

Submitted by: Chair of the Assembly at the
Request of the Mayor; Assembly
Members Sullivan and Shamberg
Planning Department
Prepared by:
For reading: January 20, 2004
CLERK'S OFFICE
APPROVED
Date: 2-3-04

Anchorage, Alaska
AO 2004-23

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE OF REGULATIONS
2 SECTION 21.20.002 TO ESTABLISH A FEE FOR REZONING SMALL RESIDENTIAL
3 PARCELS TO ANOTHER RESIDENTIAL USE.

4
5 THE ANCHORAGE ASSEMBLY ORDAINS:

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7 **Section 1:** Anchorage Municipal Code of Regulations subsection 21.20.002A.1. is amended by
8 adding a new subsection as follows (*the remainder of the Schedule of Fees for Zoning is not*
9 *affected and therefore not set out*):

10
11 **21.20.002 Schedule of fees--Zoning.**

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13 A. The following fees shall be paid for the services described:

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1.	Rezoning, conditional use or major amendments to conditional use where the gross site area is:		
	a.	Less than 1.75 acres	\$4,000.00
	b.	1.76 to 5.00 acres	\$6,000.00
	c.	5.01 to 40.00 acres	\$8,800.00
	d.	40.01 acres or more	\$14,000.00
	e.	<u>For a single residential parcel with a gross site area of less than one acre, a rezone from one residential classification to another residential classification</u>	<u>\$ 1,500.00</u>

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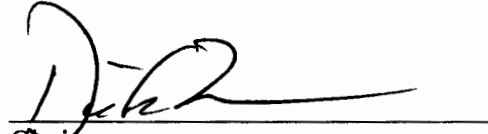
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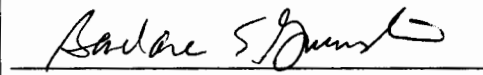
18 (GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No.
19 83-96; AR No. 83-289(S); AR No. 86-63; AR No. 86-99; AR No. 86-263; AR No. 90-151;
20 AO No. 2001-116, § 1, 7-10-01; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-
21 152S § 20)

22
23 **Section 2:** This ordinance shall become effective retroactively on January 1, 2004.
24

PASSED AND APPROVED by the Anchorage Assembly this 3rd day of
February 2004.


Chair

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2004-23

Title: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE OF REGULATIONS
CHAPTER 21.20.002 TO ESTABLISH AND REDUCE REZONING FEES FOR SMALL
PROPERTY PARCELS

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY04	FY05	FY06	FY07	FY08	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:	\$ (2)	\$ (2)	\$ (2)	\$ (2)	\$ (2)	
CAPITAL:						
POSITIONS: FT/PT and Temp	0	0	0	0	0	

PUBLIC SECTOR ECONOMIC EFFECTS:

The fee for rezoning a single property parcel, less than one acre in size, from one residential classification to another residential classification will be \$1,500 fee rather than a \$4,000 fee. Over the last thirteen years, there have been eight rezoning cases that would have met the criteria of single property parcel less than an acre in size being rezoned from one residential classification to another residential classification. Thus, historical experience suggests that the average number of rezoning cases that will be eligible for this lower fee is 0.6 cases per year (meaning a case occurring about once every two years.)

PRIVATE SECTOR ECONOMIC EFFECTS:

Eligible rezoning applicants will pay a \$1,500 fee rather than a \$4,000 fee.

Prepared by:	<u>Linda Brooks, Administrative Officer</u>	Telephone: <u>343-7944</u>
Validated by OMB:	<u></u>	Date: <u></u>
Approved by:	<u>Donald S. Alspach, Acting Director, Planning</u> (Director, Preparing Agency)	Date: <u>12/4/2003</u>
Concurred by:	<u></u> (Director, Impacted Agency)	Date: <u></u>
Approved by:	<u></u> (Municipal Manager)	Date: <u></u>



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 65-2004

Meeting Date: January 20, 2004

From: Mayor

Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE OF REGULATIONS SECTION 21.20.002 TO ESTABLISH A FEE FOR REZONING SMALL RESIDENTIAL PARCELS TO ANOTHER RESIDENTIAL USE.

On November 18, 2003, the Assembly adopted AO 2003-152S (as amended), an ordinance increasing fees, fines, and/or penalties. Several fees relating to implementation of Title 21, the land use code, were increased, including rezoning fees.

Beginning on January 1, 2004, rezoning applicants pay the following fees:

Rezoning, conditional use or major amendments to conditional use where the gross site area is:		
a.	Less than 1.75 acres	\$4,000
b.	1.76 to 5.00 acres	\$6,000
c.	5.01 to 40.00 acres	\$8,800
d.	40.01 acres or more	\$14,000

This Ordinance amends the above fee structure by establishing a lower fee of \$1,500 for owners of a single residential parcel less than one acre in size who are seeking to rezone from one residential classification to another residential classification.

THE ADMINISTRATION RECOMMENDS ADOPTION OF THE ORDINANCE SETTING THE FEE FOR REZONING OF SMALL RESIDENTIAL PARCELS.

Prepared by: Donald S. Alspach, Acting Director, Planning Department
Concur: Mary Jane Michael, Executive Director, Office of Economic & Community Development
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Content Information

Content ID : 001375

An Ordinance of the Anchorage Municipal Assembly Amending
Title: Anchorage Municipal Code of Regulations Chapter 21.20.002 to Establish
 and Reduce *Rezoning Fees for Small Property Parcels*

Author: katkusja**Initiating Dept:** MMStaff**Review Depts:** Planning, ECD

Ordinance amending Anchorage Municipal Code of Regulations Chapter
Description: 21.20.002 to Establish and Reduce Rezoning Fees for Small Property
 Parcels

Ordinance, Municipal Code of Regulations, Chapter 21.20.002, Establish
Keywords: Reduce Rezoning Fees, Small Property Parcels

Date Prepared: 12/12/03 10:19 AM**Director Name:** Denis C. LeBlanc**Document Number:** AO 2004-23**Assembly Meeting** 01/20/04**Date MM/DD/YY:****Public Hearing Date** 02/03/04**MM/DD/YY:**

39

CLERK OF COURSE

2004 JAN 15 PM 2:20

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Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	12/12/03 10:25 AM	Checkin	katkusja	Public	001375
MMStaff_SubWorkflow	12/12/03 11:59 AM	Approve	katkusja	Public	001375
Planning_SubWorkflow	12/12/03 4:08 PM	Approve	alspach	Public	001375
ECD_SubWorkflow	12/15/03 9:27 AM	Approve	thomasm	Public	001375
AllOrdinanceWorkflow	12/16/03 3:26 PM	Reject	foutzrs	Public	001375
AllOrdinanceWorkflow	1/7/04 5:30 PM	Checkin	katkusja	Public	001375
AllOrdinanceWorkflow	1/7/04 5:36 PM	Checkin	katkusja	Public	001375
MMStaff_SubWorkflow	1/7/04 5:36 PM	Approve	katkusja	Public	001375
Planning_SubWorkflow	1/12/04 9:15 AM	Approve	alspach	Public	001375
ECD_SubWorkflow	1/12/04 9:57 AM	Approve	thomasm	Public	001375
OMB_SubWorkflow	1/13/04 8:58 AM	Approve	wiltsep	Public	001375
Legal_SubWorkflow	1/13/04 3:43 PM	Approve	fehlenrl	Public	001375
MuniManager_SubWorkflow	1/15/04 12:54 PM	Checkin	katkusja	Public	001375
MuniMgrCoord_SubWorkflow	1/15/04 12:58 PM	Approve	katkusja	Public	001375