

Submitted by: Assemblymembers Fairclough,  
Tesche, Taylor, Abney, and  
Tremaine

Prepared by: Department of Law

For reading: OCTOBER 31, 2000

ANCHORAGE, ALASKA

AO 2000 - 159

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUIRING  
A MORATORIUM ON ZONING, SITE PLAN, AND PLATTING APPROVALS  
INVOLVING CLUSTER HOUSING UNTIL THE MUNICIPALITY'S CURRENT  
CLUSTER HOUSING ORDINANCE IS REWRITTEN AND APPROVED.**

WHEREAS, adjacent neighborhoods have raised concerns about the appearance, functionality and other impacts of developing cluster subdivisions under the current provisions of Anchorage Municipal Code Title 21; and

WHEREAS, in the face of potential cuts in municipal services, the increased costs of road maintenance and snow removal or snow storage associated with cluster developments may not be acceptable or affordable to the general community; and

WHEREAS, drainage patterns and other physical standards for cluster developments are not adequately addressed by the current code pertaining to cluster development; and

WHEREAS, cluster development provides more open space than other forms of development, but the open space is typically marginal or unusable for recreation by the residents of the cluster development, leaving reduced yards or other areas for residents to safely play or relax; and

WHEREAS, there are no design standards for cluster housing, resulting in "soldiering" of houses with virtually identical layouts and appearance, with little or no landscaping or other features to improve the visual appearance of the subdivision; and

WHEREAS, the Municipality's current cluster housing ordinance is inadequate to ensure that such housing development results in livable neighborhoods; and

WHEREAS, cluster development in steeply sloped areas may be more hazardous to pedestrians and children at play than other types of development; and

WHEREAS, the current cluster housing ordinance needs to be rewritten to address such areas as the intent of cluster housing, design standards, minimum lot sizes, open space needs, snow storage areas, vehicle parking, to include recreational vehicles, etc; and

WHEREAS, the Administration has acknowledged the need to rewrite the current cluster housing ordinance and is currently working on a new ordinance; now, therefore,

**THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:**

**Section 1.** That the Assembly approves a moratorium on zoning, site plan, and platting approvals involving cluster housing until the Municipality's current cluster housing ordinance is rewritten. The relevant sections of Anchorage Municipal Code title 21 are suspended to the extent they may apply to new development. Approved preliminary plats as of the effective date of this ordinance are not affected by this ordinance.

**Section 2.** That this moratorium shall be in effect from the time of passage of this ordinance until March 1, 2001.

**Section 3.** That the Administration is encouraged to complete its rewrite of the cluster housing ordinance for Assembly approval prior to March 1, 2001.

**PASSED AND APPROVED** by the Anchorage Municipal Assembly on this  
day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Chair

**ATTEST:**

\_\_\_\_\_  
Municipal Clerk

AO 2000-159

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED	
	AN ORDINANCE REQUIRING A MORATORIUM ON ZONING, SITE PLAN, & PLATTING APPROVALS INVOLVING CLUSTER HOUSING UNTIL ... THE CURRENT CLUSTER HOUSING ORDINANCE IS REWRITTEN		10-31-00	
			Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME [REDACTED] ASSEMBLY		DIRECTOR'S NAME [REDACTED] FAY VON GEMMINGEN, CHAIR	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY WILLIAM A. GREENE - MUNICIPAL ATTORNEY		HIS/HER PHONE NUMBER 343-4545	
4	COORDINATED WITH AND REVIEWED BY		INITIALS	DATE
	Mayor			
	Municipal Clerk			
	Municipal Attorney			
	Employee Relations			
	Municipal Manager			
	Cultural & Recreational Services			
	Fire			
	Health & Human Services			
	Merrill Field Airport			
	Municipal Light & Power			
	Office of Management & Budget			
	Police			
	Port of Anchorage			
	Public Works			
	Solid Waste Services			
	Public Transportation			
	Water & Wastewater Utility			
	Executive Manager			
	Community Planning & Development			
	Finance, Chief Fiscal Officer			
	Heritage Land Bank			
	Management Information Systems			
	Property & Facility Management			
	Purchasing			
	Other			
5	SPECIAL INSTRUCTIONS/COMMENTS LAI D ON THE TABLE ITEM			
6	ASSEMBLY HEARING DATE REQUESTED 10-31-00		7	PUBLIC HEARING DATE REQUESTED 12-12-00