

**ANCHORAGE, ALASKA
AO No. 2024-104**

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE**
2 **MUNICIPAL CODE TITLE 21 TO REDUCE THE COSTS AND BURDEN OF**
3 **MULTIFAMILY RESIDENTIAL DEVELOPMENTS BY SUSPENDING THE**
4 **RESIDENTIAL DESIGN STANDARDS FOR DEVELOPMENT APPLICATIONS**
5 **SUBMITTED WITHIN A TIME CERTAIN.**
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7 **WHEREAS**, The 2040 Land Use Plan (LUP) is the adopted policy guidance to direct
8 growth and change throughout the Anchorage Bowl; and
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10 **WHEREAS**, Title 21 of the Anchorage Municipal Code, *Land Use Planning*,
11 regulates the uses allowed within zoning districts, the restrictions on the form of new
12 development or redevelopment such as buildable height and setbacks, and the
13 design standards for site-specific development; and
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15 **WHEREAS**, There is an acute need for additional housing to support the projected
16 population and housing demand growth in the Municipality of Anchorage; and the
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18 **WHEREAS**, Chapter 21.07, Development and Design Standards, is often
19 mentioned by developers as a specific significant hurdle in the process that is
20 complex and time consuming to successfully navigate and obtain a permit; and
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22 **WHEREAS**, One intent of the 2040 LUP was to allow increased flexibility over time
23 as infill and redevelopment projects and permits increase; and
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25 **WHEREAS**, The intent of the Assembly is to provide more flexibility in the designs
26 for multifamily residential housing developments by eliminating barriers and
27 reducing regulation, to reduce plan review and permitting process timelines and
28 accelerate the volume of permits for such projects; now, therefore,
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30 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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32 **Section 1.** Anchorage Municipal Code section 21.07.110 is hereby amended as
33 follows (*the remainder of the section is not affected and therefore not set out,*
34 *unaffected subsections are included for context*):
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36 **21.07.110 Residential design standards.**

37 *** *** ***

38 C. Standards for multifamily and townhouse residential. Except as
39 provided herein, the standards set forth in this Subsection
40 21.07.110C. are suspended for complete applications submitted on or
41 after February 1, 2025, and before January 31, 2027. The date an
42 application is determined complete pursuant to section 21.03.020F.

shall secure the applicable Title 21 and Title 23 provisions for the proposed development in effect as of that date, including this moratorium. Absent assembly action to amend this provision of code, the standards set forth in this subsection shall become effective again for complete applications submitted after the expiration of the suspension period. During this period of suspension these standards shall continue to be effective for visitor accommodations and dormitory uses when applicable, but there are no applicable design standards in this subsection C. for multifamily and townhouse residential development with five or more units, except subsection C.8., Mechanical and electrical equipment screening, shall continue in effect.

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8. *Mechanical and electrical equipment screening.* Mechanical and electrical equipment serving a single building shall be screened from view as required by subsection 21.07.080G.4. This requirement is not suspended as set forth in subsection 21.07.110C.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20; AO No. 2021-89(S) , §§ 14, 21, 2-15-22; AO No. 2022-80(S), § 2, 11-22-22; AO No. 2023-30, § 1, 3-22-23; AO No. 2023-77, § 14, 7-25-23; AO No. 2023-42, § 5, 8-22-23; AO No. 2023-50, § 3, 7-11-23, eff. 1-1-24; AO No. 2023-103(S), § 6, 1-1-24)

Section 2. The Planning Department shall provide a report to the Assembly no later than July 31 of 2025 and 2026, and March 1, 2027 analyzing the efficacy of this ordinance for encouraging multifamily development with comment and recommendations. The report shall be an informational memorandum provided on a regular meeting agenda.

Section 3. Pursuant to AMC subsection 21.03.210C., 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 4. 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:

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Municipal Clerk