

# MUNICIPALITY OF ANCHORAGE



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## **Director's Guidance Memo 2025-02**

DATE: June 18, 2025  
TO: Planning Department  
FROM: *MB* Mélisa R. K. Babb, Planning Director  
SUBJECT: Guidance for Implementation of AO 2025-64, Site Access Ordinance

This memo is intended to provide guidance for the implementation of new site access provisions adopted in AO 2025-64. The assembly provided direction that states “The Planning Director shall make no nonconforming use determination under AMC section 21.03.250 or incident to a land use permit application or otherwise, for new nonconformities, created by this ordinance related to driveway width requirements, until such time that Planning and Zoning Commission case no. 2025.44 concludes, and if it results in an ordinance forwarded to the Assembly for consideration and action, then until a vote on such proposed ordinance.”

The language in the direction from the assembly leaves some question about how to conduct reviews of permits under the site access ordinance. This guidance is to clarify the intent of the assembly when reviewing permits, as follows:

- The assembly direction applies only to applications submitted on or after the date of adoption of AO 2025-64.
- A permit application for new development on a vacant lot must meet all requirements of AMC Title 21, including the new site access provisions of AO 2025-64.
- Reviews for permits with existing driveways that do not conform to the current code standards implemented by AO 2025-64 will be allowed to remain without any determination of legal status until the hearing for AO 2025-44, after which time driveway review will revert to standard permit review procedures.
- Reviews for permits with existing driveways that conform to the new code standards will be reviewed under standard procedures.