

Muni Planning News 2025-06-16

Recent actions by Assembly or PZC (full list available [HERE](#)):

Case name & number	Action	Details
AO 2025-65 Site Access	Adopted with amendments at the June 10, 2025 Assembly meeting .	- Amendment 1: Extending the rules to require connecting to a sidewalk when a sidewalk exists - Amendment 2: Decisions regarding bringing use characteristics into compliance for driveways impacted by the new Site Access code are on hold until the Assembly has made a decision on PZC Case 2025-0044.
AO 2025-63 Making self-storage a conditional use in the B-3 zoning district.	Postponed until the July 15, 2025 Assembly meeting.	Sponsored by Assembly Member Rivera.
PZC Case 2025-0044 Non-Conformities	Recommended for Approval at the June 9, 2025 by the Planning & Zoning Commission	The proposal overall allows more flexibility for when development projects must bring non-conforming structures into conformity.
PZC Case 2025-0045 Mobile Dwelling units	Recommended for Approval at the June 9, 2025 by the Planning & Zoning Commission	Updating definitions for moveable dwellings, allowing wider use of mobile dwelling units that can be certified as safe by the building code, allowing mobile dwelling units to be used as Accessory Dwelling Units (ADUs). Please note the Commission looked at an expanded version of the original proposal which can be viewed HERE. This version allows mobile dwelling units in more zones, allows mobile dwelling unit communities as a site-plan review use where currently allowed, and allows more flexibility for mobile dwelling units, habilitative care, and transitional living in PLI zoning.

Proposed zoning code changes going to the Planning & Zoning Commission or Assembly in the next 6 weeks:

Meeting Date	Case name & number	Details
July 14, 2025 (PZC)	PZC Case 2025-0030 Transit Supportive Development Overlay (TSDO) creation and implementation	Creates and implements a transit-supportive overlay to allow development at a level to support transit. Work session preceding the meeting.
July 14, 2025 (PZC)	PZC Case 2025-0034 Transit Supportive Development Overlay (TSDO) 2020 Comp Plan and 2040 Land Use Plan changes	Updates the 2020 Comprehensive Plan and 2040 Land Use Plan to facilitate the creation of a transit-supportive overlay. Work session preceding the meeting.

Other Land Use Cases or Reviews going to the Planning & Zoning Commission:

Meeting	Case name & number	Details
August 2025	Work session for 10 year targeted Plan Updates	TBD. Project page . The July 14, 2025 PZC meeting will be preceded by a work session focusing on the Transit Supportive Development Overlay but not on the 10 year targeted plan update project.

Other meetings or events:

Date	Meeting or event	Details
June 19, 2025	AMATS Policy Committee	AMATS public input page

- All case information is available on [CityView](#), and all meeting info available on the [Meetings Page](#).
- [AMATS home page](#)
- For all recent changes please see our [Title 21 Updates Page](#).
- Please ensure that you are using the most up-to-date published version of Title 21 [here](#).
- Please write MuniPlanningNews@anchorageak.gov to opt in to or opt out of these emails.
- Please also note that we will likely be transitioning over to a different newsletter service later in 2025, so appearance/format may change in the future. If you tried subscribing already but did not get added to the list, please try again as we recently changed systems.