

Submitted by: ASSEMBLY MEMBER TESCHE  
ASSEMBLY MEMBER COFFEY  
Prepared by: Assembly Counsel  
For reading: October 17, 2006

CLERK'S OFFICE  
APPROVED

Date: 11-14-06 ANCHORAGE, ALASKA  
AO NO. 2006-150

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING  
2 ANCHORAGE MUNICIPAL CODE SECTION 21.55.020 TO REDUCE MINIMUM LOT  
3 SIZES REQUIRED FOR SEPARATE SALE OF ABUTTING NONCONFORMING  
4 LOTS OF RECORD.  
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8 THE ANCHORAGE ASSEMBLY ORDAINS:

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10 **Section 1.** Anchorage Municipal Code section 21.55.020, Nonconforming Lots of  
11 Record, is hereby amended to read as follows:

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13 **21.55.020 Nonconforming lots of record.**

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15 \*\*\*  
16 C. If two or more abutting lots in single ownership and containing less than  
17 5,500 [6,000] square feet of area in any one lot are of record on or after  
18 November 27, 1990, and are nonconforming by virtue of this title or any  
19 amendment thereto, the lands involved shall be considered to be an undivided  
20 parcel for the purpose of this title, and no portion of such parcel shall be sold  
21 individually after being developed under this provision.

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23 \*\*\*  
24 (GAAB 21.05.070.B; AO No. 85-90; AO No. 86-175; AO No. 90-138; AO No.  
25 2004-133(S), § 1, 12-7-04; AO No. 2005-67(S), § 1, 6-28-05)  
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27  
28 **Section 2.** AMC 21.10.015 notwithstanding, this amendment to AMC 21.55.020 does  
29 not require prior Planning and Zoning Commission review for the reasons expressed in  
30 the accompanying Assembly Memorandum.  
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33 **Section 3.** This ordinance shall become effective immediately upon its passage and  
34 approval by the Assembly.  
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PASSED AND APPROVED by the Anchorage Assembly this 14<sup>th</sup> day of

November, 2006.

Dan Sullivan  
Chair

ATTEST:

Linda L. Green  
Municipal Clerk  
Deputy



**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**  
**NO. AM 781-2006**

**Meeting Date:** October 17, 2006

**From:** Assemblymembers Tesche and Coffey  
**Subject:** **AO 2006-150 – An Ordinance Amending AMC 21.55.020 to Reduce Minimum Lot Sizes Required for Separate Sale of Abutting Nonconforming Lots of Record.**

This amendment to AMC 21.55.020C allows a relatively small number of abutting nonconforming lots to be sold separately if each is at least 5,500 square feet in size. Current law treats these lawful nonconformities as one lot if both are less than 6,000 square feet. The relatively small change in current law will facilitate easier transfer of lawful nonconforming lots in older, more dense neighborhoods, such as the South Addition, where developable parcels are relatively small and sell at a premium. Property assessment of abutting nonconforming lots that would qualify for separate sale under the ordinance are expected to rise above current levels, reflecting the ease of transferability among private owners.

Because this same section of Title 21 was reviewed recently by the Planning and Zoning Commission only last year, and because AO 2006-150 makes only a relatively minor change to current law, prior review of this proposed amendment to Title 21 is not required under the ordinance.

Enactment of AO 2006-150 is recommended.

Respectfully submitted

Allan Tesche  
Assemblymember, Section 1

Dan Coffey  
Assemblymember, Section 4

Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
**Agenda Document Control Sheet**

AO 2006-150

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	SUBJECT OF AGENDA DOCUMENT AMEND AMC 21.55.020 TO REDUCE MINIMUM LOT	DATE PREPARED 10/17/06
	SIZES REQUIRED FOR SEPARATE SALE OF ABUTTING	
	NONCONFORMING LOTS OF RECORD	Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Daniel A. Sullivan, Chairman
	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Julia Tucker, Assembly Counsel	HIS/HER PHONE NUMBER 343-4419
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	Anchorage Parks & Recreation	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Office of Management and Budget	
	Police	
	Port of Anchorage	
	Office of Economic & Community Development	
	Solid Waste Services	
	Public Transportation	
	Anchorage Water & Wastewater Utility	
	Executive Manager	
	Planning Department	
	Chief Fiscal Officer	
	Heritage Land Bank	
	Information Technology Department	
	Project Management & Engineering	
	Purchasing	
	Other	
<b>5</b>	<b>Special Instructions/Comments</b>	
	LAID ON THE TABLE - INTRODUCTION	
<b>6</b>	ASSEMBLY HEARING DATE REQUESTED 10/17/06	<b>7</b> PUBLIC HEARING DATE REQUESTED 11/14/06

2006 OCT 17 AM 10:06  
 CLERKS OFFICE  
 M.O.A.