

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2023-020**

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE- AND FOUR-DWELLING CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.

(Case 2023-0127)


WHEREAS, public hearing notices were published, and a public hearing was held on December 4, 2023.

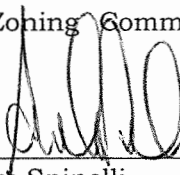
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. There was a relatively high level of public participation for this case and the Commission received many substantive public comments. The Planning staff helped bring forth a new version of the ordinance that is substantially better than the original ordinance. The Commission can recommend approval of the new version of the ordinance because it will have minimal unintended impacts on code.
 2. One commissioner did not favor reducing the side setbacks from ten feet to five feet but still supported the ordinance.
 3. Another commissioner stated that most of the lots affected by the ordinance are small, and the side setback reduction is needed to make fourplexes possible on those lots. The side setback reduction supports the intent of the ordinance, which results in varied dwelling sizes and a more diverse housing stock overall.
- B. The Commission recommends approval of AO 2023-103(S) with Amendment #2 to retain existing snow storage requirements.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 4th day of December, 2023.

ADOPTED by the Anchorage Planning and Zoning Commission this 11th day of December, 2023.


Craig H. Lyon
Secretary


André Spinelli
Chair

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