
5.	CASE: 2020-0007 (CH)	
	PETITIONER:	Municipality of Anchorage - Planning Department
	REQUEST:	Review and recommendation by the Urban Design Commission to the Assembly of an Ordinance moving the provisions of Anchorage Municipal Code of Regulations Title 21-Planning and Zoning, Sections 21.10.203, 21.11.203, 21.12.230 and 21.13.230 to Sections 21.02.030, 21.02.050, 21.02.060, and 21.02.040 of Anchorage Municipal Code, respectively. The relocated Provisions will also be amended to require nine-member boards and correct minor language inconsistencies.
	COMMUNITY COUNCIL(S):	All Community Councils, CERAB

Attachment 4.

Comments

Case 2026-0010

MEMORANDUM

DATE: February 9, 2026

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: March 9, 2026

Agency Comments due: February 9, 2026



AWWU has reviewed the materials and has the following comments:

2026-0010 Review and Recommendation by the Planning and Zoning Commission and Urban Design Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code to permanently sunset the Urban Design Commission and Reallocate its duties to the Planning and Zoning Commission.

1. AWWU has no objections to the sunseting of the Urban Design Commission.

If you have any questions pertaining to public water or sewer, please call (907) 564-2717 or send an e-mail to landuse@awwu.biz.





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: February 9, 2026

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2026-0010: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the March 9, 2026 Planning and Zoning Commission hearing:

- 2026-0010 Review and Recommendation by the Planning and Zoning Commission and Urban Design Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code to permanently sunset the Urban Design Commission and Reallocate its duties to the Planning and Zoning Commission;
 - WMS has no comments on or objections to this ordinance.



January 30, 2026

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:

- **2026-0019 – 4125 Ptarmigan Terrace CUP**
- **2026-0032 – 1270 W 82nd Ave – Dimensional Variance**
- **2026-0037 – 24531 Teal Loop (Chugiak) Dimensional Variance**
- **2026-0043 – 1270 W 82nd Ave – Design Variance**

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

- **2026-0010 – Title 21 Amendment – Urban Design Commission Sunset**
 - No objection to the proposed ordinance and Title 21 amendment.
- **2026-0020 – 8825 Runamuck Pl - Zoning Change, Zoning Map Amendment**
 - No objection to the proposed zoning change.
 - No direct access to Dimond Blvd or Minnesota Drive will be allowed from this parcel.
- **2026-0033 – Debarr Rd and Columbine – Conditional Use Site Plan Review Senior Housing**
 - No objections to proposed condition use permit
 - DOT&PF supports and suggests wayfinding and staff and resident education on best safe practices to access EB transit on the south side of Debarr Road.

- **2026-0038 – 6821 Weimer Rd (Raspberry Rd) Design Variance**
 - No objection to the proposed Design Variance
 - No direct vehicular access from property to Raspberry Road will be permitted.

- **2026-0040 – Raspberry Road – Site Plan Review – CEA substation**
 - No objection to the proposed site plan.
 - Applicant will need to apply for a driveway permit for access onto Raspberry Road. Driveway permits can be applied for on DOT&PF’s ROW ePermit website: <https://dot.alaska.gov/row/Login.po> A regional permit office can be reached at 1-800-770-5263 for assistance.
 - Applicant will need to remove existing approach as proposed in plan set.
 - Applicant will need to coordinate with DOT&PF’s utility section if the proposed development requires any utility infrastructure or connections within DOT&PF right-of-way.

- **2026-0042 – Title 21 Amendment Girdwood Airport – Girdwood Comprehensive Plan alignment.**
 - DOT&PF supports this Title 21 amendment.
 - DOT&PF would like to thank the Municipality and the Planning Department for working with DOT&PF for finding a path and solution for the Avalanche Program Shared Magazine Storage Site project.

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



MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

DATE: January 30, 2026

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

2026-0010 Review and Recommendation by the Planning and Zoning Commission and Urban Design Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code to permanently sunset the Urban Design Commission and Reallocate its duties to the Planning and Zoning Commission.

Traffic Engineering has no comments.

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Tuesday, January 20, 2026 1:46 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2026-0010 AddressReviewing Agency Comment
Attachments: 2026-0010 Routing Coversheet.pdf; 2026-0010 Memorandum.pdf

No comments on amendment.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
https://maps.ancgis.com/AGOL_AddressOfficial

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, January 16, 2026 4:57 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>; Babb, Melisa R.K. <melisa.babb@anchorageak.gov>
Subject: 2026-0010 Request for Reviewing Agency Comment

Hello all. Attached please find our Routing Coversheet for Case No. 2025-0010 (T21 Text Amendment) together with a Planning Dept. Memorandum to aid in your review of the case. Case 2025-0010 is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 03/09/26 **AND** Urban Design Commission at a Public Hearing on 03/11/26. The routing material can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2025-0010 Reviewing Agency Routing. **Please submit comments as instructed on the Memorandum.**

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18367>.



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