



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM 344-2017

Meeting Date: April 25, 2017

From: MAYOR

Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05.010E., TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS, AND SUBSECTION 21.05.060D., WAREHOUSE AND STORAGE, TO REDUCE UNINTENDED CONSEQUENCES FOR THE BULK STORAGE OF HAZARDOUS MATERIALS AT THE PORT OF ANCHORAGE.

This ordinance is a technical amendment that is needed to address an unintended consequence of the Title 21 rewrite project. Under Old Title 21, there was no 1,000-foot separation requirement for bulk storage of hazardous materials in the I-1, I-2, and MI zoning districts. New Title 21 requires a 1,000-foot separation between such storage facilities and any residential district, school, hospital, or park. Also under New Title 21, the bulk storage of hazardous materials is only allowed through a conditional use permit in the I-1 and I-2 zoning districts. It is a permitted use in the MI (marine industrial) zoning district. The Port of Anchorage is located in both the I-2 and MI zoning districts.

This change to Title 21 created an enormous problem for the Port of Anchorage as the activities at the Port often require the storage of hazardous materials, which includes fuel. The Port is located in close proximity to a residential district, and the other protected land uses. And a portion of the Port lies within the I-2 zoning district, meaning the Port would now have to apply for conditional use approval for the placement of new bulk storage facilities.

This ordinance eliminates the 1,000-foot separation requirement for the bulk storage of hazardous materials use type at the Port of Anchorage. This ordinance also changes the conditional use requirement for I-2 zoned lands to an administrative site plan review with two new standards of approval intended to address concerns raised by the Government Hill Neighborhood.

Per Anchorage Municipal Code 21.03.201B.5.c., the Assembly may adopt technical amendments to Title 21 without planning and zoning commission review. AMC simply requires that the director of the Planning Department notify the commission, at the time the proposed amendment is submitted to the Assembly, so that the commission can forward its opinion on the proposed change to the Assembly for consideration. The Planning director provided this notification on April 10, 2017.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Francis McLaughlin, Senior Planner
Approved by:	Hal H. Hart, Planning Director
Concur:	Christopher M. Schutte, Executive Director
	Office of Economic and Community Development
Concur:	Lance Wilber, Director
	Office of Management and Budget
Concur:	Robert E. Harris, CFO
Concur:	William D. Falsey, Municipal Attorney
Concur:	Michael K. Abbott, Municipal Manager
Respectfully submitted:	Ethan A. Berkowitz, Mayor