

**Proposed Amendments to Anchorage Municipal Code (AMC) Title 21 –
Case No. 2021-0126
UACC Comments dated 10-28-21**

From: **Krista Scott** <kleigh.scott@gmail.com>

Date: Thu, Oct 28, 2021 at 4:05 PM

Subject: Title 21, Case No. 2021-0126

To: <corliss.kimmel@anchorageak.gov>, <lori.blake@anchorageak.gov>

Lori/ Corliss, I apologize I was out of town last week but I just noticed that the meeting for this item is set for November 8th but comments were due October 18th. Hopefully, you can still accept comments from the UACC below. I don't believe any of them were significantly controversial but some questions and clarifications.

Thank you,
Krista Scott
UACC P&Z

The following are UACC Comments received regarding proposed amendments to Anchorage Municipal Code (AMC) Title 21, Case No. 2021-0126 (referenced page numbers and sections are from the proposed amendments document (30 pages)

Section 1: Time extension for Land Use Permits:

- This is needed at this time, especially if the fees for the extension are minimal and only increase the cost of construction by a small amount.
- Does this apply to both land use permits and all types of building permits, tenant improvements, new construction, site and grading, etc?

Section 2: No Comments.

Section 3: Currently there are two shed size requirements referenced in Title 21...150 and 200 square feet.

- Is having one consistent size the rationale for this change?
- This does not seem like a substantial change from 150 square feet (4.5 sheets of plywood flooring) compared to 200 square feet (six sheets of plywood flooring).
- Page 2 of 30, AMC 21.05.070B - There should be some rationale for increasing the size of up to two qualifying sheds or greenhouses from 150 square feet to 200 square feet within a required side or rear setback.

Section 4: Aircraft Hangar to be added to Table of Accessory uses.

- AMC 21.05.070C – If "Aircraft hangar, private residential" is to be added into the Table of Accessory Uses, it should have a corresponding definition in Title 21.05.070D2.

Section 5: ADU Standards.

- It makes sense to build to the building code as opposed to the standards for two-family dwellings.
- This may affect areas of Anchorage outside of the building Safety Area.
- Should make consideration of its impact on neighbor's property value and aesthetics.

Section 6: Allowing Variances for ADU's.

- It is reasonable to allow for variances, and there is no guarantee that a variance will be approved.

Section 7: Connexes.

- Probably need to clarify that these are for storage and not for living space, but are included in the calculation for lot coverage.
- Does adding a roof and siding exclude the connex as an accessory structure?
- If a connex was sided and roofed and connected to the primary structure, it would then be considered as part of the primary structure and would need to comply with side, rear, and front setbacks.
- It would downgrade the property and that of the neighbors

Section 8: Noncommercial equipment and vehicle storage.

- Outdoor storage as described rapidly degrades the property/neighborhood and should be minimized. This is a welcomed addition.

Section 9: R-3 Mixed residential standards.

- No issues, clarifying the mixed use land use requirements.

Section 10: Porches and roofs over porches, entry area, etc.

- This should be limited to existing structures. New construction can be designed within the set back.
- More or less installing arctic entries and decks for ingress or egress to the building.
- The allowance of a five foot long by maximum fifty percent length of the front of the building frontage should help with accessible ramps, stairs, etc.especially with regards to existing structures.

Section 11: Eliminating requirement for landscape architects to stamp landscape plans.

- There is a reason for health, safety and welfare, the practice of landscape architecture is a regulated profession in the State of AK.
- Keep the requirement for larger projects. Increase the threshold for this requirement from projects requiring 1,000 square feet of landscaping to projects requiring 2,000 square feet.
- This proposed amendment is not identified in the 2-page summary memorandum. There is no rationale for this change.

Section 12: Off street parking for restaurants.

- Welcomed change. Restaurants have different interior areas with separate actual uses.
- Outdoor seating should be increased, not reduced

Section 13: Off street parking and loading, Paving.

- This addition is reasonable. Paving next to gravel is problematic. RAP is a good choice. eventually every road an alley will be paved in Anchorage.

Section 14: Alleys and parking/site access.

- We understand this is already in action and the amendment would codify this proactive.

Section 15: Unit lot subdivision increase in number of lots.

- The unit lot subdivision is designed for higher density housing in areas such as downtown Anchorage.
- Does this addition change actions allowable through a short plat process?
- Will this change trigger a long plat process for unit lot subdivisions?

Section 16: Girdwood land use Table 21.09-2.

- Is a commercial use is being added that may affect Residential zoning districts?
- Parking areas and "private" parking areas are really no different in function or design.

Section 17: Downtown areas elimination of front and rear setbacks.

- There is no rationale given for this change.
- There are existing incentives to achieve increased dwelling units. Setbacks should not be eliminated without other concessions.
- Most structures have already been constructed to the front lot line and side lot lines.

Section 18: Signs.

- No issues on clarification of freestanding sign regulations.

Section 19: Temporary Signs.

- Minor changes regarding temporary signs. No issues.

Section 20 through the end: Elimination of Title 21 User Guide.

- This is general housekeeping and eliminating confusion. Should have been included in the rewrite as the User Guide does not exist.