

CLERK'S OFFICE  
**AMENDED AND APPROVED**

Date: 1-19-10

Provisionally adopted

Submitted by: ASSEMBLYMEMBER COFFEY, on  
behalf of the Title 21 Committee  
Prepared by: Planning Department  
For reading: September 29, 2009

**ANCHORAGE, ALASKA  
AO NO. 2009-114**

1 **AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTIONS 21.07.060,**  
2 **TRANSPORTATION AND CONNECTIVITY; 21.07.070, NEIGHBORHOOD**  
3 **PROTECTION STANDARDS; 21.07.080, LANDSCAPING, SCREENING, AND**  
4 **FENCES; 21.07.090, OFF-STREET PARKING AND LOADING; AND 21.07.100,**  
5 **EXTERIOR LIGHTING, AMENDING ANCHORAGE MUNICIPAL CODE TITLE**  
6 **21 SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL**  
7 **PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21. (PLANNING AND**  
8 **ZONING COMMISSION CASE NO. 2007-153)**  
9

10  
11 **WHEREAS,** AR 2007-83 addresses the status of Title 21 chapters as provisionally  
12 adopted by the Assembly; and

13  
14 **WHEREAS,** provisional adoption is progressing as set out in AO 2006-172, as modified  
15 by AO 2007-82; and

16  
17 **WHEREAS,** Title 21, sections 21.07.060, *Transportation and Connectivity*; 21.07.070,  
18 *Neighborhood Protection Standards*; 21.07.080, *Landscaping, Screening, and Fences*;  
19 21.07.090, *Off-Street Parking and Loading*; and 21.07.100, *Exterior Lighting*, reviewed by  
20 the Title 21 Committee, are attached for further action by the Assembly; now, therefore,

21  
22 **THE ANCHORAGE ASSEMBLY ORDAINS:**

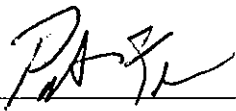
23  
24 **Section 1.** Anchorage Municipal Code (AMC) sections 21.07.060, *Transportation and*  
25 *Connectivity*; 21.07.070, *Neighborhood Protection Standards*; 21.07.080, *Landscaping,*  
26 *Screening, and Fences*; 21.07.090, *Off-Street Parking and Loading*; and 21.07.100,  
27 *Exterior Lighting*, are hereby provisionally adopted, as set forth in the attachment, and as  
28 amended by action of the Assembly in this ordinance, following review and  
29 recommendations from the Planning & Zoning Commission, and subject to revision as the  
30 Assembly deems appropriate during concurrent final passage and approval of all  
31 provisionally adopted chapters of Title 21.  
32

33 **Section 2.** In keeping with the purposes and intent set forth in AR 2007-83 and AO  
34 2006-172 (as modified by AO 2007-82), sections 21.07.060, *Transportation and*  
35 *Connectivity*; 21.07.070, *Neighborhood Protection Standards*; 21.07.080, *Landscaping,*  
36 *Screening, and Fences*; 21.07.090, *Off-Street Parking and Loading*; and 21.07.100,  
37 *Exterior Lighting*, as hereby provisionally adopted, shall not be deemed law of the  
38 Municipality nor applied to land use matters until concurrent final passage and approval of


1 all provisionally adopted Title 21 chapters. Repeal of existing municipal code necessary to  
2 effectuate such final passage and approval shall be implemented as described by ordinance.  
3

4 **Section 3.** This ordinance shall become effective immediately upon its passage and  
5 approval by the Assembly.  
6

7 PASSED AND APPROVED by the Anchorage Assembly this 19<sup>th</sup> day of  
8 January, 2010.  
9

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11   
12 \_\_\_\_\_  
13 Chair  
14

15 ATTEST:

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18 \_\_\_\_\_  
19 Municipal Clerk  
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**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2009-114

Title: AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY TO PROVISIONALLY ADOPT NEW SECTIONS 21.07.060, TRANSPORTATION AND CONNECTIVITY; 21.07.070, NEIGHBORHOOD PROTECTION STANDARDS; 21.07.080, LANDSCAPING, SCREENING, AND FENCES; 21.07.090, OFF-STREET PARKING AND LOADING; AND 21.07.100, EXTERIOR LIGHTING, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21. (PZC Case 2007-153)

Sponsor: MAYOR  
 Preparing Agency: Planning Department  
 Others Impacted:

| <b>CHANGES IN EXPENDITURES AND REVENUES:</b> |      |      |      |      |      | (In Thousands of Dollars) |
|--|------|------|------|------|------|---------------------------|
|  | FY09 | FY10 | FY11 | FY12 | FY13 |                           |
| <b>Operating Expenditures</b>                |      |      |      |      |      |                           |
| 1000 Personal Services                       |      |      |      |      |      |                           |
| 2000 Non-Labor                               |      |      |      |      |      |                           |
| 3900 Contributions                           |      |      |      |      |      |                           |
| 4000 Debt Service                            |      |      |      |      |      |                           |
| <b>TOTAL DIRECT COSTS:</b>                   | \$ - | \$ - | \$ - | \$ - | \$ - |                           |
| Add: 6000 Charges from Others                |      |      |      |      |      |                           |
| Less: 7000 Charges to Others                 |      |      |      |      |      |                           |
| <b>FUNCTION COST:</b>                        | \$ - | \$ - | \$ - | \$ - | \$ - |                           |
| <b>REVENUES:</b>                             |      |      |      |      |      |                           |
| <b>CAPITAL:</b>                              |      |      |      |      |      |                           |
| <b>POSITIONS: FT/PT and Temp</b>             |      |      |      |      |      |                           |

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Requirements for increased (over current code) landscaping for some institutional buildings may slightly increase the cost of new municipal buildings, but any increased costs are likely to be more than offset by proposed decreases in the parking requirements. See Economic Impact Analysis for details. New regulations regarding outdoor lighting will result in cost savings through reduced energy use for new municipal buildings.

After a transitional phase, there is not predicted to be any significant increase in review times or a need to increase staffing levels over current review times and staffing levels, at the current case load.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

New requirements for increased landscaping and pedestrian connections may slightly increase the cost of the applicable development, but any increased costs are likely to be more than offset by proposed decreases in the parking requirements. See Economic Impact Analysis for details. New regulations regarding outdoor lighting will result in cost savings through reduced energy use.

Prepared by: Erika McConnell

Telephone: 343-7917



# MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 530-2009

**Meeting Date:** September 29, 2009

1 **From:** Mayor  
2

3 **Subject:** AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTIONS  
4 21.07.060, TRANSPORTATION AND CONNECTIVITY; 21.07.070,  
5 NEIGHBORHOOD PROTECTION STANDARDS; 21.07.080,  
6 LANDSCAPING, SCREENING, AND FENCES; 21.07.090, OFF-  
7 STREET PARKING AND LOADING; AND 21.07.100, EXTERIOR  
8 LIGHTING, AMENDING ANCHORAGE MUNICIPAL CODE TITLE  
9 21 SUBJECT TO CONCURRENT FINAL PASSAGE AND  
10 APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF  
11 TITLE 21.  
12

13 In furtherance of the review and public hearing process for the ongoing re-write of  
14 Anchorage Municipal Code Title 21, this ordinance covers five sections of Chapter 21.07,  
15 *Development and Design Standards*. These sections address transportation and  
16 connectivity; neighborhood protection; landscaping, screening, and fences; off-street  
17 parking and loading; and exterior lighting.  
18

19 The transportation and connectivity section addresses traffic impact mitigation, street and  
20 pedestrian connectivity, and general standards for pedestrian facilities, in order to provide  
21 transportation mode choices for Anchorage residents, reduce emergency response times,  
22 reduce vehicle miles traveled and travel times, and improve air quality.  
23

24 The neighborhood protection section provides guidance, during discretionary approvals,  
25 for addressing potential adverse impacts of new development on neighboring existing  
26 development.  
27

28 The section on landscaping, screening, and fences details the landscaping requirements for  
29 new development, the screening requirements for garbage facilities and other service  
30 areas, and the height restrictions for fences located in setbacks. The intent of the section is  
31 to improve the general appearance of the municipality with particular focus on its street  
32 corridors and urban areas, improve compatibility between land uses through buffering, and  
33 preserve air and water quality.  
34

35 The off-street parking and loading section address the amount of parking and loading  
36 required with each development type, to ensure that parking demands are met without  
37 adversely affecting neighboring property, that parking areas are designed for safe and  
38 orderly use for both vehicles and pedestrians, that the amount of required parking is  
39 correlated with the parking need, and that flexibility is provided to account for  
40 development specifics.

1  
2 The outdoor lighting section introduces new lighting standards that will result in outdoor  
3 lighting that provides adequate lighting for safety, controls glare and excessive brightness,  
4 reduces light trespass onto neighboring property, and results in cost savings through lower  
5 energy use.

6  
7 The public hearing draft of this chapter (Attachment 1) was released for public review on  
8 September 19, 2007.

9  
10 The Planning and Zoning Commission held public hearings on this chapter (along with  
11 Chapters 3 and 14) in November 2007. The Commission's recommended amendments to  
12 these sections of Chapter 21.07 are Attachment 2.

13  
14 The Assembly Title 21 Committee reviewed the Planning and Zoning Commission's  
15 recommendations and developed Committee recommendations, which are included as  
16 Attachment 3.

17  
18 Public hearing before the Assembly will provide the opportunity for additional public  
19 comment.

20  
21 Adoption of this ordinance will be another step closer to the completion of the Title 21  
22 Rewrite Project. All chapters provisionally adopted by the Assembly remain provisional  
23 until concurrent final passage and approval of all such provisionally adopted chapters of  
24 Title 21, when the ongoing re-write of Title 21 is complete.

25  
26 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**  
27 **TO PROVISIONALLY ADOPT NEW SECTIONS 21.07.060, TRANSPORTATION**  
28 **AND CONNECTIVITY; 21.07.070, NEIGHBORHOOD PROTECTION**  
29 **STANDARDS; 21.07.080, LANDSCAPING, SCREENING, AND FENCES;**  
30 **21.07.090, OFF-STREET PARKING AND LOADING; AND 21.07.100, EXTERIOR**  
31 **LIGHTING, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21**  
32 **SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL**  
33 **PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21, AS AMENDED BY**  
34 **THE ASSEMBLY TITLE 21 COMMITTEE AND SHOWN IN ATTACHMENT 3.**

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36  
37 Prepared by: Erika McConnell, Planning Department  
38 Reviewed by: Jerry T. Weaver, Jr., Acting Director, Planning Department  
39 Concurred by: Greg Jones, Executive Director  
40 Office of Community Development & Planning  
41 Concurred by: Dennis A. Wheeler, Municipal Attorney  
42 Concurred by: George J. Vakalis, Municipal Manager  
43 Respectfully submitted: Daniel A. Sullivan, Mayor  
44

- 1 Attachments: 1. Chapter 21.07, *Development and Design Standards*, Sections  
2 21.07.060, 21.07.070, 21.07.080, 21.07.090, and 21.07.100 (Public  
3 Hearing Draft dated September 17, 2007)  
4 2. Planning and Zoning Commission Recommended Amendments (dated  
5 April 9, 2009)  
6 3. Assembly Title 21 Committee Recommended Amendments (dated  
7 September 29, 2009)  
8 4. Planning and Zoning Commission Minutes of September 15, 2008  
9 5. Planning and Zoning Commission Minutes of October 13, 2008  
10 6. Planning and Zoning Commission Minutes of November 10, 2008  
11 7. Planning and Zoning Commission Minutes of January 12, 2009  
12 8. Planning and Zoning Commission Minutes of February 9, 2009  
13 9. Agency and Public Comments Received (includes comments on  
14 Chapter 21.03, other sections of Chapter 21.07, and Chapter 21.14)

**Content ID:** 008111**Type:** Ordinance - AO

**Title:** AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTIONS 21.07.060, TRANSPORTATION AND CONNECTIVITY; 21.07.070, NEIGHBORHOOD PROTECTION STANDARDS; 21.07.080, LANDSCAPING, SCREENING, AND FENCES; 21.07.090, OFF-STREET PARKING AND LOADING; AND 21.07.100, EXTERIOR LIGHTING, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21 (Planning and Zoning Commission Case No. 2007-153).

**Author:** perrysu**Initiating Dept:** Planning**Description:** Title 21 Rewrite, Chapter 7, Development and Design Standards, Section 2**Keywords:** Title 21 Rewrite, Chapter 7**Date Prepared:** 9/2/09 4:10 PM**Director Name:** Jerry T. Weaver, Jr.**Assembly Meeting Date:** 9/29/09**Public Hearing Date:** 10/13/09

| <b>Workflow Name</b>    | <b>Action Date</b> | <b>Action</b> | <b>User</b>      | <b>Security Group</b> | <b>Content ID</b> |
|-------------------------|--------------------|---------------|------------------|-----------------------|-------------------|
| Clerk_Admin_SubWorkflow | 9/23/09<br>8:11 AM | Exit          | Joy Maglaqui     | Public                | 008111            |
| MuniManager_SubWorkflow | 9/23/09<br>8:11 AM | Approve       | Joy Maglaqui     | Public                | 008111            |
| Legal_SubWorkflow       | 9/22/09<br>4:40 PM | Approve       | Rhonda Westover  | Public                | 008111            |
| Finance_SubWorkflow     | 9/22/09<br>4:33 PM | Approve       | Lucinda Mahoney  | Public                | 008111            |
| OMB_SubWorkflow         | 9/22/09<br>1:07 PM | Approve       | Cheryl Frasca    | Public                | 008111            |
| ECD_SubWorkflow         | 9/4/09 4:24<br>PM  | Approve       | Tawny Klebesadel | Public                | 008111            |
| Planning_SubWorkflow    | 9/4/09 4:10<br>PM  | Approve       | Jerry Weaver Jr. | Public                | 008111            |
| AllOrdinanceWorkflow    | 9/4/09 4:06<br>PM  | Checkin       | Susan Perry      | Public                | 008111            |
| ECD_SubWorkflow         | 9/4/09 3:10<br>PM  | Reject        | Tawny Klebesadel | Public                | 008111            |
| Planning_SubWorkflow    | 9/2/09 4:41<br>PM  | Approve       | Jerry Weaver Jr. | Public                | 008111            |
| AllOrdinanceWorkflow    | 9/2/09 4:18<br>PM  | Checkin       | Susan Perry      | Public                | 008111            |