

Postponed indefinitely 12/17/13

Traini, Fairclough

Submitted by: Assemblymembers Taylor, /
Shamberg, Van Etten, and Whittle, Sullivan, Tesche

Prepared by: Department of Assembly

For reading: March 4, 2003

Anchorage, Alaska

AO 2003-52

**AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING ANCHORAGE
MUNICIPAL CODE SUBSECTION 21.15.005.E REQUIRING THAT THE DEPARTMENT
OF COMMUNITY PLANNING AND DEVELOPMENT PROVIDE NOTICE OF PUBLIC
HEARINGS BY MAILING TO PROPERTY OWNERS WITHIN 1,000 FEET OF LAND
SUBJECT TO AN APPLICATION FOR VARIANCES, CONDITIONAL USES,
SUBDIVISION APPROVAL, AND OTHER SPECIAL LAND USE PERMITS**

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: That Anchorage Municipal Code Subsection 21.15.005.E is amended
as follows:

21.15.005 Notice of Public Hearings.

A - D. No Changes.

E. Except as provided in subsection 4 of this subsection, the Department of
Community Planning and Development shall provide notice by mailing to:

1. Any officially recognized community council whose boundaries
contain land described in subsection 2 of this subsection;
2. All persons listed on the records of the Municipal Assessor as owners
of land subject to the application or as owners of (a) the parcels within
[500] **1,000** feet of the outer boundary of the land subject to the
application, or (b) the 50 parcels nearest to the outer boundary of the
land subject to the application, whichever is the greater number of
parcels, at the mailing addresses of such persons in the records of
the Municipal Assessor;
3. Such additional persons or geographic areas as the approving
authority may designate; and
4. For a public hearing before the Assembly on a street name alteration
under Section 21.15.133, the Municipal Clerk shall provide notice by
mailing to all persons listed on the records of the Municipal Assessor
as owners of land fronting on the street subject to the alteration, at the

mailing addresses of such persons in the records of the Municipal Assessor.

F - G. No Changes.

Section 3: That this ordinance shall take effect immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of ____, 2003.

Chair

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
AM NO. 175-2003

Meeting Date: March 4th, 2003

From: Assemblymember Taylor

Subject: AO 2003-52 AMENDING AMC 21.15.005.E TO REQUIRE NOTICE OF PUBLIC HEARINGS BY MAILING TO PROPERTY OWNERS WITHIN 1,000 FEET OF LAND SUBJECT TO AN APPLICATION FOR VARIANCES, CONDITIONAL USES, SUBDIVISION APPROVAL, AND OTHER SPECIAL LAND USE PERMITS.

Currently, AMC 21.15.005.E requires notice by mailing to property owners within 500 feet of land subject to an application for variances, conditional uses, subdivision approval, and other special land use permits.

As land available for development becomes more scarce, more people are impacted by land use changes and new development projects. Citizens in a more extended area should be advised of pending changes in the status of land use for potential development in their communities. This ordinance will ensure that a greater number of people will have an opportunity to comment on potential changes in their communities.

Encouraging more citizen input and involvement regarding land use and development plans for neighborhoods and communities will result in valuable community feedback prior to project implementation and will increase confidence in local government.

Your approval of AO 2003-52 is recommended.

Respectfully submitted,

Prepared by:

Melinda Taylor
Assemblymember

Peggy Davis
Policy and Budget Analyst, BLS

Reviewed by:

Elvi Gray-Jackson
Manager, Budget and Legislative Services



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 492 -2003

Meeting Date: June 10, 2003

From: Mayor

Subject: Planning and Zoning Commission recommendation concerning AO 2003-52 Amending AMC 21.15.005.E to require notice of mailing to property owners within 1,000 feet of land subject to an application for variances, conditional uses, subdivision approval, and other special land use permits.

1 Currently, AMC 21.15.005.E requires notice by mailing to property owners within 500 feet of land
2 subject to an application for variances, conditional uses, subdivision approval, and other special
3 land use permits. This ordinance will expand the current required mailed notice to be increased
4 from 500 feet to 1,000 feet costing approximately \$50,000 in hard costs and \$35,000 in labor costs
5 to the Planning Department.
6

7 Encouraging more citizens' input and involvement regarding land use and development plans for
8 neighborhoods and communities will result in valuable community feedback prior to project
9 implementation, and will increase confidence in local government. However, expanded notice is
10 generally recognized as a need, but on a limited basis for those cases with area-wide significance.
11 This issue is being evaluated by Clarion and Associates and this ordinance should be delayed until
12 that evaluation is complete.
13

14 This Assembly memorandum transmits the Planning and Zoning Commission recommendation of
15 May 5, 2003 not supporting the ordinance change.
16
17

18 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

19 Concur: Susan R. Fison, Director, Planning Department

20 Concur: Michael J. Scott, Executive Director, Office of Planning, Development and Public
21 Works

22 Concur: Harry J. Kieling, Jr., Municipal Manager

23 Respectfully submitted, George P. Wuerch, Mayor
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