

CLERK'S OFFICE

APPROVED

Date: 12-7-04

Submitted by: Assemblymember COFFEY
Prepared by: Department of Assembly
For reading: December 7, 2004

ANCHORAGE, ALASKA
AO No. 2004-133(S)

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
ANCHORAGE MUNICIPAL CODE SECTION 21.55.020 REGARDING NON-
CONFORMING LOTS OF RECORD**

The Anchorage Assembly ordains:


Section 1: Anchorage Municipal Code section 21.55.020 is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.55.020 Nonconforming lots of record.

B. If two or more abutting lots [WITH CONTIGUOUS FRONTAGE] in single ownership and containing less than 6,000 square feet of area in [EACH] any one lot are of record on or after November 27, 1990, and are nonconforming by virtue of this title or any amendment thereto, the lands involved shall be considered to be an undivided parcel for the purpose of this title, and no portion of such parcel shall be sold individually after being developed under this provision.[OR USED WHICH DOES NOT CONTAIN A LOT AREA OF 6,000 SQUARE FEET OR A LOT WIDTH OF 50 FEET].

Section 2: This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 7th day of December, 2004.


Chair

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2004-133(S) **Title:** AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
AMENDING ANCHORAGE MUNICIPAL CODE 21.55.020 REGARDING
NON-CONFORMING LOTS OF RECORD.

Sponsor: Assemblymember **COFFEY**
Preparing Agency: Department of Assembly
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:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

PUBLIC SECTOR ECONOMIC EFFECTS:

There are no substantial, if any, public sector economic effects anticipated due to implementation of AO 2004-133(S).

PRIVATE SECTOR ECONOMIC EFFECTS:

The private sector will have some economic benefit with respect to granting nonconforming rights but the impacts are not expected to be significant.

Prepared by:	<u>Mike Gutierrez</u>	Telephone: <u>343-4763</u>
Reviewed by:	<u>Elvi Gray-Jackson</u>	Telephone: <u>343-4750</u>



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. AM 888-2004

Meeting Date: December 7, 2004

From: Assemblymember **COFFEY**

Subject: **AO 2004-133 (S) AMENDING AMC 21.55.020 REGARDING NON-CONFORMING LOTS OF RECORD**

The smallest lot permitted in any zoning district in the Municipality of Anchorage is six thousand square feet. If this amendment is approved, it would allow a non-conforming lot that is less than six thousand square feet and an abutting lot that is six thousand square feet or more to be considered as an undivided parcel if they are in single ownership.

For example, if an owner has two abutting lots, one conforming and one non-conforming, they must be considered one undivided parcel and may be developed as such. Lots that are developed under this provision must remain undivided and cannot be sold separately.

Planning Department staff report that there are few lots that might be impacted by this provision but developing them will be easier. This proposal was approved by the Planning and Zoning Commission by a vote of 7-0.

Your approval of AO 2004-133(S) is respectfully requested.

Prepared by: Mike Gutierrez, Utility Budget Analyst

Reviewed by: Elvi Gray Jackson, Director – Budget and Legislative Services

Respectfully submitted: Dan Coffey, Assemblymember

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-076

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.55.020.B. REGARDING NONCONFORMING LOTS OF RECORD.

(Case 2004-164)

WHEREAS, an ordinance was introduced by Assemblymember Coffey to amend Anchorage Municipal Code Section 21.55.020.B. regarding Nonconforming Lots of Record, and,

WHEREAS, notices were published and a public hearing was held on November 1, 2004

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

A. The Commission makes the following findings of fact:

1. The proposed ordinance introduces an amendment to the Anchorage Municipal Code Section 21.55.020.B.

The purpose of the amendment is to allow a nonconforming lot and adjacent conforming lot(s) under one ownership to be treated as one lot for ownership and construction purposes instead of requiring the nonconforming lot to only have this benefit if adjacent to another nonconforming lot under same ownership.

2. The Commission approved the amendment as recommended by staff to read as follows:

If two or more abutting lots [WITH CONTIGUOUS FRONTAGE] in single ownership and containing less than 6,000 square feet of area in [EACH] any one lot are of record on or after November 27, 1990, and are nonconforming by virtue of this title or any amendment thereto, the lands involved shall be considered to be an undivided parcel for the purpose of this title, and no portion of such parcel shall be sold individually after being developed under this provision. [OR USED WHICH DOES NOT CONTAIN A LOT AREA OF 6,000 SQUARE FEET OR A LOT WIDTH OF 50 FEET].

3. The Commission finds that this ordinance has a negligible impact on the public as amended.
4. The Commission voted unanimously to recommend approval of this ordinance.

DRAFT

- 6. 2004-164** Municipality of Anchorage. An Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Section 21.55.020, nonconforming lots of record.

Staff member ANGELA CHAMBERS explained this amendment is presented by Assemblymember Coffey to address nonconforming lots of record. The smallest lot permitted in any zoning district is 6,000 square feet. This amendment would allow a nonconforming lot that is under 6,000 square feet but that is adjacent to other lots, be treated as a undivided parcel. Currently, the code refers to two lots that are less than 6,000 square feet each. The ordinance amendment would allow two lots, one of which is nonconforming, to be considered as one lot. The Department is proposing that the language be modified to state that "...no portion of such parcel shall be sold individual after being developed under this provision," which would prevent the sale of said lot in a situation such as a house being developed on one lot and a garage on the other. This language would immediately attach the nonconforming parcel to the other lot without requiring replatting. Code Enforcement recommends that the language state "abutting lots" rather than "lots with continuous frontage in single ownership." Most of the lots affected by this section of the ordinance are located in the Original Townsite areas or lots that were subdivided by deed. There are only a few lots that might be impacted by this ordinance, and there is negligible impact to the public.

COMMISSIONER ISHAM asked what is the significance of the November 22, 1990 date in the ordinance. MS. AUTOR replied that this has been researched and no one has been able to determine the genesis of this date.

The public hearing was opened and closed without public comment.

COMMISSIONER PEASE moved for approval of the ordinance amendment to AMC 21.55.125.020.B – Nonconforming Lots of Record, as proposed by Staff.

COMMISSIONER WIELECHOWSKI seconded.

COMMISSIONER PEASE favored this amendment, which provides minor but useful word changes to address nonconforming lots.

AYE: Isham, Pease, Gibbons, Poulton, G. Jones, Lottsfeldt, Wielechowski
NAY: None

PASSED

7. **2004-159** Municipality of Anchorage. An ordinance amending Anchorage Municipal Code section 21.40.030 d to add offices of federally-tax exempt 501(c)(3) charitable organizations as a conditional use in the R-1 and R-1A single-family residential district.

WITHDRAWN

I. REPORTS

1. Chair

CHAIR POULTON asked that Mr. Wielechowski serve on two committees. COMMISSIONER WIELECHOWSKI indicated that he would serve on the CIP and AMATS Committees.

CHAIR POULTON asked that Ms. Pease comment on the material she distributed. COMMISSIONER PEASE indicated that she had recently distributed a memo she had written after reviewing the draft Long-Range Transportation Plan (LRTP) listing concerns she thought the Commission, as the Citizens Advisory Committee to AMATS, should address. The concerns are lengthy and somewhat detailed. She suggested that there be a subcommittee meeting on this subject during the next week to determine which of the concerns should be brought to the Commission for discussion. COMMISSIONER WIELECHOWSKI expressed interest in meeting. CHAIR POULTON asked if Ms. Pease's memo addresses the Commission's level of involvement at points in the process of developing the LRTP, similar to the concerns with the CIP process. COMMISSIONER PEASE was not sure how the Commission had been involved in the CIP; she viewed this as more parallel to the Commission's involvement with the rewrite of Title 21. She noted that the Commission is simply asked to review something quickly halfway through the process and then the document is placed before it without a chance to provide input during the process. MS. AUTOR suggested that the Commission might want to schedule periodic meetings with Transportation Planning so there is an ongoing review of their activities and greater input into documents such as the LRTP.

COMMISSIONER PEASE noted that the Commission had expressed concern with respect to the Rabbit Creek Community Church case that they had an incomplete packet and late-arriving information. She understood that Chair Poulton was going to investigate whether it would be possible to establish a timeline for

Submitted by:
Prepared by:
For reading:

ANCHORAGE, ALASKA
AO NO. 2004-133 (S)

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.55.020.B.
REGARDING NONCONFORMING LOTS OF RECORD

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.55.020.B. is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.55.020 Nonconforming lots of record.

- B. If two or more abutting lots [WITH CONTIGUOUS FRONTAGE] in single ownership and containing less than 6,000 square feet of area in [EACH] any one lot are of record on or after November 27, 1990, and are nonconforming by virtue of this title or any amendment thereto, the lands involved shall be considered to be an undivided parcel for the purpose of this title, and no portion of such parcel shall be sold individually after being developed under this provision.[OR USED WHICH DOES NOT CONTAIN A LOT AREA OF 6,000 SQUARE FEET OR A LOT WIDTH OF 50 FEET].

Section 2. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2004.

Chair of the Assembly

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE MEMORANDUM

DATE: November 1, 2004

TO: Planning and Zoning Commission

THRU: *TN* Tom Nelson, Director, Planning Department

THRU: *JW* Jerry T. Weaver, Jr., Division Administrator

FROM: *AK* JoAnn Contreras, Senior Planner

SUBJECT: 2004-164 An Ordinance Amendment to AMC 21.55.125.020.B. –
Nonconforming Lots of Record

PROPOSED AMENDMENT REQUEST:

Assemblyman Coffey prepared an amendment to the Anchorage Municipal Code Section 21.55.020.B to amend nonconforming lots of record section.

The proposed amendment to AMC 21.55.020(B) reads:

If two or more lots with continuous frontage in single ownership and containing less than 6,000 square feet of area in [EACH] any one lot are of record on November 27, 1990, and are nonconforming by virtue of this title or any amendment thereto, the lands involved shall be considered to be an undivided parcel for the purpose of this title, and no portion of such parcel shall be sold or used which does not contain a lot area of 6,000 square feet or a lot width of 50 feet.

DISCUSSION of Amendment proposal of AMC 21.55.020(B):

A. Under the existing code: Each means every one of two or more lots considered must have *less* than 6000 sq. ft. of area to be considered an undivided parcel.

Example: Under the current language, if an owner has two or more non-conforming lots, such as a 5000 sq. ft. and a 3500 sq. ft. lot, the lots would be considered as undivided. A single-family structure could be built over the lot line without a replat because they are considered as undivided under this scenario.

B. Under the proposed amendment: any one lot means one lot of two lots or more that has 6000 sq. ft. and one less than 6000 sq. ft. shall be considered as an undivided parcel.

Example: Under the proposed amendment if an owner has two (2) lots or more, one of which is conforming, i.e. 6000 sq. ft., and one non-conforming, less than 6000 sq. ft., they must be considered as an undivided parcel.

A single structure could be built on one of the lots and a garage on the other lot, however, because they are considered one lot. Neither lot should be sold individually and should meet the underlying zoning district requirement for lot coverage and setbacks as one lot. In order to ensure that lots developed under this provision remain as one lot and are not sold individually, the words [OR USED WHICH DOES NOT CONTAIN A LOT AREA OF 6,000 SQUARE FEET OR A LOT WIDTH OF 50 FEET] should be deleted and substituted to read "no portion of such parcel shall be sold individually after being developed under this provision."

Land Use Enforcement suggests two more amendments while the matter is open: If two or more abutting lots [WITH CONTINUOUS FRONTAGE] in single ownership and containing less than 6,000 sq. ft. of area in [EACH] any one lot are of record on or after November 27, 1990 . .

Replacing "with continuous frontage" with "abutting" covers the case where one lot is *behind* another one, as opposed to being *beside* it with frontage on the same street. The "or after" covers the case where the lots were in separate ownership on November 27, 1990 but come into single ownership after that date.

Most of the lots affected by Section B of the ordinance were located in the downtown Anchorage Original Town Site areas or on lots which were subdivided by deed. There are only a few lots this ordinance amendment might impact and there is negligible impact to the public.

RECOMMENDATION:

Staff has no objection to the following ordinance amendment, which includes wording proposed by Land Use Enforcement.

If two or more abutting lots [WITH CONTIGUOUS FRONTAGE] in single ownership and containing less than 6,000 square feet of area in [EACH] any one lot are of record on or after November 27, 1990, and are nonconforming by virtue of this title or any amendment thereto, the lands involved shall be considered to be an undivided parcel for the purpose of this title, and no portion of such parcel shall be sold individually after being developed under this provision.[OR USED WHICH DOES NOT CONTAIN A LOT AREA OF 6,000 SQUARE FEET OR A LOT WIDTH OF 50 FEET]

Submitted by: Assemblymember COFFEY
Prepared by: Department of Assembly
For reading: September 21, 2004

ANCHORAGE, ALASKA
AO No. 2004- 133

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
ANCHORAGE MUNICIPAL CODE SECTION 21.55.020, NONCONFORMING
LOTS OF RECORD**

The Anchorage Assembly ordains:

Section 1: That Anchorage Municipal Code 21.55.020, Nonconforming lots of record, is amended to read as follows:

- B. If two or more lots with continuous frontage in single ownership and containing less than 6,000 square feet of area in [EACH] any one lot are of record on November 27, 1990, and are nonconforming by virtue of this title or any amendment thereto, the lands involved shall be considered to be an undivided parcel for the purpose of this title, and no portion of such parcel shall be sold or used which does not contain a lot area of 6,000 square feet or a lot width of 50 feet.

Section 2: That this ordinance shall become effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this _____ day
of _____, 2004.

Chair

ATTEST:

Municipal Clerk

Contreras, Joann B

From: Dolenc, Don I.
Sent: Wednesday, September 15, 2004 8:53 AM
To: Contreras, Joann B
Cc: Inglis, Jillanne M.
Subject: P&Z case 2004-164

Land Use Enforcement supports this amendment, but suggests two more as long as the matter is open: If two or more abutting lots [WITH CONTINUOUS FRONTAGE] in single ownership and containing less than 6,000 square feet of area in [EACH] any one lot are of record on or after November 27, 1990

Replacing "with continuous frontage" with "abutting" covers the case where one lot is *behind* another one, as opposed to being *beside* it with frontage on the same street.

The "or after" covers the case where the lots were in *separate* ownership on November 27, 1990 but come into single ownership after that date.

If you research what's magic about November 27, 1990, you should get a morphine drip going first. If you try to do it without massive pain medication, your brain will explode. As far as we can tell, that date was pulled out of thin air.

Don "cerebral aneurism" Dolenc

Development Review Officer
343-8329 (voice) 343-8437 (fax)



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

SEP 15 2004

DATE: September 13, 2004

TO: Jerry T. Weaver, Platting Supervisor, Planning Department

THROUGH: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Comments, Planning & Zoning Commission November 1, 2004

04-157 Arlon; Rezone from R-O SL to B-3 SL; Grid 2333

Traffic has no comment.

04-158 Skyview Estates Lots 9 & 10; Rezone from R-6 to R-1SL; Grid 2634

Traffic has no comment.

04-159 An Ordinance amending Title 21; tax exempt charitable organizations

Traffic has no comment.

04-163 Debora, Lot 1, 2, 3, 4, 5 & 10 Block D; Rezone from R-1A to B-3; Grid NW 352

Traffic has no comment.

04-164 Ordinance amending Title 21 for nonconforming uses

Traffic has no comment.

04-070 Ordinance amending Title 21 for utilities ordinance

Traffic has no comment.

MUNICIPALITY OF ANCHORAGE
Anchorage Water & Wastewater Utility

MEMORANDUM

RECEIVED

SEP 16 2004

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: September 16, 2004
TO: Zoning and Platting Division, OPDPW
FROM: Hallie Stewart, Engineering Technician, AWWU *H Stewart*
SUBJECT: Planning & Zoning Commission Hearing November 1, 2004
AGENCY COMMENTS DUE October 4, 2004

AWWU has reviewed the case material and has the following comments.

04-159 Title 21 (amendment)

1. AWWU has no comments on the amendment.

04-164 Title 21 (amendment)

1. AWWU has no comments on the amendment.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



JC

MEMORANDUM

DATE: October 3, 2004
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *JL*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of November 1, 2004.

RECEIVED

OCT 04 2004

Right of Way has reviewed the following case(s) due October 4, 2004.

- 04-070 Ordinance Amendment
(Title 21 for Utilities Under AMC 21.90)**
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 04-157 Arlon, Lot 3A, grid 2333
(Rezoning Request, R-OSL to B-3SL)**
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 04-158 Skyview Estates, Lots 9 & 10, grid 2634
(Rezoning Request, R-6 to R-1SL)**
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 04-159 Ordinance Amendment
(Title 21 for Tax Exempt Charitable Organizations)**
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 04-163 Debora, Block D, Lots 1, 2, 3, 4, 5, 10, and Relinquished Portion of Old Glenn Highway (NE4 SE4 NW4) Section 1, T14N R2W, grid NW0352
(Rezoning Request, R-1A to B-3)**
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 04-164 Ordinance Amendment
(Title 21 for AMC 21.55 Nonconforming Uses)**
Right of Way Division has no comments at this time.
Review time 15 minutes.



Municipality of Anchorage
Development Services Department
Building Safety Division



MEMORANDUM

DATE: October 5, 2004
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: Daniel J. Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due October 4, 2004

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2004 - 070 An ordinance amending Title 21 for utilities under AMC 21.90
No objection

2004 - 157 Rezoning to B-3 SL General business district with special limitations
No objection

2004 - 158 Rezoning to R-1 SL One-family residential district with special limitations
Petitioner states public water & sewer will be extended to serve both lots
No objection

2004 - 163 Rezoning to B-3 General business district
No objection

2004 - 164 An ordinance amending Title 21 for AMC 21.55 Nonconforming Uses
No objection



FLOOD HAZARD REVIEW SHEET for PLATS

OCT 06 2004

Date: 10-06-04

Case: 2004-164

Flood Hazard Zone: NA

Map Number: NA

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☒ I have no comments on this case.

Reviewer: Jack Puff

development located to the south and east, as required in the special limitations of that development (A.O. 2003-7).

2004-163 Rezoning to B-3 General Business District

The Division will submit comments regarding this case under separate cover.

2004-164 Minor Amendment to a CUP 99-152

This item was not routed for review.

The Division has no comment on the following cases.

2004-159 An Ordinance Amending Title 21 for Tax exempt Charitable Organizations

2004-160 An Ordinance Amending Title 21 for Utilities Under AMC 21.90

2004-165 An Ordinance Amending Title 21 for AMC 21.55 Nonconforming Uses

2004-168 An Ordinance Amending Title 21 for Temporary Uses in the PLI Zoning District

2004-171 An Ordinance Amending Title 21 Standards for Conditional Uses and Site Plans

Next Info

APPROVED
Date: 11-27-90

Submitted by: Chairman of Assembly at the request of the
Prepared by: Department of Economic Development & Planning

KF

For Reading: October 23, 1990

ANCHORAGE, ALASKA
AO No. 90-138

AN ORDINANCE AMENDING TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE TO DECREASE THE MINIMUM LOT WIDTH AND SQUARE FOOTAGE FOR THE NONCONFORMING REQUIREMENTS ESTABLISHED BY THIS TITLE

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Section 21.55.020 of the Anchorage Municipal Code is amended to be read as follows:

21.55.020 NONCONFORMING LOTS OF RECORD

- A. In any district in which single-family dwellings are premitted, notwithstanding limitations imposed by other provisions of Chapters 21.35 through 21.50, a single family dwelling and customary accessory buildings may be erected on any lot which is of record at the effective date of the original adoption or amendment of applicable regulations except as restricted in Subsection B hereof. This provision shall apply even though such lot fails to meet the requirements for the area or width, or both that are applicable in the district. Furthermore, setback and lot coverage requirements applicable to those nonconforming lots of record shall be those of the zone with the largest lot area requirement within which the lot would be conforming. A lot which fails to be conforming in any zone shall maintain a front yard of 20 feet, side yards of 5 feet, rear yard of 5 feet and a maximum lot coverage of 50 percent.
- B. If two or more lots, with continuous frontage in single ownership and containing less than [7,000] 6,000 square feet of area in each lot are of record at the effective date of this title, and are nonconforming by virtue of this title or any amendment thereto, the lands involved shall be considered to be an undivided parcel for the purposes of this title and no portion of such parcel shall be sold or used which does not contain a lot area of [7,000] 6,000 square feet or a lot width of [60] 50 feet.

AO No. 90-
Page 2

Section 2. This ordinance shall be come effective upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this
27th day of November, 1990.


Chairman

ATTEST:


Municipal Clerk

Content Information**Content ID :** 002409**Type:** Ordinance - AO

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY

Title: AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.55.020
REGARDING ***NON-CONFORMING LOTS OF RECORD*****Author:** gray-jacksone**Initiating Dept:** Assembly**Date Prepared:** 11/23/04 11:09 AM**Director Name:** Dick Traini**Assembly Meeting**
Date MM/DD/YY: 12/7/04**Public Hearing**
Date MM/DD/YY: 12/7/04**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	11/23/04 11:14 AM	Checkin	gray-jacksone	Public	002409



CLEANING OFFICE

2004 NOV 23 AM 11:54

M.O.A

CONTINUED PUBLIC HEARINGS