

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2017-002

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 (NEW CODE) TO ADD A NEW METHOD OF SUBDIVISION CALLED UNIT LOT SUBDIVISION.

(Case 2017-0002)

WHEREAS, this ordinance was initiated by a sub-committee of the Live. Work. Play. Housing Area of Focus of the Anchorage Economic Development Corporation (AEDC); and

WHEREAS, the Planning and Zoning Commission held a public hearing and considered this matter held on January 9, 2017.


NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
 - 1. The ordinance is the result of Live. Work. Play. looking to identify housing solutions, particularly affordable housing in Anchorage.
 - 2. A unit lot subdivision development may result in lower long-term finance rates and lower housing prices.
 - 3. Testimony from the public was heard with no objections to this ordinance.
- B. The Commission recommends approval of this ordinance with the following revisions:
 - 1. 21.08.070E.6.c (Page 6, Lines 8-9) should reference snow storage standards as 21.07.040.F.
 - 2. 21.08.070E.7.f (Page 7, Line 30) Add drainage infrastructure to the list of Homeowner Association responsibilities. Line should read "private utility and drainage infrastructure;"...
 - 3. 21.03.200 (Page 3, Lines 30-32) add language exempting unit lot subdivisions. Lines should read as follows:

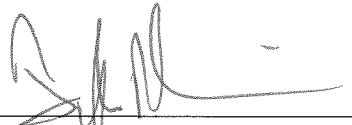
"Created within the previous 48 months (except when considering unit lot subdivisions under AMC 21.08.070E.) pursuant to the approval of a preliminary plat under this section;"

PASSED AND APPROVED by the Municipal Planning and Zoning Commission
on the 9th day of January, 2017.

ADOPTED by the Anchorage Planning and Zoning Commission this 6th day of
February, 2017.



Hal H. Hart, AICP
Secretary



Tyler Robinson
Chair

(Case 2017-0002)