

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-040**

A RESOLUTION RECOMMENDING APPROVAL OF AN OMNIBUS ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ALIGN TITLE 21 WITH CURRENT PRACTICES AND TO PROVIDE CLARITY FOR IMPLEMENTATION OF CODE AND RELATED MATTERS.

(Case 2021-0126)

WHEREAS, current Title 21 has been in effect since January 1, 2014; and

WHEREAS, since its adoption, the Planning Department has become aware of several regulations within it that are inconsistent with current practice, and/or may be inadvertently impacting development negatively within Anchorage; and

WHEREAS, this ordinance is intended to correct a number of those issues to provide clarity of code and remove inconsistencies; and

WHEREAS, public hearing notices were published, and a public hearing was held on December 6, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. This ordinance has several housekeeping amendments that will address several concerns that have been brought to their attention through code implementation and public comments since current code has been in effect.
2. This ordinance will clean-up several aspects of code which will provide clarity to the public and development community.
3. Several written comments in support of the ordinance were received and reviewed by the commission.
4. There were no public comments in opposition to the ordinance received.

B. The Commission unanimously recommends approval of the ordinance subject to the following amendments:

Section 8:

21.05.070 Accessory uses and structures.
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D. Definitions and use-specific standards for allowed accessory uses and structures.

This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those uses. Accessory uses shall comply with the applicable use-specific standards in the subsection, in addition to complying with the general standards in subsection B.

21. Private outdoor storage of noncommercial equipment accessory to a residential use.

a. Definition.

The private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, aircraft, off-road vehicles, recreational vehicles (RVs), or travel trailers.

b. Use-specific standard.

The private outdoor storage of noncommercial equipment is permitted in the front setback only in the driveway, but not within five feet of any property line, and is prohibited in any side or rear setback, except in a side or rear setback abutting an alley. A vehicle that is left in a static position for longer than fourteen consecutive days and not removed from the property is considered a stored vehicle and must meet the required setback minimums. In class B districts, the setback shall be 25 feet from any property line where the adjacent property is not in common ownership.

Section 11

Removal of the proposed amendment from the draft ordinance in its entirety.

Section 13:

21.07.090 Off-street parking and loading.

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H. Parking and loading facility design standards.

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12. Paving.

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b. Paving exceptions and alternatives.

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- viii. Exception for paving if property is accessed by an unpaved alley or local street [ROAD].
If a property is accessed [SERVED] by an unpaved alley or street with local classification, the owner may [SHALL BE ALLOWED] construct [TO INSTALL] permitted driveways using crushed rock or other suitable compactible material in lieu of paving [THE DRIVEWAY].

Section 17:

Amend “B-2B: Central Business District, Periphery” to read as “B-2C: Central Business District, Periphery” within Table 21.11-4: Table of Dimensional Standards- Downtown Districts.

Section 20:

Amendments stating on Page 20, Line 4

C. Trail review.

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3. Review and Action.

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b. Application submittal.

Applications for trail[S] review shall contain [15 COPIES OF] the information specified on the application form for a Context Sensitive Solutions Transportation Project Site Plan Review [FOR MUNICIPALITY OF ANCHORAGE TRAIL PROJECTS, AND 35 COPIES FOR STATE OF ALASKA DEPARTMENT OF TRANSPORTATION TRAIL PROJECTS].

Amendments starting on Page 20, Line 34

21.03.200 Subdivisions.

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C. Review and approval of subdivision plans.

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4. Application submittal.

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b. Applications for a preliminary plat shall be submitted to the platting officer on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER'S GUIDE, AND SHALL BE SUBMITTED TO THE PLATTING OFFICER ON A FORM PROVIDED BY THE DEPARTMENT].

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8. Final plat.

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- c. Requirements for final plat. The final plat shall be prepared to the technical specifications, and shall be accompanied by appropriate supporting materials, as specified in AO[ANCHORAGE ORDINANCE] 2015-94 and by direction from the Municipal Surveyor [THE TITLE 21 USER'S GUIDE].

Amendments starting on Page 23, Line 23

(J) [SUCH] Other materials as required by the director [MAY REQUIRE BY REGULATION PURSUANT TO AMC CHAPTER 3.40].

Section 21:

(new section to be added; corresponds to amendments within Section 19)


21.20.007 - Schedule of fees—Miscellaneous fees.

The following fees shall be paid for the services described:

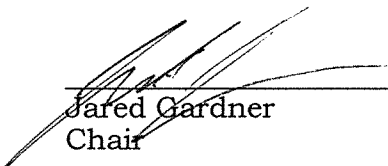
I. Sign permits:	
1. Plan review for signs outside the building safety service area with a maximum sign view area greater than six square feet.	
a. Nonelectric	\$90.00
b. Electric	\$180.00
2. Sign permit inspection	\$70.00
[3. TEMPORARY SIGN REMOVAL CASH BOND (BANNERS, BALLOONS, PENNANTS, RIBBONS, AND STREAMERS ARE EXEMPT)]	\$590.00]

APPROVAL RECOMMENDED by the Municipal Planning and Zoning Commission on the 6th day of December, 2021.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 3rd day of January, 2022.



 Craig H. Lyon
 Secretary



 Jared Gardner
 Chair

(Case 2021-0126)

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