



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 712-2012

Meeting Date: December 18, 2012

1 **From: MAYOR**

2
3 **Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE**
4 **TITLE 21, LAND USE PLANNING, BY REPEALING OR**
5 **AMENDING EXISTING CODE AND ADOPTING NEW CODE OR**
6 **IMPLEMENTING PROVISIONALLY ADOPTED CODE.**
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10 This ordinance comes before you after an extensive and exhaustive ten-year
11 process encompassing six drafts of the code and multiple rounds of review by the
12 community. The process was started in 2002 by a nationally recognized consulting
13 firm, Clarion & Associates, who specialize in drafting land use codes. Clarion
14 interviewed a multitude of Anchorage citizens, developers, and agencies and
15 reviewed current code and the municipal comprehensive plan in order to create an
16 initial diagnosis of the current code, which pointed out its strengths and
17 weaknesses. They followed with an annotated outline for a new code. After
18 extensive public review and concurrence on the outline from the Anchorage
19 Assembly, the consultants prepared an initial draft of a new Title 21.
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21 The initial draft was released to generate community discussion. It was intended to
22 get reactions on a wide range of issues as to what would and would not work in
23 Anchorage, what provisions were responsive to community goals, and what
24 provisions would be problematic for development. After the second draft, the
25 Anchorage Planning Division has taken the lead in further revisions and drafts,
26 making extensive changes in response to the input received over the past decade,
27 including input from the Mayor and Assembly. Public involvement has been a
28 cornerstone of the code revision process and includes at least:
29

- 30 • over 20 public hearings at the Planning and Zoning
- 31 Commission, the Planning Board, or the Urban Design
- 32 Commission;
- 33 • over 120 Assembly Title 21 Committee meetings;
- 34 • thousands of public comments;
- 35 • over 125 public and stakeholder meetings;
- 36 • 55 advisory committee meetings;
- 37 • extensive input and pro bono review by local professionals,
- 38 firms, and trade associations;

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- more than 40,000 hours of professional planning work by municipal planning staff and other departments;
- an updated round of review by the Administration in 2011;
- a second review, and amendments of the entire Title 21 by the Planning and Zoning Commission in 2012; and
- a final round of Assembly Title 21 Committee review during the last half of 2012 of all previous work by which resulted in a significant public process in the revision of Title 21.

Chapter 10, reserved for Chugiak - Eagle River Land Use Regulations, may be still pending with the Assembly Title 21 Committee for final review. Chapter 10 may therefore not be included for final adoption by this ordinance and instead be brought forward in the first quarter of 2013.

The ordinance adopts Exhibit "A", an amended version of Title 21, which reflects the Assembly Title 21 Committee's recommended changes to all of 14 chapters including the provisionally adopted draft chapters. Exhibits B and C address additional amendments that are recommended.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING, BY REPEALING OR AMENDING EXISTING CODE AND ADOPTING NEW CODE OR IMPLEMENTING PROVISIONALLY ADOPTED CODE.

Prepared by: Erika McConnell, Current Planning Section Manager
 Planning Division

Approved by: Jerry T. Weaver Jr., Director
 Community Development Department

Concur: Dennis A. Wheeler, Municipal Attorney

Concur: George J. Vakalis, Municipal Manager

Respectfully submitted, Daniel A. Sullivan, Mayor

Exhibits: A—Assembly Title 21 Committee Draft of Title 21 Rewrite
 B—Table of Title 21 Amendments Adopted Since 2005
 C—Additional Amendments Proposed by the Community Development Department
 D—Zoning District Name Changes Conversion Table
 E—Economic Impact Analysis Related Exhibits E-1 through E-5
 F—Planning and Zoning Commission Resolutions No. 2012-035 and 2012-036