

Submitted by: Assembly Vice Chair
Zaletel

Assembly Member Brawley
Assembly Member Volland

Prepared by: Assembly Counsel's Office

For reading: April 23, 2024

ANCHORAGE, ALASKA
AO No. 2024-45

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE**
2 **MUNICIPAL CODE, TITLE 21, LAND USE PLANNING, INCLUDING SECTIONS**
3 **21.01.050, 21.03.020, 21.03.070, 21.03.160, AND 21.03.210 TO CLARIFY THE**
4 **ASSEMBLY'S LEGISLATIVE POWERS FOR ESTABLISHING LAND USE**
5 **PUBLIC POLICY AND THE METHODS BY WHICH IT MAY EFFECTUATE**
6 **CHANGES TO TITLE 21, AND RELATED MATTERS AND WAIVING PLANNING**
7 **AND ZONING COMMISSION REVIEW OF THIS ORDINANCE.**

8 ..

9
10 **WHEREAS**, the Anchorage Municipal Charter grants the Assembly the sole
11 authority over the planning for future development and use of land in the Municipality
12 through the adoption of a comprehensive plan and zoning or similar land use control
13 measures; and

14
15 **WHEREAS**, inflexible procedural requirements and overly complex and
16 burdensome processes can inhibit effective land use developments and create
17 obstacles to responding to problems in the housing market; and

18
19 **WHEREAS**, the process for rezoning land when part of the larger process of
20 amending the comprehensive plan or text of Title 21, can be dramatically
21 streamlined while maintaining a robust public process; and

22
23 **WHEREAS**, the Assembly finds it in the public interest to stimulate new
24 development and redevelopments by reducing the regulatory burden on parties
25 seeking to put land to effective use; and

26
27 **WHEREAS**, Anchorage Municipal Code section 21.03.070 already contemplates
28 the processing of conforming amendments to the zoning map concurrent to a
29 proposed amendment to the comprehensive plan, subject to the approval criteria of
30 rezoning, but does not explicitly provide a procedure therefor; and

31
32 **WHEREAS**, it is inherently the responsibility of the Assembly to identify language in
33 the Municipal Code that defeats or frustrates effective governance or public policy,
34 and propose legislative solutions; and

35
36 **WHEREAS**, it is inherently within the Assembly's authority to amend the
37 comprehensive plan, the text of Title 21, and the official zoning map; and

38
39 **WHEREAS**, the Assembly finds that amendments proposed herein will promote the
40 public health, safety, and general welfare, are consistent with the comprehensive
41 plan and the stated purposes of Title 21; and necessary and desirable because of

1 changing conditions, new planning concepts, and other social or economic
 2 conditions; now, therefore,

3
 4 **THE ANCHORAGE ASSEMBLY ORDAINS:**

5
 6 **Section 1.** Anchorage Municipal Code section 21.01.050 is hereby amended to
 7 read as follows (*the remainder of the section is not affected and therefore not set*
 8 *out*):

9 **21.01.050 Official zoning map.**

10
 11 *** **

12 B. *Changes to official zoning map.* Changes made in zoning district
 13 boundaries or other matters portrayed on the official zoning map shall
 14 be made [ONLY] in accordance with the provisions of Section
 15 21.03.160, Rezoning (Zoning Map Amendments), or as necessary
 16 conforming amendments in accordance with sections 21.03.070
 17 (Comprehensive Plan Amendments) and 21.03.210 (Title 21 – Text
 18 Amendments).

19
 20 *** **

21 (AO 2012-124(S), 2-26-13)

22
 23 **Section 2.** Anchorage Municipal Code section 21.03.020 is hereby amended to
 24 read as follows (*the remainder of the section is not affected and therefore not set*
 25 *out*):

26
 27 **21.03.020 Common procedures.**

28 *** **

29
 30 J. Public Hearing . For every decision that requires a public hearing
 31 before a decision-making body other than the assembly, the applicant
 32 shall be provided reasonable opportunity to present their case. In
 33 cases of text amendments initiated or proposed by the assembly, the
 34 sponsors of the ordinance shall have the opportunity to present to and
 35 any answer questions of the decision-making body.

36
 37 K[J]. Referrals. The applicant, boards, commissions, or the municipal
 38 administration may request that government agencies, non-
 39 governmental agencies, and other boards and commissions besides
 40 the decision-making body review an application, but the final decision-
 41 making authority shall remain with the body identified in this chapter.

42
 43 L[K]. *Concurrent processing.*

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 45 1. Where possible without creating an undue administrative
 46 burden on the municipality's decision-making bodies and staff,
 47 this title intends to accommodate the simultaneous processing
 48 of applications for different permits and approvals that may be
 49 required for the same development project in order to expedite
 50 the overall review process. Review and decision-making bodies
 51 considering multiple amendments or applications related to the

1 same matter may elect to take up those items simultaneously
2 and/or consolidate them into one matter, however they
3 may[SUBMITTED SIMULTANEOUSLY MAY] render separate
4 reports, recommendations, and decisions on each amendment
5 or application based on the specific standards applicable to
6 each approval as necessary.
7

- 8 2. Some forms of approval depend on the applicant having
9 previously received another form of approval, or require the
10 applicant to take particular action within some time period
11 following the approval in order to avoid having the approval
12 lapse. Therefore, even though this title intends to
13 accommodate simultaneous processing, applicants should
14 note that each of the permits and approvals set forth in this title
15 has its own timing and review sequence.
16
- 17 3. Unless otherwise stated in this title, t[T]he expected time frame
18 and approval process for a consolidated application shall follow
19 the longest time frame and approval process required from
20 among the joined application types.
21

22 M[L]. Postponements.
23

- 24 1. If only five or fewer board or commission members are in
25 attendance at the hearing, the applicant may request a
26 postponement of his or her case, and the fee for the first
27 postponement request shall be waived.
28
- 29 2. The applicant may request a postponement of his or her case
30 for any other reason, which he or she shall state to the decision-
31 making body. If the decision-making body grants the
32 postponement request, the applicant shall pay the
33 postponement fee as required by AMCR 21.20, and a new
34 hearing date shall be determined by the department.
35
- 36 a. If public notice pursuant to subsection H. above has not
37 been given, the director is the decision-making body for
38 the purpose of granting a postponement.
39
- 40 b. If public notice pursuant to subsection H. above has
41 been given, the decision-making body is the board or
42 commission identified in this chapter for the entitlement
43 requested.
44
- 45 3. Re-notice of the new time for hearing before a decision making
46 body other than the assembly is only required if the
47 postponement is for more than 30 days, or if no date certain is
48 set for the hearing at the time of postponement.
49

50 *** **

12-15 ; AO No. 2015-142(S-1), § 1(Exh. A), 6-21-16 ; AO No. 2016-3(S), § 3, 2-23-16 ; AO No. 2017-75 , § 1, 5-9-17; AO No. 2017-175(S) , § 1, 2-13-18; AO No. 2019-67 , § 1, 6-18-19; AO No. 2021-46(S) , § 5, 6-8-21; AO No. 2021-69 , § 1, 8-10-21; AO No. 2021-89(S) , § 21, 2-15-22; AO No. 2022-62(S) , § 4, 10-11-22; AO No. 2023-25(S) , § 2, 3-7-23)

Section 3. Anchorage Municipal Code section 21.03.070 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.03.070 Comprehensive plan amendments.

*** *** ***

C. Procedure for substantive amendments.

1. Procedure.

- a. Initiation. A petition for amendment to the comprehensive plan may be initiated by any review or decision-making body, a member of such body, or, if accompanied by a rezone application, by a property owner.
- b. Public notice.
 - i. Notice shall be provided in accordance with section 21.03.020H.
 - ii. Substantive amendments to be considered by the planning and zoning commission shall be available for public review at least 21 days in advance of the public hearing.
- c. Departmental review. The department shall review each proposed substantive amendment in light of the approval criteria set forth in subsection C.2. below and distribute the application to other reviewers as deemed necessary. Based on the results of those reviews, the department shall provide a report to the planning and zoning commission. This report shall include a discussion of all plans and policies that have been adopted by the municipality and are relevant to the proposed amendment.
- d. Planning and zoning commission action. The planning and zoning commission shall hold a public hearing on the proposed amendment. Based on testimony received, the department's report, and the approval criteria in subsection C.2. below, the commission shall recommend that the assembly approve, approve with modifications, or deny the proposed amendment. In

cases of amendments initiated or proposed by a decision making body or a member of one, the sponsors of the amending ordinance shall have the opportunity to present to and answer any questions of the commission.

*** **

3. *Concurrent zoning changes allowed.*

a. Conforming amendments to the zoning map [REQUESTS FOR REZONINGS (ZONING MAP AMENDMENTS)] may be considered concurrently with a comprehensive plan map amendment, either as part of the same ordinance or as a separate ordinance proposed concurrently. The conforming amendments to the zoning map [AMENDMENT] shall be to a zone corresponding to the requested comprehensive plan map designation. Concurrent zoning map amendments shall meet all of the approval criteria of subsection 21.03.160E, but may be otherwise processed subject to the procedural requirements of a comprehensive plan amendment under this section.

b. The planning and zoning commission shall submit its report and recommendation regarding the comprehensive plan map amendment to the assembly at the same time it submits the report and recommendation on the conforming amendments to the zoning map [REZONING CASE]. The assembly and planning and zoning commission may [SHALL] consider and act on the plan amendment proposal and its proposed conforming amendments to the zoning map [REZONING REQUEST] concurrently or separately, as either body deems most efficient [AND SHALL ACT SEPARATELY ON THE TWO ITEMS].

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 1, 1-9-18; AO No. 2021-89(S) , § 21, 2-15-22; AO No. 2022-38 , § 2, 4-12-22)

Section 4. Anchorage Municipal Code section 21.03.160 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.03.160 Rezoning (zoning map amendments).

A. *Purpose and scope.* The boundaries of any zone district in the municipality may be changed or the zone classification of any parcel of land may be changed pursuant to this section. This section states the procedures and approval criteria necessary to process an amendment to the official zoning map. Zoning is not effective if it is too easily or frequently changed. Zoning is intended to provide a degree of certainty that is important for long-term investment and

1 neighborhood cohesion and stability. The purpose of rezoning is not
2 to relieve particular hardships, nor to confer special privileges or rights
3 on any person, but to make adjustments to the official zoning map that
4 are necessary in light of changed conditions or changes in public
5 policy, or that are necessary to advance the general welfare of the
6 municipality. Rezoning shall not be used as a way to legitimize
7 nonconforming uses or structures, and should not be used when a
8 conditional use, variance, or minor modification could be used to
9 achieve the same result.

10
11 B. *Minimum area requirements.* A rezoning shall only be considered for
12 properties totaling 1.75 acres (76,230 square feet) or more (excluding
13 rights-of-way), except for:

- 14 1. A rezoning extending the boundaries of an existing zoning
15 district; or
- 16 2. A rezoning initiated by the municipal administration to place
17 municipally owned land in a PLI, PR, DR, GIP, GOS, CE-PLI,
18 CE-PR, or CE-DR zoning district.
- 19 3. A rezoning into the B-1A or R-3A district.

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25 C. *When a comprehensive plan map amendment is required.* Zoning
26 map amendments may also require an amendment to the
27 comprehensive plan map. Determination of whether the
28 comprehensive plan map must also be amended is based upon
29 whether the proposed zoning map amendment is to a zone consistent
30 with the comprehensive plan map. If an amendment to the
31 comprehensive plan map is required, the zoning map amendment can
32 only be made if the amendment to the comprehensive plan map is
33 approved first. Both amendments may be processed concurrently, as
34 provided in subsection 21.03.070 C.3.

35
36 D. *Conforming amendments to the official zoning map.* Amendments to
37 the comprehensive plan, or to text of title 21 may also require
38 conforming amendments to the official zoning map. Both the principal
39 and conforming amendments may be considered concurrently, as
40 provided in subsection 21.03.020 L. either within the same ordinance
41 or through separate ordinances processed concurrently. The
42 conforming amendment(s) shall be subject the approval criteria of
43 subsection F below, but is exempted from the other requirements of
44 this section, provided it is processed concurrently with the principal
45 ordinance amending the comprehensive plan or the text of title 21 and
46 subjected to the procedural requirements of section 21.03.070 or
47 21.03.210, as applicable.

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49 E[D]. *General procedure.*

- 50 1. *Initiation.*
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- a. A rezoning may be initiated by the assembly, the planning and zoning commission, or by the administration.
 - b. In addition, any person may initiate a rezoning by submitting a petition favoring the rezoning signed by the owners of at least 51 percent of the area within the property to be rezoned. For the purposes of this subsection, an owner of property subject to the Horizontal Property Regimes Act (A.S. 34.07) owns a percentage of the appurtenant common areas equal to the percentage for that property stated in the recorded declaration committing the property to the Horizontal Property Regimes Act.
 - c. A rezoning application shall expire one year after submittal unless a public hearing on the application has been held by the assembly on or before that date; provided, however, that the director may extend the application for six months if the reason for the delay was due to circumstances beyond the control of the applicant.
 - d. Rezonings shall precede corps of engineers wetland permit applications.
2. *Pre-application conference.* Before filing an application, a private-party applicant shall request a pre-application conference with the director, in accordance with subsection 21.03.020 B.
 3. *Community meeting.* A community meeting is required in accordance with subsection 21.03.020 C.
 4. *Application submittal.* Applications for a rezoning shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form. Additional materials may be required for certain types of rezoning, such as rezoning with special limitations.
 5. *Public notice.* Notice shall be provided in accordance with subsection 21.03.020 H. In addition, the published and written (mailed) notice for the public hearing before the assembly shall list the protest provisions set forth in subsection D.9. below.
 6. *Departmental review.* The department shall review each proposed rezoning in light of the approval criteria in subsection E. below and distribute the application to other reviewers as deemed necessary. Based on the results of those reviews, the department shall provide a report to the planning and zoning

1 commission.

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3 7. *Planning and zoning commission action.*

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5 a. The planning and zoning commission shall hold a public
6 hearing on the proposed rezoning and, at the close of
7 the hearing, taking into account the recommendations of
8 the department and public input, and based upon the
9 approval criteria of subsection E. below, shall
10 recommend approval, approval with special limitations
11 or other modifications (at least as restrictive as
12 submitted in the application), or denial. The commission
13 shall include written findings based on each of the
14 approval criteria. The planning and zoning commission
15 shall supplement any denial recommendation with a
16 summary of critical issues related to the application,
17 based upon public input and the commission's
18 deliberations. This information will be available to assist
19 the assembly if an ordinance is submitted under
20 subsection 7.c. below. In cases of amendments initiated
21 or proposed by the assembly, the sponsors of the
22 ordinance shall have the opportunity to present to and
23 any answer questions of the commission.

24
25
26 b. If the commission recommends approval or approval
27 with special limitations or other modifications, within 60
28 days of the commission's written resolution, the director
29 shall forward the recommendation to the assembly with
30 an ordinance to amend the official zoning map in
31 accordance with the recommendation.

32
33 c. If the commission recommends denial, the amendment
34 shall be deemed disapproved unless, within 15 days of
35 the commission's written resolution recommending
36 denial, the applicant files a written statement with the
37 municipal clerk requesting that an ordinance amending
38 the zoning map as set out in the application be submitted
39 for action by the assembly. The draft ordinance shall be
40 appended to an Assembly Informational Memorandum
41 (AIM) for consideration by the assembly.

42
43 8. *Assembly action.* The assembly shall hold a public hearing on
44 the proposed rezoning and shall, at the close of the hearing,
45 taking into account the recommendations of the department,
46 planning and zoning commission, and public input, and based
47 upon the approval criteria of subsection E. below:

48
49 a. Approve the zoning map amendment as submitted in the
50 application to the planning and zoning commission;
51

- 1 b. Approve the zoning map amendment with special
2 limitations (see subsection G.) or other modifications at
3 least as restrictive as those submitted in the application,
4 provided that an ordinance approving an amendment
5 initiated under this section shall become effective only
6 with the written consent of the property owner(s) to the
7 special limitations or other modifications;
8
9 c. Deny the amendment; or
10
11 d. Remand the proposed amendment to the planning and
12 zoning commission or to a committee of the assembly
13 for further consideration.
14

15 9. *Protests.*

- 16
17 a. Any owner of property subject to a proposed rezoning
18 may protest the rezoning by filing a written protest with
19 the clerk pursuant to this subsection.
20
21 b. Any owner of property within 300 feet of the outer
22 boundary of the land to which the amendment applies
23 may protest the rezoning by filing a written protest with
24 the clerk that is signed by the owners of at least one-
25 third of the property, excluding rights-of-way, of:
26
27 i. The land to which the amendment applies; or
28
29 ii. The land within 300 feet of the outer boundary of
30 the land to which the amendment applies;
31 excluding land owned by the municipality, except
32 where the municipality joins in the protest.
33
34 c. To be valid, the protest shall state the factual and/or
35 legal basis for the protest, contain a legal description of
36 the property on behalf of which the protest is made, be
37 signed by the owner of that property, and be received by
38 the municipal clerk after notice of a public hearing before
39 the assembly on a zoning map amendment and at least
40 three business days before the time set for the assembly
41 public hearing on the amendment.
42
43 d. Assembly approval of a rezoning subject to a valid
44 protest under this subsection shall require an affirmative
45 vote of eight assembly members.
46

47 10. *Waiting period for reconsideration.* Following denial of a
48 rezoning request, no new application for the same or
49 substantially the same rezoning shall be accepted within two
50 years of the date of denial, unless denial is made without
51 prejudice.

1
2 11. *Form of amending ordinance.* An ordinance amending the
3 zoning map shall contain the following:

- 4
5 a. The names of the current and the requested zoning
6 districts;
7
8 b. The legal description of the subject property;
9
10 c. Any special limitations being applied to the subject
11 property; and
12
13 d. An effective clause.
14

15 F[E]. *Approval criteria.* The planning and zoning commission may
16 recommend approval, and the assembly may approve a rezoning, if
17 the rezoning meets all of the following criteria:

- 18
19 1. The rezoning shall be in the best interest of the citizens of
20 Anchorage and shall promote the public health, safety, and
21 general welfare;
22
23 2. The rezoning complies with and conforms to the
24 comprehensive plan, including the comprehensive plan map(s);
25
26 3. The rezoning is generally consistent with the zoning district
27 purpose in the requested zone, and the purpose of this title;
28
29 4. The rezoning is compatible with surrounding zoning and
30 development, and protects areas designated for specific uses
31 on the zoning map from incompatible land uses or development
32 intensities;
33
34 5. Facilities and services (including roads and transportation,
35 water, gas, electricity, police and fire protection, and sewage
36 and waste disposal, as applicable) are capable of supporting
37 the uses allowed by the zone or will be capable by the time
38 development is complete, while maintaining adequate levels of
39 service to existing development;
40
41 6. The rezoning is not likely to result in significant adverse impacts
42 upon the natural environment, including air, water, noise, storm
43 water management, wildlife, and vegetation, or such impacts
44 shall be substantially mitigated;
45
46 7. The proposed rezoning is not likely to result in significant
47 adverse impacts upon adjacent land uses, or such impacts
48 shall be mitigated through stipulations;
49
50 8. The rezone does not extend or exacerbate a land use pattern
51 that is inconsistent with the comprehensive plan; and

9. The rezoning shall not result in a split-zoned lot.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 1, 1-9-18; AO No. 2021-89(S) , § 21, 2-15-22; AO No. 2022-38 , § 2, 4-12-22)

Section 5. Anchorage Municipal Code section 21.03.210 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.03.210 Title 21—Text amendments.

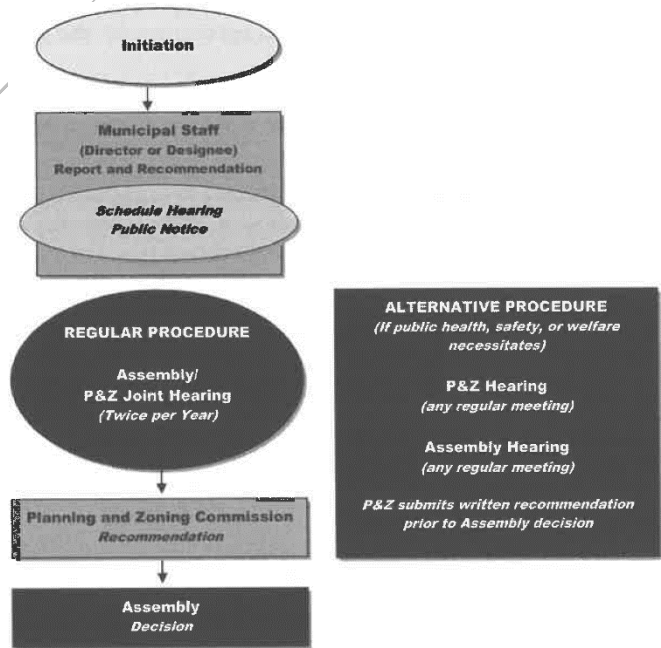
A. *Purpose and scope.* The assembly may amend the text of this title in accordance with the procedures set forth in this section. The purpose of text amendments is not to relieve particular hardships, nor to confer special privileges or rights on any person, but rather to make adjustments to text that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the municipality.

B. *Procedure.*

1. *Initiation.* A petition for amendment to the text of this title may be initiated by any review or decision-making body, or a member of such body.

2. *Application submittal.* Proposals for text amendments shall be in ordinance form and shall be filed with the director.

3. *Departmental review.* The department shall review each proposed text amendment in light of the approval criteria of subsection C. below and distribute the application to other reviewers as deemed necessary. Based on the results of those reviews, the department shall confer with the proponent of the text amendment and may suggest changes to the proposal. After this initial review and any modifications to the proposal the department may re-distribute



Amendments to Text of Title 21

1 to reviewers and then provide a report to the planning and
2 zoning commission, or may proceed directly to submitting its
3 report and the proposed text amendments, modified or
4 unmodified, to the commission. A positive recommendation
5 shall be accompanied by a draft ordinance reflecting the
6 recommendation.

7
8 4. *Review by other boards or commissions.*

9
10 a. Any text amendments proposed that amend the powers
11 and duties of any board or commission shall be reviewed
12 by that board or commission, which shall forward a
13 recommendation to the assembly.

14
15 b. In addition, if any text amendments are proposed in
16 Chapter 21.08, Subdivision Standards, the platting
17 board shall review such proposed amendments and
18 forward a recommendation to the planning and zoning
19 commission and the assembly.

20
21 5. *Notice of amendments.*

22
23 a. Notice shall be provided in accordance with subsection
24 21.03.020H., except when the notice is for a public
25 hearing before the assembly then it shall be provided at
26 least 7 days before the scheduled hearing date in
27 accordance with section 10.01 of the Charter.

28
29 b. Title 21 text amendments to be considered by the
30 planning and zoning commission shall be available for
31 public review at least 21 days in advance of the
32 commission's public hearing.

33
34 c. If the director determines that a technical or cosmetic
35 amendment to title 21 is needed to address conflicting
36 provisions, inconsistencies, or unintended
37 consequences associated with the Title 21 Rewrite
38 Project (2002-2012), the director may forward a
39 corrective amendment to the assembly, which may
40 adopt the amendment without planning and zoning
41 commission review; provided, however, that the director
42 shall notify the commission at the time the proposed
43 amendment is submitted to the assembly, so that the
44 commission can forward its opinion on the proposed
45 change to the assembly for consideration. All other
46 amendments shall be processed by [THROUGH] the
47 planning and zoning commission for review and
48 recommendation to the assembly.

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51 6. *Planning and zoning commission action.*

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- a. As soon as possible after the public hearing, but no later than 60 days, the planning and zoning commission shall make a recommendation to the assembly to approve, [OR] deny, or modify the text amendment based on the approval criteria of subsection C. below.
 - b. In cases of amendments initiated or proposed by the assembly, the sponsors of the ordinance shall have the opportunity to present to and answer questions of the commission.
 - c. If the commission recommends approval of the amendment, the director shall submit the draft ordinance to the assembly.
 - d[c]. If no recommendation is made within 60 days, then the planning and zoning commission may request an extension of time from the assembly. If no recommendation is made and no extension is granted, then the assembly may act on the proposed amendment without a recommendation from the planning and zoning commission.
7. *Assembly action.* After a public hearing and reviewing the reports and recommendations of the director and the planning and zoning commission, the assembly may [SHALL] vote to approve, approve with amendments, or deny the proposed amendment, based on the approval criteria of subsection C. below. The assembly also may refer the proposed amendment back to the planning and zoning commission or to a committee of the assembly for further consideration. Text amendments shall be approved in the form of ordinances.
- C. *Approval criteria.* Text amendments may be approved if the assembly has considered [FINDS THAT] all of the following approval criteria before taking action to approve[HAVE BEEN MET]:
- 1. The proposed amendment will promote the public health, safety, and general welfare;
 - 2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title ; and
 - 3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.
- D. *Concurrent zoning changes allowed.*
- 1. Conforming amendments to the zoning map may be

considered concurrently with a title 21 text amendment, either as part of the same ordinance or as a separate ordinance proposed concurrently. Such conforming amendments to the zoning map shall meet all of the approval criteria of subsection 21.03.160E but shall otherwise conform to the procedural requirements of title 21 text amendment under this section.

2. The planning and zoning commission shall submit its report and recommendation regarding the comprehensive plan map amendment to the assembly at the same time it submits the report and recommendation on the conforming amendments to the zoning map. The assembly and planning and zoning commission may consider and act on the title 21 text amendment proposal and its proposed conforming amendments to the zoning map concurrently or separately, as either body deems most efficient.

(AO 2012-124(S), 2-26-13; AO N. 2016-136am , § 1, 11-15-16; AO No. 2019-58 , § 1, 5-7-19)

Section 67. Notwithstanding AMC section 21.03.210, this ordinance shall not require planning and zoning commission review prior to assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020h.4. is waived; this ordinance shall comply with Charter § 10.01(b) notice requirements.

Section 7. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2024.

Chair _____

ATTEST:

Municipal Clerk

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