MUNICIPALITY OF ANCHORAGE
ASSEMBLY INFORMATION MEMORANDUM

No. AIM 225-2021

Meeting Date: December 21, 2021

FROM: MAYOR

SUBJECT: TRANSMITTAL OF THE SUBSTITUTE ORDINANCE AO NO. 2021-71(S), AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.08.050G. TO ALLOW ROLLED CURB ON RESIDENTIAL MINOR STREETS.

This AIM transmits the recommendations for AO No. 2021-71, Planning Case No. 2021-0112. The Platting Board recommended approval with proposed amendments, and the Planning and Zoning Commission (PZC) recommended denial per PZC Resolution No. 2021-030.

On July 27, 2021, Assembly Member John Weddleton introduced AO 2021-71 to amend Anchorage Municipal Code 21.08.050G., Curbs and Gutters, to allow rolled curb and gutter (Type 2) on residential minor streets. The text amendment was remanded to both the Platting Board and the Planning and Zoning Commission.

Per AMC 21.03.210C., Title 21 Text Amendments, Approval Criteria, text amendments may be approved if the Assembly finds that all the following criteria 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.

On October 6, 2021, the Platting Board recommended approval of AO 2021-71 with proposed amendments 1-4 on page 2 of the attached staff report, which are reflected in AO No. 2021-71(S). The Platting Board made findings that they have approved a number of variances from the existing standard to install vertical curb (Type 1), and that rolled curb will reduce development costs when the developer
may not know where the driveway will be located, and will provide flexibility for both developers and homeowners.

On October 11, 2021, the Planning and Zoning Commission recommended denial of the ordinance, stating lack of information to justify the safety concern that may be created by this text amendment, and the preponderance of comments in opposition of the proposed text amendment on the basis of walkable neighborhoods. The Planning and Zoning Commission did not find that the recommended four-foot separate from curb and sidewalk would mitigate concerns for public safety and did not find that the approval criteria for text amendments was met.

Prepared by: Karlie Gedig, Senior Planner, Planning Department
Approved by: Michelle J. McNulty, Planning Director
Concur: Adam Trombley, Community Development Director
Concur: Amy Demboski, Municipal Manager
Respectfully submitted: Dave Bronson, Mayor

Attachments: Planning Staff Packet
- Planning and Zoning Commission Resolution No. 2021-030
- Platting Board Findings of Fact and Decision
- PZC and PB Staff Packet for Case No. 2021-0112

(Case No. 2021-0112)