

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 9-12-06

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: September 12, 2006

Anchorage, Alaska
AR 2006-232

1 A RESOLUTION OF THE ANCHORAGE ASSEMBLY SUPPORTING THE REVISED
2 PLANNING SCHEDULE FOR THE TITLE 21 REWRITE PROJECT.

3
4 WHEREAS, the MOA Planning Department is in the process of rewriting and updating the
5 Title 21 Land Use Regulations of the Anchorage Municipal Code; and
6

7 WHEREAS, the purpose of the code rewrite is to modernize the land use regulations to
8 include new development techniques and design standards; to make the code more useable
9 and easier to understand; and to implement recently adopted plans and policies; and
10

11 WHEREAS, the code rewrite is a complex project with the potential to effect positive change
12 in the Municipality's future; and
13

14 WHEREAS, adoption of the code in sections will be more manageable for the public and the
15 decision-makers; and
16

17 WHEREAS, an economic impact analysis of major portions of the code will assist the
18 community in making appropriate choices about future regulations; and
19

20 WHEREAS, the Administration and the Planning Department have proposed an extended
21 project timeline to allow for an economic impact analysis; now, therefore,
22

23 THE ANCHORAGE ASSEMBLY RESOLVES:
24

25 **Section 1.** The Anchorage Assembly endorses the revised timeline for the Title 21 rewrite
26 project as shown in Attachment A.
27

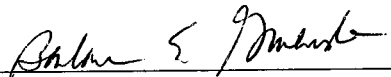
28 **Section 2. Commencing in November, 2006 and every sixty (60) days thereafter,**
29 **planning department staff shall submit a written report to the Assembly as to the status**
30 **of the Title 21 code re-write.**
31

32 **Section 2 3.** This resolution shall become effective immediately upon passage and approval.
33

34 PASSED AND APPROVED by the Anchorage Assembly this 12th day of
35 September 2006.
36

37
38 
39 Chair

40 ATTEST:
41

42 
43
44 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 643-2006

Meeting Date: September 12, 2006

From: MAYOR

Subject: TITLE 21 REWRITE PROJECT SCHEDULE UPDATE

The MOA Planning Department is continuing its work on the rewrite and update of the Title 21 Land Use Regulations of the Anchorage Municipal Code. The code rewrite is a complex project with the potential to effect positive change in the Municipality's future. The proposed new code has over a dozen chapters, some of which set out basic provisions, and some of which propose significant changes to development standards.

Due to the extensive public review process and number of complex issues associated with the Title 21 rewrite to date, the Administration and the Planning Department have prepared a revised timeline. The revised schedule proposes to begin the review and approval process of some chapters in the fall of 2006, while providing time for an economic impact analysis to be performed on the major chapters before a public hearing draft of those chapters is released.

The schedule anticipates adoption of Chapter 1, *General Provisions*; Chapter 2, *Boards, Commissions, and Municipal Administration*; Chapter 8, *Subdivision Standards*; and Chapter 13, *Enforcement*, before the end of 2006. If adopted, these chapters would not become effective until the remaining chapters are adopted, which is proposed for the third quarter of 2007. (Note: Chapter 9, *Girdwood Land Use Regulations*; and Chapter 11, *Signs* have already been adopted and are in effect. They will need to be updated to match the formatting of the new code, which will be done after adoption of the rest of the code.)

An economic impact analysis is proposed to be performed on Chapter 3, *Review and Approval Procedures*; Chapter 4, *Zoning Districts*; Chapter 5, *Use Regulations*; Chapter 6, *Dimensional Standards and Measurements*; Chapter 7, *Development and Design Standards*; and Chapter 12, *Nonconformities*. After the analysis is finished, a public hearing draft of those chapters will be released and the review and approval process will begin. Throughout the review and hearing process, it will be important to keep chapters 4 and 5 linked together, as the districts and uses are inter-related, and chapters 6 and 7 linked, as they describe all the development standards.

THE ADMINISTRATION RECOMMENDS THE ASSEMBLY ENDORSE THE REVISED TIMELINE FOR THE TITLE 21 REWRITE PROJECT AS SHOWN IN ATTACHMENT A.

Prepared by: Tom Nelson, Director, Planning Department
Concurred by: Mary Jane Michael, Executive Director
Office of Economic and Community Development
Concurred by: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Attachment A: Revised Timeline

Attachment A

Title 21 Rewrite Schedule Update	2006						2007						
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept
Public Review of Chapters 1, 2, 8, 13													
PZC Hearing on Chapters 1, 2, 8, 13													
Assembly Hearing on Chapters 1, 2, 8, 13													
Complete Title 21 Draft for EIA													
Prepare EIA (consultant)													
Revise Title 21 Draft with results of EIA													
Public Review of Chapters 3-7, 12, 14													
Public Hearings on Chapters 3-7, 12, 14													
PZC Deliberations													
Assembly Deliberations													

- Chapter 1: General Provisions
- Chapter 2: Boards, Commissions, and Municipal Administration
- Chapter 3: Review and Approval Procedures
- Chapter 4: Zoning Districts
- Chapter 5: Use Regulations
- Chapter 6: Dimensional Standards and Measurements
- Chapter 7: Development and Design Standards
- Chapter 8: Subdivision Standards
- Chapter 9: Girwood Land Use Regulations - COMPLETED
- Chapter 10: Chugiak-Eagle River - PLACEHOLDER
- Chapter 11: Signs - COMPLETED
- Chapter 12: Nonconformities
- Chapter 13: Enforcement
- Chapter 14: Rules of Construction and Definitions

Content Information

Content ID : 004314

Revision: 0

Type: AR_AllOther - All Other Resolutions

Title: A Resolution of the Anchorage Assembly Supporting the Revised Planning Schedule for the Title 21 Rewrite Project.

Author: perrysu

Initiating Dept: Planning

Select Routing: Standard

Review

Depts:

Description: Title 21 Rewrite Project Schedule Update

Keywords: Title 21 Rewrite Schedule

Date Prepared: 8/25/06 10:19 AM

Director Name: Tom Nelson

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>	<u>Revision</u>
AllOtherARWorkflow	8/25/06 10:23 AM	Checkin	perrysu	Public	004314	0
Planning_SubWorkflow	8/25/06 10:25 AM	Approve	nelsontp	Public	004314	0
ECD_SubWorkflow	8/25/06 11:10 AM	Approve	thomasm	Public	004314	0
MuniManager_SubWorkflow	9/1/06 9:26 AM	Approve	leblancdc	Public	004314	0
MuniMgrCoord_SubWorkflow	9/1/06 9:28 AM	Approve	abbottmk	Public	004314	0