

Amendments Agreed Upon by Assembly Committee and Planning Division – 2/22/13

	Page/Line	Amendment	In Response to Comment From
1.	Adopting Ordinance	<i>Change the effective date and transition provisions to make the new code effective on December 1, 2013, but not repeal the current code until December 31, 2014. This would allow both codes to be used during 2014. Applicants would need to choose which code to develop under—they could not pick and choose provisions from each code.</i>	Jim Fergusson, Tim Potter, Building Owners and Managers Association, Cook Inlet Housing Authority
Chapter 1			
2.	Page 1, Lines 20-21	B. Encouraging a diverse supply of quality housing located in safe <u>and livable</u> neighborhoods;	Walt Parker et al
3.	Page 1, lines 24-29	D. <u>Promoting</u> [ENCOURAGING] well-planned development that reflects the municipality's unique northern setting, natural resources, and majestic surroundings; E. <u>Providing</u> [ENCOURAGING] appropriate development incentives to achieve an economically balanced and diverse community and to promote further economic development <u>in the municipality</u> ;	Walt Parker et al
4.	Page 1, lines 33-37	G. Protecting <u>development and</u> residents of the municipality from flooding, wildfires, seismic risks, and other hazards; H. Encouraging development of a[N] <u>sustainable and</u> accessible system of recreational facilities, parks, trails, and <u>natural</u> open space that meet[S] neighborhood and community-wide needs;	Walt Parker et al
5.	Page 2, lines 9-10	L. Encouraging land and transportation development patterns that promote public health and safety <u>and offer transportation choices</u> .	Walt Parker et al
Chapter 2			
6.	Page 12, Note 7	⁷ See section 21.03.180D[C]. for the division of major site plan review decision-making authority.	Dan Coffey
7.	Page 14, lines 27-30	Promulgate regulations to implement or make specific the provisions of this title, except provisions of chapter 21.08, <i>Subdivision Standards</i> , which <u>are reserved to the platting board</u> . [SHALL BE REVIEWED BY THE PLATTING BOARD PRIOR TO CONSIDERATION BY THE PLANNING AND ZONING COMMISSION.]	Municipal Planning Division
Chapter 3			
8.	Page 22, lines 13-15	The applicant <u>shall</u> [IS ENCOURAGED TO] use <u>as its first choice</u> the community council(s) meeting of the project area as the community meeting when the community council(s) meeting is available.	Home And Landowners Organization, Inc.
9.	Page 23, lines 19-22	The director shall compile the requirements for application contents, forms, fees, and the submittal and review schedule (including typical time frames for review) in a user's guide, which shall be made available to the public. The director, <u>after seeking the recommendation of the planning and zoning commission</u> , may amend and update the user's guide from time to time. <u>See subsection 21.14.020F. for more information about the user's guide.</u>	Building Owners and Managers Association

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10.	Page 26, line 17	c. <u>Joint Base Elmendorf-Richardson</u> The commander of Joint Base Elmendorf-Richardson (JBER) when the subject parcel is within 500 feet of JBER or within 500 feet of the boundary of a safety zone or noise contour that emanates from JBER and has been shared with and accepted by the community development department. d.[C.] <u>Additional Persons</u>	Joint Base Elmendorf-Richardson
11.	Page 45, lines 19-21	The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties <u>for</u> [OF] the permitted uses listed in the underlying zoning district;	Technical edit identified by Municipal Planning Division
12.	Page 47, lines 35-36	<u>Where a</u> [A]butting streets <u>have no</u> [WITHOUT ANY] transit stops, <u>the BIP-PUD</u> shall have a <u>a</u> [AT LEAST ONE] pedestrian walkway connection <u>to the abutting street</u> at least every 500 feet, unless the abutting street is a <u>restricted access street without pedestrian facilities</u> [WITH THE BIP-PUD].	AMATS Bicycle and Pedestrian Advisory Committee
13.	Page 48, lines 14-17	The sum of the required parking for all uses in the BIP-PUD, which may include <u>parking reductions and alternatives noted in subsection 21.07.090F.</u> , shall be provided at all times. [AT NO TIME SHALL THE AGGREGATE OF THE REQUIRED PARKING OF ALL USES IN THE BIP-PUD, WHICH MAY INCLUDE PARKING REDUCTIONS AND ALTERNATIVES NOTED IN SUBSECTION 21.07.090F., EXCEED THE TOTAL NUMBER OF PARKING SPACES PROVIDED.]	John Weddleton
14.	Page 69, lines 36-37	Members of the public and other municipal, [OR] state, <u>or federal</u> agencies may provide written comments to the department during the 120 day review period.	Joint Base Elmendorf-Richardson
15.	Page 91, Line 43	5. Trails as Part of Subdivision Development <u>or</u> [OF] Conditional Use	Technical edit
Chapter 4			
16.	Page 118, line 9	5. Promote new development that is compatible with surrounding development, and protect residential property <u>from excessive noise, glare, and light pollution; traffic congestion; and other significant adverse effects of incompatible uses.</u> (re-number remaining statements)	Toni Jones and others
17.	Page 131, lines 36-39	Floor area ratio (FAR) incentives are offered to encourage residential development and other features of benefit to the public in mixed-use development. <u>Mixed-use developments may have a floor area ratio of up to 0.5 in the B-1A and B-1B districts and up to 1.0 in the B-3 district by-right. This</u> [THE MAXIMUM FLOOR AREA RATIO ESTABLISHED BY TABLE 21.06-3] may be increased by up to two times through the following provisions, subject to section 21.06.030C.	Technical amendment identified by Planning Division
18.	Page 132, after line 45	e. This height increase shall not be used in conjunction with section 21.06.030D., <u>Height Adjustments, to achieve more than 35 feet of building height in the B-1A district.</u>	Neal Fried and others
19.	Page 142, line 2	...institutional uses; see the use tables in chapter 21.05 for specific allowed uses. <u>Joint Base Elmendorf-Richardson uses, activities, and developments are not subject to the municipal land use regulations including the DR district use limitations.</u>	Joint Base Elmendorf-Richardson

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20.	Page 142, lines 11-16	A PCD should include design features to ensure that the PCD is integrated with the surrounding neighborhood through features such as transition densities, external boundary buffering, and pedestrian and street connectivity[, WHERE THE PLANNING AND ZONING COMMISSION MAKES THE SPECIFIC FINDING THAT STREET CONNECTIVITY IS NECESSARY TO SUPPORT TRAFFIC PROJECTIONS OR NECESSARY FOR EMERGENCY RESPONDERS].	AMATS Bicycle and Pedestrian Advisory Committee
21.	Page 146, lines 7-37	<p>1. Purpose This is a zoning tool to make the provisions and incentives of sections 21.04.030G. and H. available to all uses and establishments within a participating commercial area in the B-1A, B-1B, and B-3 districts[, SUCH AS IN A BUSINESS IMPROVEMENT DISTRICT]. This tool increases the variety of development opportunities[,] by enabling different uses, functions, and scales of development to interact together, through a shared set of standards that encourage [INCREMENTAL] improvements towards a more vibrant, cohesive center. This <u>overlay</u> [TOOL] is [INTENDED] to be <u>applied</u> [USED] only in commercial centers identified in the comprehensive plan, such as in a neighborhood or district plan identifying a neighborhood center or larger center.]; OR WHERE A]An organization or group of property owners choose to take advantage of these provisions.</p> <p>2. Applicability <u>a.</u> This section applies to all uses in a B-1A, B-2B, or B-3 district that are within boundaries of the commercial center overlay. <u>b.</u> <u>Uses in the I-1 or I-2 district located in commercial centers identified in the comprehensive plan may also be a part of a commercial center overlay, under the conditions that apply to the B-3 district. I-1 and I-2 properties in the commercial center overlay are subject to the land use regulations applicable to the B-3 district, including for example allowed uses and dimensional and development standards, except where in conflict with the provisions of this overlay.</u></p> <p>3. Provisions of Sections 21.04.030G. and H. Apply Generally <u>The commercial center overlay district does not require developments to be mixed-use or include residences. The provisions of sections 21.04.030G. and H. apply generally to all uses in their respective B-1A, B-1B, or B-3 districts, except as provided otherwise below.</u></p> <p>4. Reduced Parking Ratios <u>Instead of the five percent reduction provided in sections 21.04.030G. and H., a[A]ny use is eligible for a reduction of up to 10 percent of the minimum number of parking spaces, as provided in section 21.07.090F.6.</u></p> <p>[5. FLOOR AREA RATIO (FAR) BONUS FOR HOUSING <u>IN ADDITION TO THE FLOOR AREA RATIO (FAR) MENU CHOICES PROVIDED IN 21.04.030G.3., TWO SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER GROSS SQUARE FOOT OF HOUSING UNIT FLOOR AREA, UP TO A MAXIMUM INCREASE OF 0.5 FAR.]</u></p> <p>6. [NON-CENTER] Uses Prohibited</p>	John Blaine and Mike McLane, Prudential JW/V Real Estate

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22.	Page 146, lines 42-43	The minimum front setback is reduced to five feet for building elevations that comply with subsection <u>21.04.030G.7.[21.04.030H.3.]</u> , <i>Building Placement and Orientation</i> .	John Blaine and Mike McLane, Prudential JW/V Real Estate
Chapter 5			
23.	From page 161	<i>Various changes to permitted industrial and commercial uses in the table of allowed uses. See table provided at the end of this list.</i>	Building Owners and Managers Association
24.	Page 161	<i>Change “Elementary school or middle school” and “High school” from “M” to “P/M” in all districts where currently allowed</i>	Assemblymember Ossiander
25.	Page 161	<i>Change “Instructional Services” from “C” to “P / C” in I-1 District</i>	Carr-Gottstein Properties
26.	Page 162	<i>Change “Park and open space, public or private” to “Park, public or private” to match changes made to the use title later in the chapter where the definition and use-specific standards are laid out</i>	Technical edit identified by Planning Division
27.	Page 163	<i>Change “Large domestic animal facility, principal use” from “C” to prohibited in all residential districts</i>	Assemblymember Ossiander
28.	Page 164	<i>Change “Amusement Establishment” from “C” to “P / C” in I-1 district Change “Fitness and Recreational Sports Center from “C” to “P / C” in I-1 district</i>	Carr-Gottstein Properties
29.	Page 166	<i>Change “Parking lot or structure (50+ spaces) from “C” to “P” in MC district Change “Parking lot or structure (less than 50 spaces) from “C” to “P” in B-1A, RO, and MC districts</i>	John Weddleton
30.	Page 167	<i>Add new use “Contractor and special trades, light” in Industrial Service use category. Allow as “S/C” in B-3 district and “P” in I-1 and I-2 districts</i>	Building Owners and Managers Association (BOMA)
31.	Page 168	<i>Add new use “Manufacturing, general” in Manufacturing and Production use category. Allow as “P” in I-1, I-2, and MI districts Change “Manufacturing, light” from prohibited to “S/C” in B-3 district</i>	Building Owners and Managers Association
32.	Page 169	<i>Change “Warehouse” to “Warehouse or wholesale establishment, general” Change “Wholesale establishment” to “Warehouse or wholesale establishment, light” and add as “S/C” in B-3 district and as “C” in PLI district</i>	Building Owners and Managers Association
33.	Page 173, lines 23-25	Single-family attached dwellings <u>constructed after [effective date]</u> shall comply with the applicable residential design standards in section 21.07.110, <i>Residential Design Standards</i> .	Bob Mintz
34.	Page 173, lines 44-45	Single-family detached dwellings <u>constructed after [effective date]</u> shall comply with the applicable residential design standards in section 21.07.110, <i>Residential Design Standards</i> .	Bob Mintz

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35.	Page 174, lines 27-28	Two-family dwellings <u>constructed after [effective date]</u> shall comply with the applicable residential design standards in section 21.07.110, <i>Residential Design Standards</i> .	Bob Mintz
36.	Pages 176-177, lines 44-45 and 1-3	Pedestrian crosswalks not less than ten feet in width may be required in blocks longer than 330 feet [WHEN DEEMED ESSENTIAL] to provide reasonable circulation or access to schools, playgrounds, shopping centers, convenience establishments, service buildings, or other community facilities.	AMATS Bicycle and Pedestrian Advisory Committee
37.	Page 191, lines 46-47	A public, private, parochial, or charter school offering academic instruction during the majority of the days of the week <u>for at least two consecutive hours</u> , typically between the...	Assembly Title 21 Committee
38.	Page 192, line 13	<i>Add new ii. and re-number subsequent sections</i> <u>ii. Approval Process</u> <u>Schools with fewer than 10 students are permitted by-right in accordance with table 21.05-1. Schools with 10 or more students are permitted by major site plan review in accordance with table 21.05-1.</u>	Assemblymember Ossiander
39.	Page 194, after line 11	<u>b. Use-Specific Standard</u> <u>A conditional use permit is required for instructional services in the I-1 district that are proposed to occupy more than 20,000 square feet of gross floor area.</u>	Carr-Gottstein Properties
40.	Page 212, Lines 40-42	[SUCH ESTABLISHMENT MAY BE A COMMERCIAL ESTABLISHMENT OR MAY BE IN CONJUNCTION WITH A RESIDENCE BUT EXCEED THE INCIDENTAL AND SUBORDINATE NATURE OF AN ACCESSORY USE.]	Assemblymember Ossiander
41.	Page 215, lines 11-13	<u>b. Use-Specific Standards</u> i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A. ii. <u>A conditional use permit is required for amusement establishments in the I-1 district that are proposed to occupy more than 20,000 square feet of gross floor area.</u>	Carr-Gottstein Properties
42.	Page 215, after line 30	<u>b. Use-Specific Standard</u> <u>A conditional use permit is required for fitness and recreational sports centers in the I-1 district that are proposed to occupy more than 20,000 square feet of gross floor area.</u>	Carr-Gottstein Properties
43.	Page 218, lines 1-5	(A) A school or instructional service serving any combination of grades kindergarten through 12; (B) <u>A childcare center</u> ; (C) Property zoned residential; or (D)[(C)] TA-zoned property designated as residential in the <i>Turnagain Arm Comprehensive Plan</i> .	Rev. Glenn Clary, Anchorage Baptist Temple
44.	Page 220, lines 22-23	Accessory uses may include <u>storage areas</u> , cafeterias, parking, or other amenities primarily for the use of employees in the firm or building.	Building Owners and Managers Association
45.	Page 228, line 39	<i>Create new 1:</i> <u>1. Contractor and Special Trades, Light</u>	Building Owners and Managers Association

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		<p><u>a. Definition</u> <u>An establishment primarily engaged in providing general contracting and/or building construction services for residential, commercial, or industrial uses, and which typically does not involve outdoor storage of equipment or materials, and services are performed off-site. Examples include: general building contractors; plumbing, HVAC, electrical, masonry, carpentry, flooring, roofing, siding, or glass contractors; installing or repairing building equipment. This use excludes excavation, structural steel, well-drilling, street improvement, and similar heavy construction contractors. Contractors and special trades shall be categorized in the office, business and professional use if equipment and materials are not stored at the site, and fabrication or similar work is not carried on at the site.</u></p> <p><u>b. Use-Specific Standards</u> <u>This use is subject to the following limitations in the B-3 district, to ensure compatibility with the commercial area, and to limit potential impacts on residential and commercial uses.</u></p> <p><u>i. The development shall comply with the commercial design standards of section 21.07.120, including the windows and entrances feature for building orientation.</u></p> <p><u>ii. Individual uses are limited to no more than 5,000 square feet of gross floor area by administrative site plan review. Individual uses of up to 20,000 square feet may be proposed through a conditional use review. Conditions of approval shall include a determination by the planning and zoning commission that the proposed size, site plan, and/or location is appropriate relative to designated commercial centers, transit corridors, and similar policy areas identified in the comprehensive plan.</u></p> <p><u>iii. The use shall be operated within a completely enclosed building, except for parking and loading. Outdoor display or storage of objects or materials is prohibited.</u></p> <p><u>iv. Vehicles with a GVWR of more than 12,000 lbs shall not remain on the premises except as necessary to load and discharge contents.</u></p> <p><i>(re-number subsequent uses)</i></p>	
46.	Page 230, lines 17-22	<p>An establishment engaged in small-scale assembly of completely hand-fabricated parts, or [AND] arts-and-crafts production by hand manufacturing of custom or craft goods. Goods are predominantly manufactured only involving the use of hand tools and domestic[SMALL]-scale mechanical equipment. Examples include, but are not limited to: candle making, artisan woodworking, art studio/gallery, artisan pottery, fabric making, jewelry production, glass work, and the like. Cottage crafts are less intensive than, and do not have the off-site impacts often associated with, general industrial uses.</p>	Building Owners and Managers Association

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47.	Page 231, lines 5-16	<p>4. Manufacturing, General [LIGHT]</p> <p>a. Definition</p> <p>An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. <u>This use includes additive (three-dimensional printing) manufacturing. This use does not produce or utilize toxic, hazardous, or explosive materials in large quantities as part of the manufacturing process.</u> Examples include, but are not limited to: airplane, automobile, or truck assembly; repair of railroad equipment; beverage manufacture and brewery; boatbuilding; cabinet shops; machine or blacksmith shops; metalworking or welding shops; paint shops; processing and/or dressing of skins; and printing, publishing, and lithography.</p>	Building Owners and Managers Association
48.	Page 231, line 20	<p><i>Add new 5:</i></p> <p>5. Manufacturing, Light</p> <p>a. Definition</p> <p><u>A general manufacturing establishment that, because of the nature of its equipment, operations, processes, materials, and products, has little or no potential of creating noise, vibration, dust, smoke, fumes, odor, glare, or other environmental impacts on surrounding properties or uses. The scale and intensity of operations are limited by bulk controls and other use-specific standards such that it may be compatible in some commercial areas. This use may include production, assembly, finishing, or packaging of articles from parts made at another location, such as assembly of electrical appliances or medical equipment. It includes additive (three-dimensional printing) manufacturing. It may also include production of finished household and office goods, such as furniture, clothing, or tents, from materials that are already refined, or from raw materials that do not need refining, such as paper, fabric, or pre-milled wood; or wool, clay, fiber, or similar materials.</u></p> <p>b. Use-Specific Standards</p> <p><u>Light manufacturing is subject to the following limitations in the B-3 district to ensure compatibility and protect commercial and residential property.</u></p> <p><u>i. This use shall comply with the use-specific standards set forth in subsection 21.05.060A.1. for contractor and special trades, light.</u></p> <p><u>ii. Building areas used as part of the manufacturing process or related storage or distribution shall have a building height of no more than 35 feet.</u></p> <p><u>iii. When a new establishment is proposed, or when an existing establishment is proposed to be expanded, advance documentation that the establishment will conform to the operation standards of section 21.07.150 and the regulations of title 15 for noise, odor, and airborne emissions shall be required prior to issuance of the land use permit. The documentation shall include an evaluation and explanation certified by a registered engineer or architect, as appropriate, that the proposed activity can achieve the off-site noise, odor, and airborne emissions standards of the municipality. Such evaluation shall describe the measures to be taken by the applicant to meet the standards. Such measures may include, for example, the provision of buffers, reduction in hours of operation, relocation of mechanical equipment, increased setbacks, and use of specific construction techniques, operations, equipment, or building materials. The decision-making body shall determine the appropriate measures to be</u></p>	Building Owners and Managers Association

This draft table was discussed by the Assembly on 2-22-2013. This draft supercedes the 2-19-2013 draft.

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	<p><u>taken by the applicant to significantly reduce potential odor, dust, and airborne pollutant emissions. The measures to be taken shall be indicated on the plans as conditions of approval. After a permit has been issued, any measures that were required by the permit to limit noise shall be maintained.</u></p>	
49. Page 241, lines 7-19	<p><u>6. Warehouse or Wholesale Establishment, General</u></p> <p><i>a. Definition</i></p> <p><u>An establishment primarily engaged in the sale or distribution of goods and materials in large quantity to retailers or other businesses for resale to individual or business customers. Activities may include assembling, sorting, and grading goods into large lots and breaking bulk for redistribution into smaller lots. This use also includes warehouse storage and distribution of materials, goods, or property with no on-site wholesale business activity. This use shall not include heavy manufacturing, resource extraction, scrap operations, bulk storage of hazardous materials, or salvage operations. [A STRUCTURE CONTAINING AN AREA AVAILABLE FOR THE PURPOSE OF STORING RAW MATERIALS, GOODS, OR PROPERTY.]</u></p> <p><i>b. Use-Specific Standard</i></p> <p><u>i. L2 buffer landscaping is required where adjacent to residential districts.</u></p> <p><u>ii. This use shall be limited to warehouse storage in the PLI district. Wholesale operations including the sale or distribution of goods and materials to retailers or other business customers are prohibited in the PLI district.</u></p> <p><u>7. Warehouse or Wholesale Establishment, Light</u></p> <p><i>a. Definition</i></p> <p><u>A general warehouse or wholesale establishment whose activities of assembling, sorting, and grading goods into large lots and breaking bulk for redistribution into smaller lots in such a way as to have minimal impact on surrounding properties. Operations with more than 33 percent of sales to retail customers shall be categorized as a retail sales use rather than as a warehouse or wholesale establishment. [AN ESTABLISHMENT PRIMARILY ENGAGED IN THE SALE OR DISTRIBUTION OF GOODS AND MATERIALS IN LARGE QUANTITY TO RETAILERS OR OTHER BUSINESSES FOR RESALE TO INDIVIDUAL OR BUSINESS CUSTOMERS. THIS SHALL NOT INCLUDE HEAVY MANUFACTURING, RESOURCE EXTRACTION, SCRAP OPERATIONS, BULK STORAGE OF HAZARDOUS MATERIALS, OR SALVAGE OPERATIONS.]</u></p> <p><i>b. Use-Specific Standards</i></p> <p><u>i. This use shall be limited to warehouse storage in the PLI district. Wholesale operations including the sale or distribution of goods and materials to retailers or other business customers are prohibited in the PLI district.</u></p> <p><u>ii. Light warehouse or wholesale establishments are subject to the following limitations in the B-3 district to ensure compatibility and protect commercial and residential property.</u></p> <p><u>(A) This use shall comply with the use-specific standards set forth in subsection 21.05.060A.1. for contractor and special trades, light.</u></p> <p><u>(B) Building areas used as part of the storage and distribution process shall have a building height of no more than 35 feet.</u></p> <p><u>(C) When a new establishment is proposed, or when an existing establishment is proposed to be expanded, advance documentation that the establishment will conform to the operational standards of section 21.07.150 and</u></p>	Building Owners and Managers Association

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		<p><u>the noise regulations of title 15 may be required by the decision-making body prior to the issuance of the land use permit. The documentation shall include an evaluation and explanation certified by a registered engineer or architect, as appropriate, that the proposed activity can achieve the off-site noise standards of the municipality. Such evaluation shall describe the measures to be taken by the applicant to meet the standards. Such measures may include, for example, the provision of buffers, reduction in hours of operation, relocation of mechanical equipment, increased setbacks, and use of specialized construction techniques or building materials. The measures to be taken shall be indicated on the plans as conditions of approval. After a permit has been issued, any measures that were required by the permit to limit noise shall be maintained.</u></p>	
50.	Page 254	<p><i>Add “P” on the row for Caretaker’s residence for all commercial zoning districts</i></p>	<p>Building Owners and Managers Association</p>
51.	Page 254	<p><i>Change “Large domestic animal facility” from “P” to “P/C” in the R-5 through R-10 districts</i></p>	<p>Assemblymember Ossiander</p>
52.	Page 257, lines 29-36	<p>(1) <u>Except as restricted by subsections (B).(2). and (B).(3). Below, ADUs are allowed in all residential zoning districts. [EXCEPT AS ALLOWED IN SUBSECTION (B).(2). BELOW, ADUS ARE PROHIBITED IN THE R-1, R-1A, R-4, AND R-4A ZONING DISTRICTS.]</u></p> <p>(2) <u>In the R-1 and R-1A districts, ADUs are allowed only if added to or created within a detached single-family dwelling. [ADUS ARE ALLOWED IN THE R-1 AND R-1A ZONING DISTRICTS IN THE AREA BOUNDED BY 9TH AVENUE TO THE NORTH, FIREWEED LANE TO THE SOUTH, THE SEWARD HIGHWAY TO THE EAST, AND MINNESOTA DRIVE TO THE WEST, IN ACCORDANCE WITH THE OTHER STANDARDS OF THIS SECTION.]</u></p> <p>(3) <u>In the R-4 and R-4A districts, ADUs are allowed only on lots already improved with detached single-family dwellings as of [effective date].</u></p>	<p>Anchorage Community Development Authority, Chris Duncan</p>
53.	Page 258, lines 2-13	<p>One ADU detached from a single-family dwelling is permitted on a lot, tract, or parcel <u>in all zoning districts except for the R-1 and R-1A</u>, but only if:</p> <p>(a) The lot, tract, or parcel is 10,000 square feet or greater [AND THE ADU IS ATTACHED TO OR ABOVE A GARAGE] and the detached single-family dwelling is the only principal structure; or</p> <p>(b) The lot, tract, or parcel abuts an alley; the ADU is above a detached garage, the ADU/garage abuts the alley;[,] and the detached single-family dwelling is the only principal structure.[]; OR</p> <p>(C) THE LOT, TRACT, OR PARCEL IS GREATER THAN 40,000 SQUARE FEET.]</p>	<p>Anchorage Community Development Authority</p>

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54.	Page 260, lines 14-23	(3) The landowner of the property does not reside in either the principal or the accessory dwelling unit; <u>or</u> (4) The ADU is abandoned by the landowner through written notification to the municipality on a form provided by the municipality.]; OR (5) THE PROPERTY WITH AN ADU CHANGES OWNERSHIP.] (G) <i>Transfer</i> [AN ADU PERMIT IS NOT TRANSFERABLE TO ANY OTHER PROPERTY OR ANY OTHER PERSON.] When a property with an ADU is sold or otherwise transferred...	Anchorage Community Development Authority
55.	Page 261, lines 10-16	[NOTHING IN THIS SECTION GUARANTEES ANY PROPERTY LANDOWNER THE RIGHT TO CREATE AN ADU UNLESS IT CONFORMS TO ALL PROVISIONS IN THIS SECTION. LIMITATIONS DUE TO NATURAL FEATURES, LOT SIZE, LOT DIMENSIONS, BUILDING LAYOUT, OR OTHER PHYSICAL OR ENVIRONMENTAL FACTORS SHALL NOT BE REASONS FOR GRANTING A VARIANCE FROM THE STANDARDS AND PROVISIONS OF THIS SECTION.] No variances shall be granted from the standards and provisions of this section.	Anchorage Community Development Authority
56.	Page 262, line 32	A <u>single</u> dwelling unit on the site of a non[-]residential use and occupied only by a guard... (related to caretaker unit amendment on page 254)	Building Owners and Managers Association
57.	Page 269, lines 6-8	...conditional use, pursuant to subsection 21.03.080. [IN SUCH CASE, THE FACILITY SHALL BE CONSIDERED A SECOND PRINCIPAL USE ON THE LOT AND SHALL COMPLY WITH SUBSECTION 21.05.050B.3.]	Assemblymember Ossiander
58.	Page 274, line 22	...bazaars, and fundraisers.]; AND]	Technical edit identified by Planning Division
Chapter 6			
59.	Page 283	<i>Change the maximum height in the B-1A from “30” to “30, <u>not to exceed two stories</u>” for both types of uses; retain footnotes.</i>	Assembly Title 21 Committee
60.	Page 283	<i>Change the maximum height in the B-1B from “35” to “40, <u>not to exceed three stories</u>” for both types of uses; retain footnotes.</i>	Building Owners and Managers Association, Assembly Title 21 Committee
Chapter 7			
61.	Page 307, line 14	<u>3. Promote the protection of natural features and resources, water quality and hydrological functions, and important or hazardous environmental areas.</u> (re-number remaining statements)	Toni Jones and others

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62.	Page 309, lines 21-26	The municipality contains many natural amenities [THAT], including streams, natural drainages, wildlife habitat areas, water bodies, scenic features such as mountains and coastal areas, wetlands, and hillsides, as well as significant amounts of native forest, tree cover, and open space, all of which contribute to the municipality's character, public health, quality of life, and property values.	Alaska Master Gardeners, Rick Sinnott, and others
63.	Page 309, after line 36	<u>It is the intent of the municipality to follow the adoption of the Title 21 Rewrite Project (2002-2012) within six months with a separate public process to complete the development of a stream protection setback amendment to title 21. Objectives include:</u> a. <u>To provide wider stream protection setbacks; and</u> b. <u>To provide relief for property that would be impacted or rendered nonconforming by such wider setbacks.</u>	Multiple organizations and individuals
64.	Page 313, lines 29-30	[(C) ON-SITE SNOW STORAGE PILES IN ACCORDANCE WITH SUBSECTION 21.07.040F., SNOW STORAGE AND DISPOSAL;]	Alaska Dept. Fish & Game; Home And Landowners Organization, Inc.; Rick Sinnott; and others
65.	Page 313, lines 34-37	[(E) [ONLY IN THE AREA COVERED BY THE HILLSIDE DISTRICT PLAN, LAWNS, LANDSCAPING, PLAY EQUIPMENT, FENCES, PERVIOUS DECKS, UNPAVED PATIOS, AND OTHER SIMILAR FEATURES THAT ARE BASED ON A PERVIOUS SURFACE;]	Rabbit Creek Community Council; Home And Landowners Organization, Inc.
66.	Page 317, lines 35-37	Encourage the retention of <u>natural, indigenous</u> vegetation that helps retain runoff, and maintains the area's visual character.	Rick Sinnott
67.	Page 318, lines 25-26	Lots less than 40,000 square feet: <u>50</u> [60] percent of the lot area maximum.	Chris Hamre et al
68.	Page 319, lines 12-24	The original, natural grade of a lot shall not be raised or lowered more than ten feet at any point for construction of any structure or improvement, except[:] i. [THE SITE'S ORIGINAL GRADE MAY BE RAISED OR LOWERED A MAXIMUM OF TEN FEET IF RETAINING WALLS ARE USED TO REDUCE THE STEEPNESS OF CONSTRUCTED SLOPES, PROVIDED THAT THE RETAINING WALLS COMPLY WITH THE REQUIREMENTS SET FORTH IN THIS SUBSECTION. II. AS NECESSARY TO CONSTRUCT A DRIVEWAY FROM THE STREET TO A GARAGE OR PARKING LOT, GRADE CHANGES OR RETAINING WALLS UP TO TEN FEET MAY BE ALLOWED. III. FOR THE PURPOSES OF THIS SUBSECTION 21.07.020C.3.E.,] basements and buildings set into a slope are not considered to lower the natural grade within their footprint.	Chris Hamre et al

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	Page/Line	Amendment	In Response to Comment From
69.	Page 324, lines 11-17	<p>For discretionary approvals before the planning and zoning commission, the urban design commission, the platting board, or the zoning board of examiners and appeals that include [WITHIN] the area identified in subsection D.2. above, the following shall be considered during deliberations: [STANDARDS, IF APPLICABLE ACCORDING TO THE REPORT PROVIDED IN ACCORDANCE WITH SUBSECTION D.5. BELOW, MAY BE IMPOSED BY THE PLANNING AND ZONING COMMISSION AND/OR THE PLATTING BOARD, DURING APPROVALS:]</p> <p>i. Location of new buildings, [AND] permanent structures, trails, and fences.</p>	Vivian Mendenhall
70.	Page 334, lines 24-29	<p>Developments involving the construction of new principal buildings, [AND/OR] the removal and replacement of existing principal buildings, and/or the expansion or redevelopment of on-site surface areas to be plowed for motorized vehicle access and parking shall provide for snow storage and disposal on the site plan, as provided below. Tenant improvements, renovations, alterations, and enlargements of existing developments [BUILDINGS] are exempt, except that the addition or expansion of parking lots or other areas for motorized vehicle parking and access by the greater of either 10 parking spaces or 10 percent of the existing area shall comply.</p>	Robyn Lauster
71.	Page 334, lines 30-41	<p>a. If snow will be stored on-site, snow storage areas shall be designated on the site plan as provided in 4.b. through 4.g. below. If snow will be removed off-site to a snow disposal facility or another alternative snow management strategy is used as provided in subsection F.5. below, then the snow storage areas may be reduced or eliminated from the site plan.</p> <p>b. For residential uses, an area equal to at least 10 percent of the surface area on the site to be plowed for motorized vehicle parking and access (as identified in subsection F.2.) shall be designated for snow storage. For nonresidential uses, this area requirement shall be five percent.</p> <p>c.[B.] As an alternative to 4.b. above, t[T]he applicant shall provide a calculation stamped by a professional registered with the Alaska State Board of Registration for Architects, Engineers, and Land Surveyors, that indicates the proposed snow storage and disposal strategy will be adequate to accommodate the plowed snow in an average snow year, considering the site plan layout, the amount of surface area to be plowed for motorized vehicles (as identified in subsection F.2.), and the proposed method(s) of snow storage and disposal.</p> <p><i>(Re-letter subsequent subsections.)</i></p>	Jim Fergusson, Robyn Lauster
72.	Pages 344-345, lines 48-49 and 1-2	<p>Vehicular and/or pedestrian connections to adjacent municipal parks or municipal lands designated as parks shall be required [AS DETERMINED OR] unless waived by the director of the parks and recreation department.</p>	AMATS Bicycle and Pedestrian Advisory Committee
73.	Page 346, Lines 15-20	<p>In all class A zoning districts except for industrial districts, sidewalks shall be installed on both sides of all [NEW] streets (local, collector, arterial, public or private, including loop streets). Where indicated in the comprehensive plan, a pathway may replace a sidewalk on one side. In industrial zoning districts, a sidewalk shall be installed on one side of all [NEW] local streets, and on both sides of local streets if the new sidewalks would connect to existing sidewalks on both ends and the needed sidewalk length is no greater than one quarter mile.</p>	Rabbit Creek Community Council

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	Page/Line	Amendment	In Response to Comment From
74.	Page 346, lines 21-32	<p>c. In cul-de-sacs in class A zoning districts, the following shall apply:</p> <p>i. For cul-de-sacs with fewer than <u>150</u> [300] average daily trips and with speeds limited to 25 miles per hour by design, no sidewalks are required <u>on the cul-de-sac stem or bulb.</u></p> <p>ii. For cul-de-sacs with <u>150</u> [300] to <u>500</u> [1,000] average daily trips, and for those with fewer than <u>150</u> [300] average daily trips but a design speed of greater than 25 miles per hour, a sidewalk on one side of the cul-de-sac stem [AND BULB] is required.</p> <p>iii. For cul-de-sacs with more than <u>501</u> [1,000] average daily trips, or for cul-de-sacs that are used to access a school or a park (notwithstanding subsections c.i. and c.ii. above), sidewalks on both sides of the stem [AND AROUND THE BULB] are required.</p> <p>iv. Average daily trips shall be computed by the traffic division.</p>	AMATS Bicycle and Pedestrian Advisory Committee; Rabbit Creek Community Council
75.	Page 347, lines 9-13	<p>i. Site conditions and the potential for significant negative impacts on the natural environment;</p> <p>ii. <u>The need to maintain and improve sidewalk continuity;</u></p> <p>iii. <u>Evidence that a sidewalk would decrease pedestrian safety;</u></p> <p>iv. Extensive public testimony offering rational arguments against sidewalks;</p> <p>v.[iii.] Availability of an alternate trail system; and</p> <p>vi.[iv.] Vehicular speeds and pedestrian safety.</p>	AMATS Bicycle and Pedestrian Advisory Committee; Rabbit Creek Community Council;
76.	Page 359, lines 27-34	<p>5. <u>Promote the use of existing vegetation and retention of trees, woodlands, habitat, and urban forest.</u></p> <p>6. <u>Reduce runoff and erosion, control dust, and preserve air and water quality; and</u></p> <p>7. <u>Encourage use of native plants or provide landscaping that is compatible with the climate and natural setting of the municipality and can provide desired effects even during harsh urban and winter conditions.</u></p>	Alaska Master Gardeners
77.	Page 359, lines 41-44	<p>Except for lots where there is a single principal structure containing between one and four dwelling units <u>and any development of a single principal structure where the sum of the required perimeter and parking lot landscaping is less than 1,000 square feet</u>, all development shall have a landscape plan prepared by a licensed landscape architect...</p>	Jim Fergusson, Alan Rhode,

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	Page/Line	Amendment	In Response to Comment From
78.	Pages 362-363, rows for L1-L4 landscaping, 3 rd column	<i>Add in each cell:</i> <u>All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</u>	Alaska Master Gardeners
79.	Page 362, 2 nd row, 4 th column	A 6-foot high ornamental sight-obscuring or screening fence may be used in lieu of 5 feet of planting bed width <u>on side or rear property lines, but not along streets or street rights-of-way.</u> The fence shall be situated within <u>or on the edge of the planting bed</u> [TWO FEET OF THE PROPERTY LINE], except where utilities or existing conditions create a conflict.	Rabbit Creek Community Council
80.	Page 362, 3 rd row, 4 th column	<u>On side or rear property lines, but not along streets or street rights-of-way, p[P]lanting bed width may be reduced by 10 feet with provision of an <u>eight</u>[8]-foot high ornamental screening fence.</u>	Rabbit Creek Community Council
81.	Page 364, 1 st row, 3 rd column	Areas subject to site enhancement landscaping shall be covered with living ground cover, turf, or planting beds with trees and shrubs, at the discretion of the property owner. <u>Existing natural vegetation can be applied toward meeting site enhancement landscaping requirements.</u>	Jim Fergusson
82.	Page 368, lines 3-4	This section [ENCOURAGES THE RETENTION OF EXISTING TREES AND] establishes a minimum requirement for trees in new residential development. <u>It encourages the retention of existing trees and in general promotes a sustained presence of trees and woodlands for their benefits to property values, community character, wildlife habitat, and the natural environment in urban areas of the municipality.</u>	Alaska Master Gardeners
83.	Page 369, lines 21-24	i. Coniferous trees 10 feet or more in height are equivalent to <u>two</u> [THREE] new trees. ii. Deciduous trees 6 inches or greater caliper are equivalent to <u>two</u> [THREE] new trees.	Alaska Master Gardeners
84.	Page 369, line 29	i. Required landscaping areas may overlap with utility easements. ii. <u>The developer shall coordinate landscape projects within utility easements with the respective utilities and ensure that the landscaping is compatible with the utility's need to safely and reliably operate and maintain its facilities. The utility shall provide written notice to property owners about planned projects that affect landscaping within utility easements.</u>	Chugach Electric Association
85.	Page 370, lines 6-8	Construction fencing <u>in high-traffic areas of the construction site</u> shall consist of a durable material, such as chain link or wood[FENCING]. <u>Plastic fencing that is properly anchored and not on movable posts is acceptable for low-traffic areas of the construction site.</u> Plastic tape is not an acceptable alternate.	Jim Fergusson
86.	Page 370, line 16	...consist of shredded bark, <u>wood chips,</u> or mineral mulches that do not become...	Alaska Master Gardeners
87.	Page 370, line 19	...enhancement landscaping, ground cover plants such as lawn grasses <u>or native perennial ground covers and wildflowers...</u>	Alaska Master Gardeners

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88.	Page 371, lines 2-8	At warranty end and prior to the municipality authorizing release of the guarantee, a licensed landscape architect or a certified arborist shall inspect the landscaping. When landscaping is found to be complete and healthy as intended, the inspector shall provide affidavit of the same to the director. At the direction of the above inspector, the owner shall replace failed or failing landscaping with healthy material per the approved landscape plan and to the satisfaction of the inspector. <u>The municipality shall release the guarantee within 30 days of receiving the affidavit of the inspector that all the landscaping is found to be complete and healthy as intended.</u>	Jim Fergusson
89.	Page 394, lines 11-16	In the R-1, R-1A, R-2A, R-2D, R-2M, R-3, R-4, R-4A, R-5, and R-7 districts:[,] <u>i. Fences in front setbacks shall not exceed four feet in height.</u> <u>ii. Fences in secondary front setbacks that abut a street of arterial or greater classification may be up to eight feet in height.</u> <u>iii. The director may approve a fence in a secondary front setback to be up to six feet in height where the property owner shows that such fence is necessary to block headlights of in-street traffic, the sight distance triangle is preserved, and no direct vehicular access to the street is provided.</u> <u>iv. Fences in side or rear setbacks shall not exceed six feet in height, except where across an alley from or abutting a nonresidential district, in which case the fence may be up to eight feet in height.</u>	Assemblymember Hall
90.	Pages 435-436, lines 36-41 and 1-3	<p>i. <u>When the front wall or rear wall of a row of dwelling units faces the front wall or rear wall of another row of dwelling units on the development site, the average distance between shall be a minimum of 24 feet, plus one foot of distance for each foot of building height above 24 feet, up to a maximum requirement of 30 feet. [EXCEPT AS PROVIDED IN B.II, THE AVERAGE DISTANCE BETWEEN ANY TWO BUILDING WALLS OF TWO RESIDENTIAL OR MIXED-USE STRUCTURES ON THE SAME SITE SHALL BE THE GREATER OF THE FOLLOWING:</u></p> <p style="margin-left: 40px;">(A) 20 FEET</p> <p style="margin-left: 40px;">(B) ONE FOOT DISTANCE FOR EVERY ONE FOOT OF BUILDING HEIGHT, UP TO A MAXIMUM REQUIREMENT OF 30 FEET.]</p> <p>ii. <u>When the end wall of a row of dwelling units faces the front wall or rear wall of another row of dwelling units on the development site, the average distance between shall be a minimum of 20 feet. [ii. SIDE OR END WALLS THAT DO NOT PROVIDE THE PRIMARY DAYLIGHTING OR WINDOWS INTO DWELLINGS ARE EXEMPT.]</u></p> <p>iii. <u>End walls facing end walls are not subject to the building spacing requirement of this section.</u></p> <p>iv. <u>Building projections allowed under subsection 21.06.030C.3. are permitted to project into the required space between buildings.</u></p> <p>v. <u>For the purposes of this subsection 21.07.110C.6., front walls and rear walls are defined as those walls that are generally perpendicular to party walls between dwelling units. End walls are generally parallel to party walls separating dwelling units, and are located at the end of a row of units. Front and rear walls in a building are typically the primary location of openings for light and air for the dwelling units, while end walls are not.</u></p>	John Blaine and Mike McLane, Prudential JW/V Real Estate; Cook Inlet Housing Authority

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	Page/Line	Amendment	In Response to Comment From
91.	Page 436, lines 10-13	It shall be demonstrated to the director's satisfaction that the transfer responds to a site specific attribute such as solar orientation, <u>photovoltaic panels placed for solar energy collection</u> , a noisy arterial street or objectionable view, and that mitigating features will be provided for the affected wall or area.	Cook Inlet Housing Authority
92.	Page 436, lines 40-44	<p>b. <u>Orientation of Living Spaces and Windows—Ground Floor</u> Provide windows and/or pedestrian entrances comprising at least 20 percent of the ground-floor wall area of any elevation fronting on a street or private common open space or having a primary entrance serving multiple dwellings.</p> <p>c. <u>Orientation of Living Spaces and Windows—Overall Development</u> <u>As an alternative to 6.b. above, provide windows and/or pedestrian entrances comprising at least 20 percent of the total wall area of all building elevations facing a street or private common open space or having a principal front entrance serving multiple dwellings.</u> <i>(re-letter subsequent sections)</i></p>	Shaun Debenham
93.	Page 438, lines 2-24	<p>Any building elevation facing a street[, <u>REQUIRED COMMON PRIVATE OPEN SPACE,</u>] or having a primary entrance shall provide at least four features from the menu below. If the [BUILDING HAS AT LEAST FOUR DWELLING UNITS AND THE] applicable building elevation is <u>42[40]</u> feet or longer, then <u>a wall modulation choice [IN 7.A. OR 7.B.] shall be selected [REQUIRED]</u> as one of the four features. This section shall apply to no more than two building elevations, with priority to elevations facing a street or with the <u>principal front [PRIMARY] entrance(s)</u>.</p> <p>a. <u>Wall Modulation—at Intervals</u> Provide wall plane projections, recesses, or reveals at least six feet wide, with a change in plane of at least four feet, spaced at intervals of no more than 32 feet, except <u>allowing for</u>:</p> <p>i. The maximum interval may be increased by two and one half feet for each foot of additional change in wall plane of the projection or recess—up to a maximum interval of 42 feet;</p> <p>ii. The depth of the modulation may be reduced by two <u>and one-half</u> feet where the wall modulation is tied to a change in siding material, balcony, bay window, or roofline modulation, as defined below;</p> <p>iii. The standard applies on a minimum of 60 percent of the height of the building wall.</p> <p>b. <u>Wall Modulation—Separate Façade Planes</u> <u>As an alternative to 7.a. above, divide the wall into separate façade planes that project or recess from abutting façade planes by a minimum depth of 18 inches. In order to be considered a separate façade plane, a portion of the façade shall have a minimum area of 150 square feet and a maximum area of 500 square feet.</u></p> <p>c. <u>Wall Modulation—Alternative Choice</u> <u>An alternative wall modulation design prepared by a licensed architect may be used as a design innovation credit, as provided in subsection 21.07.110B.3.</u> <i>(re-letter remaining sections)</i></p>	Cook Inlet Housing Authority, Shaun Debenham

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	Page/Line	Amendment	In Response to Comment From
94.	Page 438, lines 34-37	Provide an upper story cantilever or step-back with a change of wall plane of at least four feet, or <u>18 inches [TWO FEET]</u> if accentuated by a change in siding <u>material</u> or the façade is only two stories in height. At least two-thirds of the building elevation length shall have such cantilever or step-back. <u>Building elevations that receive credit for menu choice 7.b., Wall Modulation—Separate Façade Planes, shall not receive credit for this choice.</u>	Cook Inlet Housing Authority, Shaun Debenham
95.	Page 439, lines 42-45	Variations may include reversed building elevations, a different pattern or arrangement of building modulation or articulation features, a different dwelling unit layout or design that is evident on the exterior, or a change in scale such as varying the number of stories, <u>the number of units from one building to the next, or the width of abutting units.</u>	Cook Inlet Housing Authority
96.	Page 440, lines 28-32	Building and site design shall respond to Alaska’s northern climate, including the effects of snow, ice, low temperatures, wind exposure, and low and seasonal sunlight conditions, by providing at least four features from the following menu. The features set forth in menu choices 9.e., <i>Year-Round Access to Sunlight</i> ; 9.f., <i>Sunlight Access for Neighbors</i> ; 9.h., <i>Sun Trap</i> ; 9.i., <i>Atrium</i> ; and 9.k., <i>Sunlit and Wind Protected Courtyards</i> [:]; shall each count as two features.	John Weddleton
97.	Page 441, lines 42-43	A multifamily project shall provide at least <u>30[40]</u> square feet of covered, enclosed, and secure bulk storage area per dwelling unit...	Shaun Debenham
98.	Page 445, lines 14-17	a. <u>Wall Modulation—at Intervals</u> Provide projections, recesses, or reveals at least four feet wide, with a change in wall plane of at least two feet, provided <u>at the common wall between units or at intervals of no more than 24 feet apart [OR AT THE COMMON WALL BETWEEN UNITS]</u> , except:	Shaun Debenham
99.	Page 446, lines 24-37	<u>For dwelling units that front onto a street, t[T]he area between the front entry porch or landing and the abutting street shall be planted as provided in 8.d. below. Front driveway width and other motor vehicle parking facilities shall not encroach into this area.</u> b. <u>Front Driveway Separations</u> Where townhouse units are served by individual garages or driveways fronting onto the street or on the same building elevation as the primary entry to the dwelling, a landscaping planting area with a width of no less than four feet shall be provided between each individual driveway. The planting area shall extend out <u>from the building façade or front entry landing</u> the full distance to the street, shared driveway, parking bay, or circulation aisle, but in no case extend out less than eight feet from the building garage façade. Driveways may be combined for a maximum of two dwellings, however no driveway or driveway combination shall exceed 32 feet <u>in width</u> without a landscaped break. <u>A parking courtyard may provide an alternative design that departs from this provision in accordance with subsection 21.07.060F.18.</u>	Cook Inlet Housing Authority
100.	Page 448, line 17	The standards of this subsection E. apply to the developments listed below <u>that are constructed after [effective date]</u> . This section does not apply to <u>dwellings constructed prior to [effective date]</u> , accessory dwelling unit uses, or in Girdwood.	Bob Mintz

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101.	Page 448, lines 28-29	Any subdivision or development of five or more units shall have a mix of housing models, as determined during the building permit process, according to <u>table 21.07-12</u> . This applies to <u>abutting or adjacent lots</u> . [THE FOLLOWING TABLE:]	Cook Inlet Housing Authority
102.	Page 449, lines 20-23	The primary entrance of each residence and the walkway to that entrance shall be clearly visible from the street. [THE ROOFED PORCH/LANDING OR PRIMARY ENTRANCES ON SIDE ELEVATIONS SHALL EXTEND AT LEAST THREE FEET FROM THE ELEVATION.] Primary entrances shall not be located on the rear of the structure.	Cook Inlet Housing Authority
103.	Page 451, lines 33-35	This section applies to the development of <u>three</u> [TWO] or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit.	Cook Inlet Housing Authority
104.	Page 453, lines 4-7	Common open space with <u>L2 buffer</u> [L3 SCREENING] landscaping shall be provided along any lot line abutting a residential neighborhood where the density is less than half the density of the development with multiple residential structures on a single lot.	John Weddleton
105.	Page 467, lines 14-15	<u>L3</u> [L2] <u>screening</u> [BUFFER] landscaping shall be provided along all lot lines that abut a residential zoning district or a street.	Home And Landowners Organization, Inc.
Chapter 8			
106.	Page 473, lines 33-36	In deciding the extent of pedestrian facilities to be required, the platting authority shall consider negative impacts to the terrain, the cost of improvements in relation to the anticipated use, the needs of pedestrians, and the identification of <u>existing</u> alternate locations for pedestrian facilities.	AMATS Bicycle and Pedestrian Advisory Committee
107.	Page 474, lines 12-14	Initial land disturbance shall be limited to the proposed travel-way (lanes and shoulders) to accommodate land survey, <u>geotechnical</u> [BIOLOGICAL] investigation of the in situ materials, and "rough" construction.	Jim Fergusson; Associated General Contractors
108.	Page 478, lines 6-8	The platting authority shall require the dedication of access for trails designated on adopted municipal plans, unless an alternative access point <u>within the subdivision</u> is clearly agreed to be preferable <u>for dedication</u> .	Rabbit Creek Community Council
109.	Page 478, lines 22-23 and 37	<i>Change plan references to "Chugach State Park Access Plan" as this is the recommended title of the plan.</i>	Technical edit identified by Tom Meacham
110.	Page 478, lines 31-33	Acceptable pedestrian access shall be platted in accordance with relevant provisions of this code and be <u>at least 20 feet wide</u> , centered on an existing, recognized, new, or relocated trail.	Rabbit Creek Community Council

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111.	Page 482, lines 3-6	<p><u>1.</u> The subdivider or developer shall construct...in accordance with the table below: TABLE 21.08-2</p> <p><u>2.</u> Notwithstanding subsection C.1. above, improvements in the <i>Hillside District Plan</i> area shall comply with table 4.5 of the <i>Hillside District Plan</i> (page 4-16). In the case of any conflict between the standards of this section 21.08.050 and table 4.5 of the <i>Hillside District Plan</i>, the plan shall govern.</p>	Dianne Holmes and others
112.	Page 486, lines 9-11	Pathways shall be located and constructed as determined by the <i>Anchorage Non-Motorized Transportation Plan: Pedestrian Plan</i> , [AND] the <i>Anchorage Non-Motorized Transportation Plan: Bicycle Plan</i> , and other adopted municipal plans.	AMATS Bicycle and Pedestrian Advisory Committee
Chapter 9			
113.	Page 515, lines 38-39	A general study of existing and proposed drainage, and impacts to natural features, habitat, vegetation, and riparian areas, using baseline climatic and environmental data that reflects Girdwood conditions.	Girdwood Board of Supervisors
114.	Page 519, lines 11-13	The design standards proposed in the development master plan may differ from the standards of sections 21.09.060, 070, and 080 [BUT SHALL MEET OR EXCEED THOSE STANDARDS], as provided in subsection 21.09.030F.4., using the development and design criteria described in subsection 5.g.[4.G], below.	Alyeska Resort; Girdwood Board of Supervisors
115.	Page 519, line 32	A grading plan and detailed study of existing and proposed drainage, using baseline climatic and environmental data that reflects Girdwood conditions;	Girdwood Board of Supervisors
116.	Page 520, line 17	<p><i>Insert a new subsection 4. as follows, and renumber subsequent subsections:</i></p> <p>4. Development and Design Standards</p> <p><u>The development master plan shall establish specific circulation systems, land uses, site dimensional, design, and development standards, and building design standards for its development areas. These elements may set different development standards than those found in title 21 including sections 21.09.060, 21.09.070 and 21.09.080. The development master plan shall list the specific sections of title 21 for which different standards are to be established. Where different standards are approved in the development master plan, those standards shall be applied instead of the corresponding standards in title 21.</u></p>	Alyeska Resort; Girdwood Board of Supervisors
117.	Page 585, lines 44-46	Required parking for any non-residential use in the gC-5, gC-8 or gC-9 districts may be located off-site within the adjoining right-of-way or within 600 feet of the site in community parking <u>facilities</u> [AREAS] under a municipal parking agreement. <u>Properties may also use the reduced parking requirements and parking reductions provided in section 21.07.090. (RESERVED: Tailored parking requirements and reductions for the new townsite area will be further developed in coordination with the update to the Girdwood Area Plan and adopted as an amendment to this section.)</u>	Girdwood Board of Supervisors

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118.	Page 597, lines 4-7	<p><i>Replace the content of the paragraph with the following:</i></p> <p><u>No wall shall be longer than 42 feet without a change or alteration in alignment of at least four feet in depth from the plane of the referenced wall. For building sides longer than 64 feet, the combined length of the segments not in plane with the primary wall plane of the building side shall equal at least one-third of the building side length. Curved walls that include a change in wall plane of at least four feet depth in 40 feet of wall length shall satisfy this requirement. Where two arms or elevations of a building are separated by a change in wall plane of six degrees or more, these shall be considered as separate building sides for the measurement purposes of this provision.</u></p>	Girdwood Board of Supervisors
119.	Page 600, lines 10-13	<p><i>Replace the content of the paragraph with the following:</i></p> <p><u>No wall shall be longer than 42 feet without a change or alteration in alignment of at least four feet in depth from the plane of the referenced wall. For building sides longer than 64 feet, the combined length of the segments not in plane with the primary wall plane of the building side shall equal at least one-third of the building side length. Curved walls that include a change in wall plane of at least four feet depth in 40 feet of wall length shall satisfy this requirement. Where two arms or elevations of a building are separated by a change in wall plane of six degrees or more, these shall be considered as separate building sides for the measurement purposes of this provision.</u></p>	Girdwood Board of Supervisors
Chapter 10			
120.	Page 604, Table 21.10-1	<i>In the second column, move the CE-RC to the cell with CE-B-3.</i>	Chugiak-Eagle River Consortium
121.	Page 610, lines 33-37	<p>The CE-R-1 district is intended primarily to provide for detached single-family residential areas with <u>gross densities up to six dwelling units per acre</u> [MEDIUM DENSITY]. These areas generally are intended to have well-developed infrastructure and municipal services.</p> <p>[B. DISTRICT-SPECIFIC STANDARD GROSS DENSITY SHALL BE UP TO SIX DWELLING UNITS PER ACRE.]</p>	Municipal Planning Division
122.	Pages 610-611, lines 40-43 and 1-2	<p>The CE-R-1A district is intended primarily for detached single-family residential areas with <u>gross densities up to four dwelling units per acre</u> [MEDIUM DENSITY], and minimum lot size is slightly larger than the CE-R-1 district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.</p> <p>[B. DISTRICT-SPECIFIC STANDARD GROSS DENSITY SHALL BE UP TO FOUR DWELLING UNITS PER ACRE.]</p>	Municipal Planning Division

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	Page/Line	Amendment	In Response to Comment From
123.	Page 611, lines 5-13	<p>The CE-R-2A district is intended primarily for single- and two-family residential areas with <u>gross densities up to ten dwelling units per acre</u> [MODERATE DENSITY]. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.</p> <p>b. District-Specific Standard[S]</p> <p>i. Multiple detached dwelling units built on the same lot or tract which do not qualify as an ADU, shall be allowed through the planned unit development (PUD) process in accordance with subsection 21.03.080H.</p> <p>[II. GROSS DENSITY SHALL BE UP TO TEN DWELLING UNITS PER ACRE.]</p>	Municipal Planning Division
124.	Page 611, lines 16-23	<p>The CE-R-2D district is intended primarily for single- and two-family residential areas with <u>gross densities up to 12 dwelling units per acre</u> [MODERATE DENSITY]. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.</p> <p>b. District-Specific Standard[S]</p> <p>i. [GROSS DENSITY SHALL BE UP TO 12 DWELLING UNITS PER ACRE.</p> <p>II.]The CE-R-2D district shall conform to the district specific standards of the CE-R-2A district.</p>	Municipal Planning Division
125.	Page 611, lines 26-28 and page 612, line 4	<p>The CE-R-2M district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with <u>gross densities up to 15 dwelling units per acre</u> [MODERATE DENSITY].</p> <p>[V. GROSS DENSITY SHALL BE UP TO 15 DWELLING UNITS PER ACRE.]</p>	Municipal Planning Division
126.	Page 612, lines 1-3	[NO MORE THAN 40 PERCENT OF THE LAND AREA BETWEEN ANY STREET FACING BUILDING ELEVATION AND THE STREET LOT LINE MAY BE PAVED OR USED FOR VEHICLE DRIVEWAY OR PARKING.]	Tim Potter
127.	Page 612, lines 7-16	<p>The CE-R-3 district is intended primarily for residential areas that allow for a variety of multifamily, two-family, and single-family dwellings, with <u>gross densities up to 30 dwelling units per acre</u> [MODERATE TO HIGH DENSITY]. The design of CE-R-3 development, including building appearance, location of parking, setbacks, and landscaping, should be complementary to the existing neighborhood and mix of dwelling types.</p> <p>b. District-Specific Standard[S]</p> <p>i. Multiple detached dwelling units built on the same lot or tract, which do not qualify as an ADU, shall be allowed through the planned unit development (PUD) process in accordance with subsection 21.03.080H.</p> <p>[II. GROSS DENSITY SHALL BE UP TO 30 DWELLING UNITS PER ACRE.]</p>	Municipal Planning Division
128.	Page 612, lines 19-24	<p>The CE-R-5 district is intended for single- and two-family residential areas with <u>gross densities up to six dwelling units per acre</u> [MEDIUM DENSITY] where public sewer and water are generally available, and to encourage affordable housing. Mobile homes on individual lots are allowed in this district.</p> <p>[B. DISTRICT-SPECIFIC STANDARD</p> <p>GROSS DENSITY SHALL BE UP TO SIX DWELLING UNITS PER ACRE.]</p>	Municipal Planning Division

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	Page/Line	Amendment	In Response to Comment From
129.	Page 612, lines 36-42	The CE-R-6 district is intended for those land areas where large lot development is desirable. The CE-R-6 district is designed to encourage low-density residential development <u>with gross densities of up to one dwelling unit per acre</u> , while at the same time protecting and enhancing those physical and environmental features which add to the desirability of rural residential living. Availability of infrastructure and municipal services may vary. [B. DISTRICT-SPECIFIC STANDARD GROSS DENSITY SHALL BE UP TO ONE DWELLING UNIT PER ACRE.]	Municipal Planning Division
130.	Pages 612-613, lines 45-47 and 1-4	The CE-R-7 district is intended primarily for single- and two-family residential areas with <u>gross densities up to two dwelling units per acre</u> [MEDIUM TO LOW DENSITY]. This district may also be applied to areas between larger lot districts and higher density districts while at the same time protecting and enhancing those physical and environmental features which add to the desirability of rural residential living. [B. DISTRICT-SPECIFIC STANDARD GROSS DENSITY SHALL BE UP TO TWO DWELLING UNITS PER ACRE.]	Municipal Planning Division
131.	Page 613, lines 7-14	The CE-R-8 district is intended primarily for single- and two-family residential areas <u>with gross densities up to one dwelling unit per four acres</u> , where topographic or other natural conditions are such that higher-density development would be unfeasible. In addition to topography, some of the natural conditions which could exist to render land desirable for the densities proposed in this zone are wind hazards, marginal soils, landslide susceptibility, potential for groundwater pollution, and groundwater availability. [B. DISTRICT-SPECIFIC STANDARD GROSS DENSITY SHALL BE UP TO ONE DWELLING UNIT PER FIVE ACRES.]	Municipal Planning Division
132.	Page 614, lines 17-22	The CE-R-9 district is primarily for single- and two-family large lot residential areas <u>with gross densities up to one dwelling unit per two acres</u> , where public sewer and water are unlikely to be provided, or where topographic or other natural conditions are such that higher-density development would be unfeasible. [B. DISTRICT-SPECIFIC STANDARD GROSS DENSITY SHALL BE UP TO ONE DWELLING UNIT PER TWO AND ONE HALF ACRES.]	Municipal Planning Division
133.	Page 615, line 27	<i>ii. [NO] Commercial Design Standards</i>	Chugiak-Eagle River Consortium
134.	Page 616, lines 25-26	Any use in the CE-I-2 district shall be at least <u>50</u> [200] feet away from any residential use <u>on a different lot</u> .	Chugiak-Eagle River Consortium, Tim Potter
135.	Page 616, lines 33-41	[I. L2 BUFFER LANDSCAPING OR L1 VISUAL ENHANCEMENT LANDSCAPING AND A SIX-FOOT SIGHT-OBSCURING FENCE SHALL BE PLANTED/PLACED ALONG EACH LOT LINE ADJACENT TO A RESIDENTIAL DISTRICT. II.] All development in the CE-I-3 shall retain a 100-foot vegetated buffer along any lot line abutting a residential district. Where the buffer area does not generally meet the plant material requirements of buffer landscaping in table 21.07-1, such plant material shall be provided, unless the director approves a different buffer where plant material cannot be provided.	Chugiak-Eagle River Consortium

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	Page/Line	Amendment	In Response to Comment From
136.	Page 617, lines 16-33	<p>The CE-PCD district is intended to accommodate large-scale acreage for residential, commercial, industrial, or other land use developments and activities, including combinations of uses. It allows for flexibility under controlled conditions not possible with the other defined districts. The flexibility permitted must demonstrate that the final development will be compatible with the intents and purposes of this title and the goals and policies of the Chugiak-Eagle River Comprehensive Plan, and do not compromise public health, safety, and welfare. A CE-PCD district should include design features to ensure that the CE-PCD district is integrated with the surrounding neighborhood through features such as transition densities, external boundary buffering, and pedestrian and street connectivity[, WHERE THE PLANNING AND ZONING COMMISSION MAKES THE SPECIFIC FINDING THAT STREET CONNECTIVITY IS NECESSARY TO SUPPORT TRAFFIC PROJECTIONS OR NECESSARY FOR EMERGENCY RESPONDERS]. The CE-PCD district is limited to unified, comprehensively planned developments which are of substantial public benefit, consistent with the holding capacity of the land, and which conform to and enhance the policies of the Chugiak-Eagle River Comprehensive Plan.</p> <p>b. Application</p> <p><u>i. The CE-PCD district shall be applied as described in subsection 21.03.160I., and the standards listed here.</u></p> <p><u>ii. Where areas zoned CE-PCD are larger than 100 acres, the CE-PCD zoning strategy may be approved in phases no smaller than 40 acres.</u></p> <p><u>iii. When a large CE-PCD area is master planned in phases, each phase shall address how the current phase relates to other phases of the same CE-PCD area with regard to transportation, utilities, land use, environmental characteristics, and buffering.</u></p>	Tim Potter
137.	Page 621, etc	<i>Convert graphics to grayscale (this may be done after Assembly adoption but before the effective date)</i>	Chugiak-Eagle River Consortium
138.	Page 646	<p><i>Add “Community garden” as a “P” in CE-R-1, CE-R-1A, CE-R-2A, CE-R-2D, CE-R-5, and CE-R-5A districts</i></p> <p><i>Add “Community or police substation” as an “S” in CE-R-1 and CE-R-1A districts</i></p>	Chugiak-Eagle River Consortium
139.	Page 650	<i>Remove footnote 2 from “Farmers market” in the residential districts</i>	Chugiak-Eagle River Consortium
140.	Page 654	<i>[² ONE FARMER’S MARKET STAND (NO LARGER THAN 40 SQUARE FEET) IS ALLOWED ON THE SAME LOT OR TRACT THAT PRODUCES THE AGRICULTURAL PRODUCT BEING SOLD.]</i>	Chugiak-Eagle River Consortium

Amendments Agreed Upon by Assembly Committee and Planning Division – 2/22/13

	Page/Line	Amendment	In Response to Comment From
141.	Page 658, lines 27-32	<p><u>1. Natural Resource Extraction, Organic and Inorganic [STORAGE YARD]</u> <u>In the Chugiak-Eagle River area, this use is conditionally allowed in the CE-R-10 district only in areas where the slope is less than ten percent, and the planning and zoning commission finds that use of that area is appropriate in terms of sufficient contiguous usable area, access to the usable area, minimization of negative impacts to more steeply sloped areas of the same parcel, minimization of negative impacts to neighboring parcels, and suitable post-extraction remediation that results in a suitable interface between the usable areas and the more steeply sloped areas.</u></p> <p><u>2. Storage Yard</u> In the CE-DO overlay district, this use...with subsection 21.10.040G.3.i.iv.</p> <p><u>3. Snow Disposal Site</u> <u>In the Chugiak-Eagle River area, this use is conditionally allowed in the CE-R-10 district only in areas where the slope is less than ten percent, and the planning and zoning commission finds that use of that area is appropriate in terms of sufficient contiguous useable area, access to the usable area, minimization of negative impacts to more steeply sloped areas of the same parcel, and minimization of negative impacts to neighboring parcels.</u></p>	Municipal Planning Division and Chugiak-Eagle River Consortium
142.	Page 660	<i>Add "Farm, hobby" as "P" in the CE-R-1, CE-R-1A, CE-R-2A, CE-R-2D, CE-R-2M, CE-R-3, and CE-R-5 districts</i>	Chugiak-Eagle River Consortium
143.	Page 662, lines 31-34	On lots of 40,000 square feet or greater in class B zoning districts except for the CE-R-7 district, all garages or carports accessory to a single residential use are restricted in size to [ONLY BY] the maximum percentage of lot coverage shown in tables 21.10-7 and 21.10-8 or 10 percent of the lot area, whichever is less. (Replaces subsection 21.05.070D.9.b.iv.)	Municipal Planning Division
144.	Page 662, lines 36-39	In class B zoning districts[,] except for the CE-R-7 district, all detached accessory structures under this use are restricted in size to [ONLY BY] the maximum percentage of lot coverage shown in tables 21.10-7 and 21.10-8 or 10 percent of the lot area, whichever is less. (Replaces subsection 21.05.070D.10.b.iii.)	Municipal Planning Division
145.	Page 671, Table 21.10-7	<p><i>Change the CE-R-9 district front setback from 50' to 25' feet.</i></p> <p><i>Change the CE-R-9 side setback from 25' to 15'.</i></p> <p><i>Change the CE-R-10 front setback from 20' to 10'.</i></p>	Municipal Planning Division
146.	Page 676, lines 24-25	<u>Before any lighting standards adopted in section 21.07.100 are applied in the Chugiak-Eagle River area, a public process including public meetings and hearings shall be held in the Chugiak-Eagle River area to determine any needed modifications to section 21.07.100 for the Chugiak-Eagle River area. [RESIDENTIAL CLASS B AREAS ARE EXEMPT FROM 21.07.100. CERTAIN DEVELOPMENTS IN CLASS B AREAS MAY BE REQUIRED TO MEET EXTERIOR LIGHTING STANDARDS PURSUANT TO SPECIFIC LIFE SAFETY NEEDS.]</u>	Municipal Planning Division
Chapter 12			

Amendments Agreed Upon by Assembly Committee and Planning Division – 2/22/13

	Page/Line	Amendment	In Response to Comment From
147.	Page 725, lines 12-24	<p>21.12.020 [SINGLE- AND TWO-FAMILY STRUCTURES AND] Mobile Homes</p> <p>A. [APPLICABILITY</p> <p>IN THIS CHAPTER, ONLY SECTIONS 21.12.010, 21.12.020, AND 21.12.050 SHALL APPLY TO LAWFULLY ERECTED NONCONFORMING SINGLE- AND TWO-FAMILY STRUCTURES AND MOBILE HOMES. THE OTHER SECTIONS OF THIS CHAPTER SHALL NOT APPLY TO LAWFULLY ERECTED SINGLE- AND TWO-FAMILY STRUCTURES AND MOBILE HOMES.</p> <p>B. EXPANSIONS AND ENLARGEMENTS</p> <p>ANY LAWFULLY ERECTED NONCONFORMING SINGLE- OR TWO-FAMILY STRUCTURE MAY BE EXPANDED OR ENLARGED, AS LONG AS THE NONCONFORMITY IS NOT INCREASED.</p> <p>C. DAMAGE OR DESTRUCTION</p> <p>ANY LAWFULLY ERECTED NONCONFORMING SINGLE- OR TWO-FAMILY STRUCTURE THAT IS DAMAGED OR DESTROYED MAY BE REBUILT IN THE SAME LOCATION AND TO THE SAME DIMENSIONS SO THAT THE NONCONFORMITY OF THE DAMAGED OR DESTROYED STRUCTURE IS NOT INCREASED, BUT THE STRUCTURE MAY BE REBUILT IN A MANNER THAT MOVES TOWARDS CONFORMITY.</p> <p>D.] Mobile Homes</p> <p>1. Lawfully erected nonconforming mobile homes...</p>	Bob Mintz
148.	Page 725, lines 34-35	<p>Nonconforming uses of land or structures may continue, subject to the general provisions of section 21.12.010 and the following limitations, or as provided in <u>subsections B. and D. [C]</u> below:</p>	
149.	Page 726, after line 18	<p><i>Add new section B.</i></p> <p><u>B. Commercial Uses in Industrial Districts</u></p> <p><u>The municipality recognizes that some existing commercial establishments may become nonconforming in the I-1 and I-2 districts as a result of the adoption of the Title 21 Rewrite Project (2002-2012). The intent of this section is to allow continued investment and moderate expansion of such establishments in their existing location for a period of 20 years following the effective date of the rewrite project.</u></p> <p><u>1. This subsection 21.12.030B. applies to existing commercial or community uses in the I-1 and I-2 districts that are made nonconforming and cannot achieve improvements or expansions as a result of amendments to the land use regulations on [effective date]. Where in conflict with other provisions of this section 21.12.030, this subsection B. shall apply.</u></p> <p><u>2. The gross floor area of the use or land area of the use on the site (for non-structural uses) may be expanded by up to 20 percent during a 20 year period ending on [20 years after effective date], through construction or placement of a structure, addition to an existing structure, or increase in land area used.</u></p> <p><u>3. The nonconforming use of land may be enlarged or increased or extended to occupy a greater area of the site, only as necessary to provide for required parking and other improvements associated with the permitted expansion of gross floor area.</u></p>	Assemblymember Johnston

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	Page/Line	Amendment	In Response to Comment From
150.	Page 731, line 11	<p><i>Add new 1:</i></p> <p>1. Setbacks</p> <p><u>Setback and lot coverage requirements applicable to nonconforming lots of record shall be those of the zoning district with the largest lot area requirement within which the lot would be conforming. A lot which fails to be conforming in any zoning district shall maintain a front setback of 20 feet, side setbacks of five feet, a rear setback of five feet, and a maximum lot coverage of 50 percent.</u></p> <p><i>(re-number remaining provisions)</i></p>	Municipal Planning Division
Chapter 14			
151.	Page 749, line 7	<p>F. <u>Title 21 User's Guide</u></p> <p><u>The user's guide is a non-regulatory document, with the exception of the fees and submittal requirements. It provides explanations, examples, and illustrations to assist with usage and interpretation of the code, but it shall not contain additional land use and development requirements.</u></p> <p><i>(Re-letter sections following)</i></p>	Building Owners & Managers Association
152.	Page 773, lines 31-35	<p><u>Mixed-Use Development</u></p> <p>A single building containing <u>two or more residential units and another [MORE THAN ONE] classification of land use ([RESIDENTIAL,]office, retail, institutional, etc.) or a single development of more than one building which includes at least two residential units and another use (office, retail, institutional, etc.), where the uses of different classifications ([RESIDENTIAL,]office, retail, institutional, etc.) are in a compact urban form, planned as a unified complementary whole, and functionally integrated to facilitate the use of shared vehicular and pedestrian access and parking lots.</u></p>	Building Owners & Managers Association