

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For Reading: June 24, 2008

**CLERK'S OFFICE**  
**AMENDED AND APPROVED**

Date: 7-29-08

Anchorage, Alaska  
AR No. 2008-134

A RESOLUTION AMENDING ANCHORAGE MUNICIPAL CODE OF REGULATIONS SECTIONS 21.20.002, SCHEDULE OF FEES – ZONING; 21.20.005, SCHEDULE OF FEES – HILLSIDE WASTEWATER PLAN AMENDMENTS; 21.20.006, SCHEDULE OF FEES – WETLANDS PLAN AMENDMENTS; AND 21.20.007, SCHEDULE OF FEES – MISCELLANEOUS FEES.

THE ANCHORAGE ASSEMBLY RESOLVES:

**Section 1.** Anchorage Municipal Code of Regulations 21.20.002 is amended as follows:

**21.20.002 Schedule of Fees - Zoning.**

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

TABLE INSET:

1.	Rezoning, <u>area master plan, development master plan, conditional use or major amendments to conditional use where the gross site area is:</u>	
	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. For a single residentially zoned parcel with a gross site area of less than <u>1.75</u> [ONE] acres, a rezone from one residential classification to another residential classification	1,500.00
	f. Conditional use involving sale of alcoholic beverages, other than restaurant or eating place alcoholic beverage license use:	
	Base fee of \$1,000 for each conditional use application, plus the following amount per square foot (sf) not to exceed \$4,000.00:	
	i. Original beverage dispensary license	\$2.50/sf
	ii. <u>Duplicate beverage dispensary license for an existing premise with no additional square footage</u>	<u>Base \$1,000 fee only</u>
	iii. [I-A.] Duplicate beverage dispensary license for an existing premise <u>adding</u> [WITH NO ADDITIONAL SQUARE FOOTAGE, OR] 500 square feet or less[,] or [CONSISTS OF] a seasonal outdoor deck or similar outdoor use	<u>Base \$1,000 fee plus \$250.00</u>
	[II. ANY OTHER DUPLICATE BEVERAGE DISPENSARY LICENSE FOR AN EXISTING PREMISE WITH NO ADDITIONAL SQUARE FOOTAGE]	[\$1,000]

	iv. [III.] Any other duplicate beverage dispensary license for a new and/or additional premise (i.e., addition to an existing premise <u>greater than 500 square feet</u> )	\$2.50/sf
	v. [IV.] Club license	\$1.20/sf
	vi. [V.] Package store license	\$1.50/sf
	vii. [VI.] Recreational site or pub license	\$0.80/sf
	viii. [VII.] Brewpub license	\$0.50/sf
	g. Flat fee of \$3,000 for a golf course license, without regard to gross site area or square footage	
2.	Applications for a public hearing before the assembly on a rezoning with an unfavorable recommendation of the planning and zoning commission	960.00
3.	Appeal or change of land use heard by the zoning board of examiners and appeals	960.00
4.	Application for variances:	
	a. Administrative	600.00
	b. Single family style residential development	600.00
	c. Sign permit variance	1,160.00
	d. Parking space variance	1,160.00
	e. All other types of variances	3,360.00
5.	Minor amendments to previously approved conditional uses, <u>area master plans, development master plans, variances, and site plans</u> , including time extensions [AND SITE PLAN] changes. If <u>the applicable board or commission [THE PLANNING AND ZONING COMMISSION]</u> determines that an issue is a major amendment, this fee shall be applied toward the <u>higher application fee required for a major amendment</u> . [BY PARAGRAPH 1 OF THIS SECTION.]	960.00
6.	Any other matter requiring a public hearing before the planning and zoning commission.	3,360.00
7.	Site plan review:	
	a. Mailed notice and hearing required	4,800.00
	b. Mailed notice only required	3,840.00
	c. Mailed notice not required	3,360.00
8.	Site selection for a public facility, per hour	115.00
9.	Appeal to the planning and zoning commission from a bed and breakfast administrative site plan review, a church administrative site plan review, or an antenna tower site plan review	1,200.00
10.	Appeal to the planning and zoning commission sitting as the board of adjustment	1,200.00
11.	Certificate of nonconforming encroachment	350.00
12.	Registration of nonconforming lots of record	350.00
13.	Restaurant or eating place alcoholic beverage license use- Administrative site plan review	\$1,000.00 plus \$0.60/sf, not

		to exceed \$4,000.00 total
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(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AR No. 86-99; AR No. 86-263; AR No. 90-151; AO No. 2001-116, § 1, 7-10-01; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-152S, § 20, 1-1-04; AO No. 2004-23, § 1, 1-1-04; AO No. 2004-151, § 13, 1-1-05; AO No. 2005-18, § 1, 2-15-05; AO No. 2006-35, § 2, 3-14-06; AR. No. 2006-112, § 1, 5-16-06; AO No. 2007-119, § 1, 11-13-07; AO No. 2007-121(S-1), § 16, 10-23-07)

**Section 2.** Anchorage Municipal Code of Regulations section 21.20.005, Schedule of Fees – Hillside wastewater plan amendments is amended as follows:

**21.20.005**      **Schedule of fees – Hillside Wastewater Plan amendments.**

[A.] The following fees shall be paid in conjunction with amendments to the Hillside Wastewater Plan:

TABLE INSET:

Gross Site Area	Fee
Less than 1.76 acres	\$4,000.00
1.76 to 5.00 acres	6,000.00
5.01 to 40.00 acres	8,800.00
40.00 acres or more	14,000.00

[B. BEGINNING IN 2005 AND ANNUALLY THEREAFTER, ALL HILLSIDE WASTEWATER PLAN AMENDMENT FEES SHALL BE ADJUSTED ON MARCH 15 OF EACH YEAR BY AN AMOUNT EQUAL TO THE INCREASE IN THE ANCHORAGE CONSUMER PRICE INDEX (ALL URBAN CONSUMERS) CPI-U FROM JANUARY 1 TO DECEMBER 31 OF THE PRIOR YEAR.)]

(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-152S, § 23, 1-1-04)

**Section 3.** Anchorage Municipal Code of Regulations section 21.20.006, Schedule of Fees – Wetlands plan amendments is amended as follows:

**21.20.006**      **Schedule of fees – Wetlands Plan amendments.**

[A.] The following fees shall be paid in conjunction with amendments to the Wetlands Plan:

## TABLE INSET:

Gross Site Area	Fee
Less than 1.76 acres	\$4,000.00
1.76 to 5.00 acres	6,000.00
5.01 to 40.00 acres	8,800.00
40.00 acres or more	14,000.00

[B. BEGINNING IN 2005 AND ANNUALLY THERAFTER, ALL WETLANDS PLAN AMENDMENT FEES SHALL BE ADJUSTED ON MARCH 15 OF EACH YEAR BY AN AMOUNT EQUAL TO THE INCREASE IN THE ANCHORAGE CONSUMER PRICE INDEX (ALL URBAN CONSUMERS) CPI-U FROM JANUARY 1 TO DECEMBER 31 OF THE PRIOR YEAR.]

(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-152S, § 24, 1-1-04)

**Section 4.** Anchorage Municipal Code of Regulations section 21.20.007, Schedule of fees -- Miscellaneous fees, is amended as follows:

**21.20.007**      **Schedule of Fees – Miscellaneous fees**

The following fees shall be paid for the services described:

## TABLE INSET:

A.	Rescheduling of a public hearing at the request of the petitioner	\$750.00
B.	Certified zoning map verifying zoning status of a particular property parcel. See AMCR 3.90.002 for fee schedule for regular, non-certified map copies.	75.00/sheet
C.	Assignment of a street address	75.00/address
D.	Application for a street name change	800.00
E.	Wetlands permit	
	For an area 16,500 square feet or less	150.00
	For an area greater than 16,500 square feet	475.00
F.	Central business district bonus point calculations	350.00
[G.]	(Repealed)	
G. [H.]	Site landscaping review	115.00/hour
H. [I.]	New and revised parking layouts:	
	Site plan review only	350.00
	Complete site plan review:	
	0-10 spaces	350.00 plus 14.00 per space
	11-50 spaces	437.50 plus 10.50 per space
	51-200 spaces	525.00 plus 7.00 per space


	201-1,0000 spaces	875.00 plus 1.75 per space
	1,001+ spaces	1,050.00 plus 0.88 per space
	Parking access agreements	200.00 per agreement
I. [J.]	Sign permits	
	Plan review for signs outside the building safety service area with a maximum sign view area greater than six square feet.	
	a. Nonelectric	75.00
	b. Electric	150.00
	Sign permit inspection	57.50
	Temporary sign removal cash bond (Banners, balloons, pennants, ribbons, and streamers are exempt.)	500.00
J. [K.]	Private enforcement fee (reimbursable if a complaint is sustained.)	125.00
K.	<u>Land use administrative permits</u>	
	<u>Permit for premises where minors are not allowed</u>	<u>1,000.00</u>
	<u>Snow disposal site</u>	<u>1,000.00</u>
	<u>Tower</u>	<u>1,000.00</u>
	<u>Antenna Attachment to a Tower (per antenna attachment)</u>	<u>250.00</u>
	<u>Unlicensed nightclub</u>	<u>500.00</u>
	<u>Bed and breakfast permit, biennial</u>	<u>250.00</u>
	<u>Rooming house permit, biennial</u>	<u>250.00</u>
[L.]	[Antenna tower]	[1,000.00]
[M.]	[Permit for premises where minors are not allowed]	[1,000.00]
[N.]	[Snow disposal site]	[1,000.00]
[O.]	[Unlicensed nightclub]	[500.00]
[P.]	[Bed and breakfast permit, biennial]	[250.00]
[Q.]	[ANTENNA TOWER SITE PLAN REVIEW, PER HOUR, ONE-HOUR MINIMUM]	[115.00]
L. [R.]	Certification of zoning status, including nonconforming rights (grandfather rights), per hour, one-hour minimum	115.00
M. [S.]	Underground utility variance application:	
	Temporary	1,680.00
	Permanent	3,360.00
N. [T.]	Miscellaneous planning publications	Per copy cost
O. [U.]	Accessory dwelling unit processing fee	100.00

(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AR No. 86-263; AR No. 87-315; AO No. 87-154(S); AR No. 90-151; AR No. 93-327(S), § 1, 2-22-94; AO No. 2001-

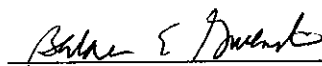
1 145(S-1), § 23, 12-11-01; AO No. 2003-97, § 3, 9-30-03; AO No. 2003-152S, § 25,  
2 1-1-04; AO No. 2004-1, § 4, 1-1-03; AR No. 2006-137, § 1, 6-6-06)

3  
4 **Section 5.** This ordinance shall be effective thirty (30) days after passage and approval  
5 by the Assembly.

6  
7 PASSED AND APPROVED by the Anchorage Assembly this 29<sup>th</sup> day of  
8 July 2008.

9  
10  
11   
12 Chair

13  
14 ATTEST:

15  
16   
17  
18 Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 412 -2008

Meeting Date: June 24, 2008

**From:** MAYOR

**Subject:** A RESOLUTION AMENDING ANCHORAGE MUNICIPAL CODE OF REGULATIONS LAND USE FEES FOR ZONING, HILLSIDE WASTEWATER PLAN AMENDMENTS, WETLANDS PLAN AMENDMENTS, AND THE MISCELLANEOUS FEE SCHEDULE.

1 The Planning Department assesses fees for its services as established in Chapter 21.20 of the  
2 Anchorage Municipal Code of Regulations Governing Land Use Fees. The purpose of this  
3 resolution is to add fees for development applications that currently have no fees and to  
4 modify fee schedules for clarity and consistency. This memorandum describes for each  
5 section of the resolution the fee changes being made.

### 6 7 Section 1 – Zoning Fees

#### 8 9 *Area Master Plan and Development Master Plan Fees*

10  
11 The existing fee schedule for rezoning and conditional use applications is extended to also  
12 apply to area master plan and development master plan applications. The Girdwood Land  
13 Use Regulations (chapter 21.09, Anchorage Municipal Code) require, and in some cases  
14 permit, developers to prepare area master plans. An area master plan facilitates the planned  
15 development of large tracts of land under unified ownership or control, prior to subdivision  
16 or development of entire tracts or parcels within large tracts, in order to provide for land use  
17 compatibility and development responding to site-specific environmental constraints and  
18 opportunities. The Girdwood land use regulations also require, and in some cases permit,  
19 developers to prepare development master plans that establish: circulation systems; land use,  
20 site dimensional, design, and development standards; and building design standards for  
21 specific development sites.

#### 22 23 *Conditional Use – Sale of Alcoholic Beverages*

24  
25 Alcohol conditional use fees are modified for clarity with fee amounts remaining the same.  
26 The Assembly enacted an ordinance, AO 2006-35, regarding conditional uses involving the  
27 sale of alcoholic beverages standards and fees. AO 2006-35 created \$250 as the fee for a  
28 duplicate beverage dispensary license for an existing premise adding 500 square feet or less  
29 or a seasonal outdoor deck or similar outdoor use. That ordinance also established \$1,000 as  
30 the fee for an existing premise adding no additional square footage. Both of these new fees  
31 were inserted underneath a line in the fee schedule that requires a base fee of \$1,000 to be  
32 paid for each liquor conditional use application (plus an additional amount per square foot as

further outlined in the table), making it unclear if newly enacted fees were flat fees of \$250 and \$1,000 or \$1,250 and \$2,000. (These higher amounts including the \$1,000 base fee.)

It appears that the Assembly's intent was to charge a flat fee of \$1,000 for a duplicate license for an existing premise that added no additional square footage and \$1,250 for a duplicate license for an existing premise adding 500 square feet or less or an outdoor deck or similar outdoor use. This resolution amends the fee table to clearly establish the base \$1,000 fee as the total amount due for a conditional use application for a duplicate liquor license for an existing premise adding no additional square footage, and \$1,250 as the fee for an existing premise adding 500 square feet or less, an outdoor deck, or similar outdoor use.

The fees in this section are also sequentially re-numbered to arrange them in a more logical order.

#### *Minor Amendments*

The existing \$960 fee for a minor amendment presently only applies to minor amendments made to previously approved conditional uses. This minor amendment fee is expanded so that it also applies to minor amendments made to previously approved area master plans, development master plans, variances, and site plans. In the event that the applicable board or commission finds that a change should be classified as a major, rather than minor, amendment, then the \$960 minor amendment fee will be credited against the higher amount due for a major amendment.

### **Section 2 – Schedule of Fees – Hillside Wastewater Plan Amendments**

This section repeals the annual CPI-indexing adjustment to Hillside Wastewater Plan amendment fees. The Assembly enacted an ordinance, AO 2003-152S, as Amended, that made a number of changes to municipal fees. Among the 2003 fee changes were new requirements to adjust fees for zoning, platting, Hillside Wastewater Plan amendments, and Wetlands Plan amendments each year per the annual change in the Anchorage Consumer Price Index (CPI.) Subsequently, the Assembly enacted an ordinance, AO 2004-151 as Amended that, among other things, repealed the annual CPI-indexing of zoning and platting fees. However, AO 2004-151 as Amended did not repeal the annual CPI-indexing for Hillside Wastewater Plan and Wetlands Plan amendment fees. The Planning Department has been assuming that the failure to include the CPI-indexing of the Hillside Wastewater Plan and Wetlands Plan amendment fees was an oversight in the drafting of AO 2004-151 and has not been annually adjusting these fees. This resolution formally repeals the CPI-indexing language for the Hillside Wastewater Plan and Wetlands Plan amendment fees.

### **Section 3 – Schedule of Fees – Wetlands Plan Amendments**

This section repeals the annual CPI-indexing adjustment to Wetlands Plan amendment fees. (See explanation provided for Section 2.)



**Section 4 – Schedule of Fees – Miscellaneous fees**

This section does three things:

- (1) Groups together all land use administrative permit fees under the same sub-heading;
- (2) Creates new land use administrative permit fees for antenna attachments and rooming houses; and
- (3) Repeals the hourly rate for antenna tower site plan reviews, thereby making regular site plan review fees apply.

Presently, persons erecting antenna towers pay a \$1,000 antenna tower administrative permit fee and \$115/hour for antenna tower site plan review, if a site plan review is required. This resolution keeps \$1,000 as the fee for an administrative permit to erect a new tower. However, it creates a new \$250 per antenna attachment fee. Thus, an applicant wishing to collocate another antenna on an existing tower would pay a \$250, rather than \$1,000, administrative permit fee. This resolution also repeals the \$115/hour fee for antenna tower site plan reviews, thereby making regular site plan review fees apply. (\$3,360 is the fee for a site plan review that requires neither a public hearing nor a general mailing.)

In regards to rooming houses, the Municipality presently charges bed and breakfast establishments a \$250 biennial fee for an administrative land use permit. This resolution creates a similar \$250 biennial fee that will apply to rooming house establishments.

**THE ADMINISTRATION RECOMMENDS APPROVAL OF THE  
ACCOMPANYING RESOLUTION AMENDING ANCHORAGE MUNICIPAL  
CODE OF REGULATIONS LAND USE FEES FOR ZONING, HILLSIDE  
WASTEWATER PLAN AMENDMENTS, WETLANDS PLAN AMENDMENTS,  
AND THE MISCELLANEOUS FEE SCHEDULE.**

Prepared by: Linda Brooks, Principal Administrative Officer, Planning Department  
Approved by: Tom Nelson, Director, Planning Department  
Concur: Mary Jane Michael, Executive Director  
Office of Economic and Community Development  
Concur: Michael K. Abbott, Municipal Manager  
Respectfully submitted: Mark Begich, Mayor

**Content ID:** 006463

**Type:** AR\_AllOther - All Other Resolutions

A Resolution Amending Anchorage Municipal Code of Regulations Sections 21.20.002, Schedule of Feesâ€Zoning; 21.20.005, Schedule of Feesâ€Hillside Wastewater Plan Amendments; 21.20.006, Schedule of Feesâ€Wetlands Plan Amendments; and 21.20.007, Schedule of Feesâ€Miscellaneous Fees.

**Author:** perrysu

**Initiating Dept:** Planning

**Description:** A Resolution Amending Anchorage Municipal Code of Regulations Land Use Fees for Zoning, Hillside Wastewater Plan Amendments, Wetlands Plan Amendments, and the Miscellaneous Fee Schedule

**Keywords:** Amendments to Land Use Fees

**Date Prepared:** 5/30/08 3:29 PM

**Director Name:** Tom Nelson

**Assembly Meeting Date:** 6/24/08

**Public Hearing Date:** 7/15/08

2008 JUN 12 PM 2:14  
ANCHORAGE MUNICIPAL CLERK

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	6/12/08 11:09 AM	Exit	Heather Handyside	Public	006463
MuniMgrCoord_SubWorkflow	6/12/08 11:09 AM	Approve	Heather Handyside	Public	006463
MuniManager_SubWorkflow	6/12/08 9:47 AM	Approve	Michael Abbott	Public	006463
ECD_SubWorkflow	6/2/08 10:07 AM	Approve	Lisa Villareal	Public	006463
Planning_SubWorkflow	6/2/08 9:59 AM	Approve	Tom Nelson	Public	006463
AllOtherARWorkflow	5/30/08 3:35 PM	Checkin	Susan Perry	Public	006463