

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 12-3-13  
IMMEDIATE RECONSIDERATION  
FAILED 12-3-13

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Community Development Dept.  
For reading: October 22, 2013

**ANCHORAGE, ALASKA**  
**AO No. 2013-117**

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, *LAND*  
2 *USE PLANNING* (NEW CODE – EFFECTIVE JANUARY 1, 2014) TO  
3 INCORPORATE AMENDMENTS TO THE TITLE 21 (OLD CODE) FROM 2005 TO  
4 THE PRESENT WHICH WERE NOT INCLUDED IN THE TITLE 21 REWRITE  
5 DOCUMENTS AS LISTED AND IDENTIFIED IN EXHIBIT B TO AO 2012-124(S); TO  
6 MAKE TECHNICAL CORRECTIONS FOR CLARITY, CONSISTENCY, CORRECT  
7 CROSS REFERENCING AND CODE ORGANIZATION THROUGHOUT CHAPTERS  
8 OF THE NEW TITLE 21; TO ADD OR AMEND ILLUSTRATIONS; AMENDING  
9 CHAPTER 21.01 TO ADD RECENTLY ADOPTED OR AMENDED  
10 COMPREHENSIVE PLAN ELEMENTS AND APPLY TRANSITIONAL PROVISIONS  
11 WHEN THE “OLD” CODE IS PHASED OUT; AMENDING CHAPTER 21.02 TO  
12 CLARIFY AUTHORITY OF BOARDS AND COMMISSIONS; AMENDING CHAPTER  
13 21.03 TO LIMIT PRE-APPLICATION CONFERENCE REQUIREMENTS, PROVIDE  
14 NOTICE TO PROPERTY RESIDENTS IN THE AREA SURROUNDING AN  
15 APPLICATION, TO AUTHORIZE THE ASSEMBLY TO MODIFY ALCOHOL  
16 RELATED USE APPROVALS UNDER CERTAIN CONDITIONS, AMEND APPEAL  
17 PROCEDURES RELATING TO PLATTING BOARD DECISIONS, ELIMINATE  
18 FLOOD HAZARD AREA AS AN OVERLAY ZONING DISTRICT, ADD CHUGIAK-  
19 EAGLE RIVER ZONING DISTRICTS TO THE LIST NOT REQUIRING A MINIMUM  
20 AREA TO REZONE, REQUIRE THE PLANNING AND ZONING COMMISSION TO  
21 PROVIDE ADDITIONAL INFORMATION WHEN IT RECOMMENDS DENIAL OF A  
22 REZONE, REQUIRE A PUBLIC HEARING FOR TRAIL PROJECTS, ALLOW THE  
23 PLATTING OFFICER TO APPROVE AN ABBREVIATED PLAT UNDER CERTAIN  
24 CONDITIONS, AND ALLOW SMALLER LOTS IN COMMERCIAL TRACTS;  
25 AMENDING CHAPTER 21.04 TO REMOVE THE AIRPORT HEIGHT OVERLAY  
26 DISTRICT AND THE FLOOD HAZARD OVERLAY DISTRICT; AMENDING  
27 CHAPTER 21.05 TO ALLOW THE DECISION-MAKING BODY SOME FLEXIBILITY  
28 WITH REGARD TO PAVING AND LIGHTING IN PARKING LOTS IN PARKS,  
29 PLACE LIMITATIONS ON MOTORIZED SPORTS FACILITIES IN THE I-2  
30 DISTRICT IDENTICAL TO THE LIMITATIONS IN THE I-1 DISTRICT, AND MAKE  
31 FOOD AND BEVERAGE KIOSK REQUIREMENTS CONSISTENT WITH TITLE 23;  
32 AMENDING CHAPTER 21.06 TO REMOVE THE PROHIBITION ON ROOFED OR  
33 ENCLOSED ACCESSIBILITY RAMPS ALLOWED WITHIN SETBACKS, TO  
34 EXEMPT APPLICATION OF OFFICIAL STREETS & HIGHWAYS PLAN SETBACKS  
35 TO THE FUTURE SEWARD HIGHWAY TO GLENN HIGHWAY CONNECTION, AND  
36 ADD AIRPORT HEIGHT REGULATIONS; AMENDING CHAPTER 21.07 TO  
37 PREVENT SETBACKS FROM APPLYING TO UNDERGROUND CONDUITS, ADD  
38 FLOOD HAZARD AREA REGULATIONS, ADD AND DELETE LOADING  
39 PROVISIONS FROM CERTAIN USES, LIMIT THE APPLICABILITY OF OFF-  
40 STREET PARKING SPACE REDUCTIONS AND ALTERNATIVES TO CERTAIN

1 SITE DEVELOPMENTS, AND ALLOW THE TRAFFIC ENGINEER TO MODIFY  
2 LOADING BERTH REQUIREMENTS; AMENDING CHAPTER 21.08 TO REPLACE  
3 SPECIFIC REQUIREMENTS WITH REFERENCES TO THE DESIGN CRITERIA  
4 MANUAL, AND LIMIT ACCESSORY USES ON SMALL AND NARROW  
5 RESIDENTIAL LOTS; AMENDING CHAPTER 21.10 TO ALLOW THE DECISION-  
6 MAKING BODY FLEXIBILITY WITH REGARD TO PAVING AND LIGHTING IN  
7 PARKS IN CHUGIAK-EAGLE RIVER; AND AMENDING CHAPTER 21.12 TO  
8 CHANGE THE AREA IN WHICH A NONCONFORMING USE DEPOSIT FOR  
9 PUBLIC IMPROVEMENTS MAY BE USED FROM CENSUS BLOCK GROUP  
10 AREAS TO A COMMUNITY COUNCIL'S AREA.  
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13 **WHEREAS**, the Assembly adopted the "new" Title 21 on February 26, 2013 by AO  
14 2012-124(S);  
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16 **WHEREAS**, the effective date of the "new" Title 21 was established as January 1,  
17 2014, to provide time for implementation and training;  
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19 **WHEREAS**, some staff of the Community Development Department have completed  
20 an initial training round, and various issues were identified needing correction or  
21 clarification; and  
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23 **WHEREAS**, in section 4 of the adopting ordinance, Community Development  
24 Department staff were directed to review and return amendments related to "Exhibit  
25 B" of AO 2012-124(S) to the Assembly for review; now, therefore,  
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27 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
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29 **Section 1.** Anchorage Municipal Code Title 21 (New Code) is amended as shown  
30 in Exhibit A.  
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32 **Section 2.** All other provisions and direction of AO 2012-124(S) shall remain  
33 effective.  
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35 **Section 3.** Notwithstanding the requirements of Anchorage Municipal Code section  
36 21.10.015A.3., any amendments by this ordinance and its attachments shall not  
37 require prior or further review by the Planning and Zoning Commission.  
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39 **Section 4.** This ordinance shall be effective immediately upon passage and  
40 approval by the Assembly.  
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PASSED AND APPROVED by the Anchorage Assembly this 3<sup>rd</sup> day of December, 2013.

Ernie Hood  
Chair of the Assembly

ATTEST:

Barbara A. Jones  
Municipal Clerk