ANCHORAGE, ALASKA
AO No. 2024-45

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE, TITLE 21, LAND USE PLANNING, INCLUDING SECTIONS 21.01.050, 21.03.020, 21.03.070, 21.03.160, AND 21.03.210 TO CLARIFY THE ASSEMBLY’S LEGISLATIVE POWERS FOR ESTABLISHING LAND USE PUBLIC POLICY AND THE METHODS BY WHICH IT MAY EFFECTUATE CHANGES TO TITLE 21, AND RELATED MATTERS AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE.

WHEREAS, the Anchorage Municipal Charter grants the Assembly the sole authority over the planning for future development and use of land in the Municipality through the adoption of a comprehensive plan and zoning or similar land use control measures; and

WHEREAS, inflexible procedural requirements and overly complex and burdensome processes can inhibit effective land use developments and create obstacles to responding to problems in the housing market; and

WHEREAS, the process for rezoning land when part of the larger process of amending the comprehensive plan or text of Title 21, can be dramatically streamlined while maintaining a robust public process; and

WHEREAS, the Assembly finds it in the public interest to stimulate new development and redevelopments by reducing the regulatory burden on parties seeking to put land to effective use; and

WHEREAS, Anchorage Municipal Code section 21.03.070 already contemplates the processing of conforming amendments to the zoning map concurrent to a proposed amendment to the comprehensive plan, subject to the approval criteria of rezoning, but does not explicitly provide a procedure therefor; and

WHEREAS, it is inherently the responsibility of the Assembly to identify language in the Municipal Code that defeats or frustrates effective governance or public policy, and propose legislative solutions; and

WHEREAS, it is inherently within the Assembly’s authority to amend the comprehensive plan, the text of Title 21, and the official zoning map; and

WHEREAS, the Assembly finds that amendments proposed herein will promote the public health, safety, and general welfare, are consistent with the comprehensive plan and the stated purposes of Title 21; and necessary and desirable because of changing conditions, new planning concepts, and other social or economic...
conditions; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.01.050 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.01.050 Official zoning map.

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B. Changes to official zoning map. Changes made in zoning district boundaries or other matters portrayed on the official zoning map shall be made [ONLY] in accordance with the provisions of Section 21.03.160, Rezonings (Zoning Map Amendments), or as necessary conforming amendments in accordance with sections 21.03.070 (Comprehensive Plan Amendments) and 21.03.210 (Title 21 – Text Amendments).

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

Section 2. Anchorage Municipal Code section 21.03.020 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.03.020 Common procedures.

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J. Public Hearing. For every decision that requires a public hearing before a decision-making body other than the assembly, the applicant shall be provided reasonable opportunity to present their case. In cases of text amendments initiated or proposed by the assembly, the sponsors of the ordinance shall have the opportunity to present to and any answer questions of the decision-making body.

K[J]. Referrals. The applicant, boards, commissions, or the municipal administration may request that government agencies, non-governmental agencies, and other boards and commissions besides the decision-making body review an application, but the final decision-making authority shall remain with the body identified in this chapter.

L[K]. Concurrent processing.

1. Where possible without creating an undue administrative burden on the municipality's decision-making bodies and staff, this title intends to accommodate the simultaneous processing of applications for different permits and approvals that may be required for the same development project in order to expedite the overall review process. Review and decision-making bodies considering multiple amendments or applications related to the same matter may elect to take up those items simultaneously
and/or consolidate them into one matter, however they may render separate reports, recommendations, and decisions on each amendment or application based on the specific standards applicable to each approval as necessary.

2. Some forms of approval depend on the applicant having previously received another form of approval, or require the applicant to take particular action within some time period following the approval in order to avoid having the approval lapse. Therefore, even though this title intends to accommodate simultaneous processing, applicants should note that each of the permits and approvals set forth in this title has its own timing and review sequence.

3. Unless otherwise stated in this title, the expected time frame and approval process for a consolidated application shall follow the longest time frame and approval process required from among the joined application types.

M[L]. Postponements.

1. If only five or fewer board or commission members are in attendance at the hearing, the applicant may request a postponement of his or her case, and the fee for the first postponement request shall be waived.

2. The applicant may request a postponement of his or her case for any other reason, which he or she shall state to the decision-making body. If the decision-making body grants the postponement request, the applicant shall pay the postponement fee as required by AMCR 21.20, and a new hearing date shall be determined by the department.

   a. If public notice pursuant to subsection H. above has not been given, the director is the decision-making body for the purpose of granting a postponement.

   b. If public notice pursuant to subsection H. above has been given, the decision-making body is the board or commission identified in this chapter for the entitlement requested.

3. Re-notice of the new time for hearing before a decision making body other than the assembly is only required if the postponement is for more than 30 days, or if no date certain is set for the hearing at the time of postponement.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 1, 1-12-15; AO No. 2015-142(S-1), § 1(Exh. A), 6-21-16; AO No. 2016-3(S), §
Section 3. Anchorage Municipal Code section 21.03.070 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.03.070 Comprehensive plan amendments.

C. Procedure for substantive amendments.

1. Procedure.

a. Initiation. A petition for amendment to the comprehensive plan may be initiated by any review or decision-making body, a member of such body, or, if accompanied by a rezone application, by a property owner.

b. Public notice.

   i. Notice shall be provided in accordance with section 21.03.020H.

   ii. Substantive amendments to be considered by the planning and zoning commission shall be available for public review at least 21 days in advance of the public hearing.

c. Departmental review. The department shall review each proposed substantive amendment in light of the approval criteria set forth in subsection C.2. below 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. This report shall include a discussion of all plans and policies that have been adopted by the municipality and are relevant to the proposed amendment.

d. Planning and zoning commission action. The planning and zoning commission shall hold a public hearing on the proposed amendment. Based on testimony received, the department's report, and the approval criteria in subsection C.2. below, the commission shall recommend that the assembly approve, approve with modifications, or deny the proposed amendment. In cases of amendments initiated or proposed by a
decision making body or a member of one, the sponsors of the amending ordinance shall have the opportunity to present to and answer any questions of the commission.

3. Concurrent zoning changes allowed.

a. Conforming amendments to the zoning map [REQUESTS FOR REZONINGS (ZONING MAP AMENDMENTS)] may be considered concurrently with a comprehensive plan map amendment, either as part of the same ordinance or as a separate ordinance proposed concurrently. The conforming amendments to the zoning map [AMENDMENT] shall be to a zone corresponding to the requested comprehensive plan map designation. Concurrent zoning map amendments shall meet all of the approval criteria of subsection 21.03.160E, but may be otherwise processed subject to the procedural requirements of a comprehensive plan amendment under this section.

b. The planning and zoning commission shall submit its report and recommendation regarding the comprehensive plan map amendment to the assembly at the same time it submits the report and recommendation on the conforming amendments to the zoning map [REZONING CASE]. The assembly and planning and zoning commission may[SHALL] consider and act on the plan amendment proposal and its proposed conforming amendments to the zoning map [REZONING REQUEST] concurrently or separately, as either body deems most efficient[AND SHALL ACT SEPARATELY ON THE TWO ITEMS].

Section 4. Anchorage Municipal Code section 21.03.160 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.03.160 Rezonings (zoning map amendments).

A. Purpose and scope. The boundaries of any zone district in the municipality may be changed or the zone classification of any parcel of land may be changed pursuant to this section. This section states the procedures and approval criteria necessary to process an amendment to the official zoning map. Zoning is not effective if it is too easily or frequently changed. Zoning is intended to provide a degree of certainty that is important for long-term investment and neighborhood cohesion and stability. The purpose of rezoning is not
to relieve particular hardships, nor to confer special privileges or rights on any person, but to make adjustments to the official zoning map that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the municipality. Rezonings shall not be used as a way to legitimize nonconforming uses or structures, and should not be used when a conditional use, variance, or minor modification could be used to achieve the same result.

B. *Minimum area requirements.* A rezoning shall only be considered for properties totaling 1.75 acres (76,230 square feet) or more (excluding rights-of-way), except for:

1. A rezoning extending the boundaries of an existing zoning district; or

2. A rezoning initiated by the municipal administration to place municipally owned land in a PLI, PR, DR, GIP, GOS, CE-PLI, CE-PR, or CE-DR zoning district.

3. A rezoning into the B-1A or R-3A district.

C. *When a comprehensive plan map amendment is required.* Zoning map amendments may also require an amendment to the comprehensive plan map. Determination of whether the comprehensive plan map must also be amended is based upon whether the proposed zoning map amendment is to a zone consistent with the comprehensive plan map. If an amendment to the comprehensive plan map is required, the zoning map amendment can only be made if the amendment to the comprehensive plan map is approved first. Both amendments may be processed concurrently, as provided in subsection 21.03.070 C.3.

D. *Conforming amendments to the official zoning map.* Amendments to the comprehensive plan, or to text of title 21 may also require conforming amendments to the official zoning map. Both the principal and conforming amendments may be considered concurrently, as provided in subsection 21.03.020 L. either within the same ordinance or through separate ordinances processed concurrently. The conforming amendment(s) shall be subject the approval criteria of subsection F below, but is exempted from the other requirements of this section, provided it is processed concurrently with the principal ordinance amending the comprehensive plan or the text of title 21 and subjected to the procedural requirements of section 21.03.070 or 21.03.210, as applicable.

E[D]. *General procedure.*

1. *Initiation.*
a. A rezoning may be initiated by the assembly, the planning and zoning commission, or by the administration.

b. In addition, any person may initiate a rezoning by submitting a petition favoring the rezoning signed by the owners of at least 51 percent of the area within the property to be rezoned. For the purposes of this subsection, an owner of property subject to the Horizontal Property Regimes Act (A.S. 34.07) owns a percentage of the appurtenant common areas equal to the percentage for that property stated in the recorded declaration committing the property to the Horizontal Property Regimes Act.

c. A rezoning application shall expire one year after submittal unless a public hearing on the application has been held by the assembly on or before that date; provided, however, that the director may extend the application for six months if the reason for the delay was due to circumstances beyond the control of the applicant.

d. Rezonings shall precede corps of engineers wetland permit applications.

2. Pre-application conference. Before filing an application, a private-party applicant shall request a pre-application conference with the director, in accordance with subsection 21.03.020 B.

3. Community meeting. A community meeting is required in accordance with subsection 21.03.020 C.

4. Application submittal. Applications for a rezoning shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form. Additional materials may be required for certain types of rezoning, such as rezoning with special limitations.

5. Public notice. Notice shall be provided in accordance with subsection 21.03.020 H. In addition, the published and written (mailed) notice for the public hearing before the assembly shall list the protest provisions set forth in subsection D.9. below.

6. Departmental review. The department shall review each proposed rezoning in light of the approval criteria in subsection E. below 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.
7. Planning and zoning commission action.

   a. The planning and zoning commission shall hold a public hearing on the proposed rezoning and, at the close of the hearing, taking into account the recommendations of the department and public input, and based upon the approval criteria of subsection E. below, shall recommend approval, approval with special limitations or other modifications (at least as restrictive as submitted in the application), or denial. The commission shall include written findings based on each of the approval criteria. The planning and zoning commission shall supplement any denial recommendation with a summary of critical issues related to the application, based upon public input and the commission’s deliberations. This information will be available to assist the assembly if an ordinance is submitted under subsection 7.c. below. In cases of amendments initiated or proposed by the assembly, the sponsors of the ordinance shall have the opportunity to present to and any answer questions of the commission.

   b. If the commission recommends approval or approval with special limitations or other modifications, within 60 days of the commission’s written resolution, the director shall forward the recommendation to the assembly with an ordinance to amend the official zoning map in accordance with the recommendation.

   c. If the commission recommends denial, the amendment shall be deemed disapproved unless, within 15 days of the commission’s written resolution recommending denial, the applicant files a written statement with the municipal clerk requesting that an ordinance amending the zoning map as set out in the application be submitted for action by the assembly. The draft ordinance shall be appended to an Assembly Informational Memorandum (AIM) for consideration by the assembly.

8. Assembly action. The assembly shall hold a public hearing on the proposed rezoning and shall, at the close of the hearing, taking into account the recommendations of the department, planning and zoning commission, and public input, and based upon the approval criteria of subsection E. below:

   a. Approve the zoning map amendment as submitted in the application to the planning and zoning commission;

   b. Approve the zoning map amendment with special
limitations (see subsection G.) or other modifications at least as restrictive as those submitted in the application, provided that an ordinance approving an amendment initiated under this section shall become effective only with the written consent of the property owner(s) to the special limitations or other modifications;

c. Deny the amendment; or

d. Remand the proposed amendment to the planning and zoning commission or to a committee of the assembly for further consideration.

9. **Protests.**

   a. Any owner of property subject to a proposed rezoning may protest the rezoning by filing a written protest with the clerk pursuant to this subsection.

   b. Any owner of property within 300 feet of the outer boundary of the land to which the amendment applies may protest the rezoning by filing a written protest with the clerk that is signed by the owners of at least one-third of the property, excluding rights-of-way, of:

      i. The land to which the amendment applies; or

      ii. The land within 300 feet of the outer boundary of the land to which the amendment applies; excluding land owned by the municipality, except where the municipality joins in the protest.

   c. To be valid, the protest shall state the factual and/or legal basis for the protest, contain a legal description of the property on behalf of which the protest is made, be signed by the owner of that property, and be received by the municipal clerk after notice of a public hearing before the assembly on a zoning map amendment and at least three business days before the time set for the assembly public hearing on the amendment.

   d. Assembly approval of a rezoning subject to a valid protest under this subsection shall require an affirmative vote of eight assembly members.

10. **Waiting period for reconsideration.** Following denial of a rezoning request, no new application for the same or substantially the same rezoning shall be accepted within two years of the date of denial, unless denial is made without prejudice.
11. **Form of amending ordinance.** An ordinance amending the zoning map shall contain the following:

   a. The names of the current and the requested zoning districts;
   
   b. The legal description of the subject property;
   
   c. Any special limitations being applied to the subject property; and
   
   d. An effective clause.

**[E]**. **Approval criteria.** The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare;

2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s);

3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title;

4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities;

5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development;

6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated;

7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations;

8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan; and
9. The rezoning shall not result in a split-zoned lot.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176, § 1, 1-9-18; AO No. 2021-89(S), § 21, 2-15-22; AO No. 2022-38, § 2, 4-12-22)

Section 5. Anchorage Municipal Code section 21.03.210 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.03.210 Title 21—Text amendments.

A. Purpose and scope. The assembly may amend the text of this title in accordance with the procedures set forth in this section. The purpose of text amendments is not to relieve particular hardships, nor to confer special privileges or rights on any person, but rather to make adjustments to text that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the municipality.

B. Procedure.

1. Initiation. A petition for amendment to the text of this title may be initiated by any review or decision-making body, or a member of such body.

2. Application submittal. Proposals for text amendments shall be in ordinance form and shall be filed with the director.

3. Departmental review. The department shall review each proposed text amendment in light of the approval criteria of subsection C. below and distribute the application to other reviewers as deemed necessary. Based on the results of those reviews, the department shall confer with the proponent of the text amendment and may suggest changes to the proposal. After this initial review and any modifications to the proposal the department may re-distribute to reviewers and then provide a report to the planning and
zoning commission, or may proceed directly to submitting its report and the proposed text amendments, modified or unmodified, to the commission. A positive recommendation shall be accompanied by a draft ordinance reflecting the recommendation.

4. **Review by other boards or commissions.**

   a. Any text amendments proposed that amend the powers and duties of any board or commission shall be reviewed by that board or commission, which shall forward a recommendation to the assembly.

   b. In addition, if any text amendments are proposed in Chapter 21.08, Subdivision Standards, the platting board shall review such proposed amendments and forward a recommendation to the planning and zoning commission and the assembly.

5. **Notice of amendments.**

   a. Notice shall be provided in accordance with subsection 21.03.020H., except when the notice is for a public hearing before the assembly then it shall be provided at least 7 days before the scheduled hearing date in accordance with section 10.01 of the Charter.

   b. Title 21 text amendments to be considered by the planning and zoning commission shall be available for public review at least 21 days in advance of the commission’s public hearing.

   c. If the director determines that a technical or cosmetic amendment to title 21 is needed to address conflicting provisions, inconsistencies, or unintended consequences associated with the Title 21 Rewrite Project (2002-2012), the director may forward a corrective amendment to the assembly, which may adopt the amendment without planning and zoning commission review; provided, however, that the director shall notify the commission at the time the proposed amendment is submitted to the assembly, so that the commission can forward its opinion on the proposed change to the assembly for consideration. All other amendments shall be processed by [THROUGH] the planning and zoning commission for review and recommendation to the assembly.

6. **Planning and zoning commission action.**
a. As soon as possible after the public hearing, but no later than 60 days, the planning and zoning commission shall make a recommendation to the assembly to approve, [OR] deny, or modify the text amendment based on the approval criteria of subsection C. below.

b. In cases of amendments initiated or proposed by the assembly, the sponsors of the ordinance shall have the opportunity to present to and answer questions of the commission.

c. If the commission recommends approval of the amendment, the director shall submit the draft ordinance to the assembly.

d[c]. If no recommendation is made within 60 days, then the planning and zoning commission may request an extension of time from the assembly. If no recommendation is made and no extension is granted, then the assembly may act on the proposed amendment without a recommendation from the planning and zoning commission.

7. Assembly action. After a public hearing and reviewing the reports and recommendations of the director and the planning and zoning commission, the assembly may [SHALL] vote to approve, approve with amendments, or deny the proposed amendment, based on the approval criteria of subsection C. below. The assembly also may refer the proposed amendment back to the planning and zoning commission or to a committee of the assembly for further consideration. Text amendments shall be approved in the form of ordinances.

C. Approval criteria. Text amendments may be approved if the assembly has considered [FINDS THAT] all of the following approval criteria before taking action to approve[HAVE BEEN MET]:

1. The proposed amendment will promote the public health, safety, and general welfare;

2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title ; and

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

D. Concurrent zoning changes allowed.

1. Conforming amendments to the zoning map may be considered concurrently with a title 21 text amendment, either
as part of the same ordinance or as a separate ordinance proposed concurrently. Such conforming amendments to the zoning map shall meet all of the approval criteria of subsection 21.03.160E but shall otherwise conform to the procedural requirements of title 21 text amendment under this section.

2. The planning and zoning commission shall submit its report and recommendation regarding the comprehensive plan map amendment to the assembly at the same time it submits the report and recommendation on the conforming amendments to the zoning map. The assembly and planning and zoning commission may consider and act on the title 21 text amendment proposal and its proposed conforming amendments to the zoning map concurrently or separately, as either body deems most efficient.

(AO 2012-124(S), 2-26-13; AO N. 2016-136am, § 1, 11-15-16; AO No. 2019-58, § 1, 5-7-19)

Section 67. Notwithstanding AMC section 21.03.210, this ordinance shall not require planning and zoning commission review prior to assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020h.4. is waived; this ordinance shall comply with Charter § 10.01(b) notice requirements.

Section 7. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of __________________, 2024.

______________________________
Chair

ATTEST:

______________________________
Municipal Clerk
From: Assembly Vice Chair Zaletel, and Assembly Members Brawley and Volland.

Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING
ANCHORAGE MUNICIPAL CODE, TITLE 21, LAND USE
PLANNING, INCLUDING SECTIONS 21.01.050, 21.03.020,
21.03.070, 21.03.160, AND 21.03.210 TO CLARIFY THE
ASSEMBLY’S LEGISLATIVE POWERS FOR ESTABLISHING
LAND USE PUBLIC POLICY AND THE METHODS BY WHICH IT
MAY EFFECTUATE CHANGES TO TITLE 21, AND RELATED
MATTERS AND WAIVING PLANNING AND ZONING
COMMISSION REVIEW OF THIS ORDINANCE.

The proposed ordinance is intended to clarify the process for making conforming
amendments to the official zoning map recommended or necessary due to a
proposed amendment to the comprehensive plan or text of Title 21 of the Anchorage

Section 1 of the proposed AO amends constrictive language in section 21.01.050,
to allow the zoning map to be amended as an adjunct to a principal amendment to
either the comprehensive plan or the text of Title 21, as opposed to requiring all
changes to the zoning map to be routed through the Rezoning process outlined
21.03.160. The intent of this change is to remove the unnecessary duplication of
effort currently demanded in this section of code to essentially effect a single action,
and instead, allow the public process governing the amendment to the
comprehensive plan or text of title 21, to act as the principal amendment and any
required conforming amendments to the zoning map to be considered under that
procedure.

Section 2 of the ordinance clarifies the role assembly members may play before the
planning and zoning commission when they initiate changes to Title 21. The rules
of procedure for the planning and zoning commission already provide standing for
applicants to address the commission, but do not contemplate the role of Assembly
Members in an action initiated by this body. This change clarifies that the sponsors
of any ordinance proposing a change to Title 21 should have the same standing as
any other applicant to the planning and zoning commission.

Section 3 clarifies vague language currently found in section 21.03.070. Presently
under the code, amendments to the zoning map may be considered concurrently to
proposed amendments to the comprehensive plan, with the narrow caveat that the
zoning amendments are still subject to the approval criteria of all rezoning actions
under section 21.03.160E. This language however does not specify the procedural
requirements for such concurrent zoning amendments. This ordinance seeks to
clarify the proper procedure by clearly stating that, while the approval criteria for an concurrent amendment to the zoning map remains the same, when those amendments are proposed as a result to an amendment to the comprehensive plan, the procedures for a comprehensive plan amendment should govern both actions. The change maintains the same standards while allowing for the most efficient use of municipal planning resources.

Section 4 makes clear that, when amendments to the zoning map that are dependent on a principal amendment to the comprehensive plan or text of Title 21, they may be exempted from the procedural requirements of section 21.03.160, Rezonings (zoning map amendments), so long as they are subjected to the approval criteria of a rezoning and follow the procedural requirements of the principal amendment to Title 21, be it a comprehensive plan amendment under section 21.03.070 or a text amendment under section 21.03.210.

Section 5 seeks to create harmony in the code by grafting over the language regarding concurrent zoning changes from section 21.03.070 governing comprehensive plan amendments, and placing the same language in section 21.03.210 which govern text amendments.

We request your support for the ordinance.

Prepared/Reviewed by: Assembly Counsel’s Office

Respectfully submitted: Meg Zaletel, Vice Chair of the Assembly
District 4, Midtown

Anna Brawley, Assembly Member
District 3, West Anchorage

Daniel Volland, Assembly Member
District 1, North Anchorage