



Municipality of Anchorage
Planning Department
Staff Report Memorandum



Date: May 20, 2024
To: Planning and Zoning Commission
Thru:  Craig H. Lyon, Planning Director
Thru:  Ryan Yelle, Long-Range Planning Division Manager
From:  Tom Davis, Senior Planner, Long-Range Planning Division
Subject: PZC Case No. 2024-0067, Amendment to the Comprehensive Plan to Allow Implementation of the H.O.M.E. Initiative

REQUEST AND REVIEW DOCUMENTS

The Planning and Zoning Commission (PZC) is requested to hold a public hearing and make its recommendations regarding a Public Hearing Draft Assembly Ordinance amending the *Comprehensive Plan*. The intent is to allow implementation of the proposed *Housing Opportunities in the Municipality for Everyone (H.O.M.E.) Initiative* currently under consideration in PZC Case 2024-0006. The Anchorage Assembly initiated this request with the assistance of the Assembly Counsel's Office and referred it to the Planning and Zoning Commission during the April 23, 2024, Assembly meeting.

The Public Hearing Draft Assembly Ordinance for review is provided in Attachment 1. An Assembly Memorandum from the sponsors regarding the ordinance appears at the end of Attachment 1. The draft ordinance has been designated as A.O. 2024-44.

This staff report memorandum provides the Planning Department staff analysis and recommendations for the Planning and Zoning Commission, in accordance with the Departmental responsibilities in AMC 21.03.070, *Comprehensive Plan Amendments*. It also provides the public comments received so far, in Attachment 2. After the public hearing and deliberations, the Planning and Zoning Commission will forward its recommendations to the Assembly for action on the proposed amendments, under the procedure of AMC 21.03.070C.1., *Procedure for Substantive Amendments*.

Per AMC 21.03.070C.1., the Planning and Zoning Commission must recommend either approval, approval with modifications, or denial of the proposed amendment ordinance. The Commission may postpone its action to allow the petitioners to revise the proposed amendments and bring the revised public hearing draft back before the Commission for a public hearing. Unlike the procedure for Title 21 text amendments, there is no 60-day time limit on how long the Commission may postpone action after closing its hearing before the Assembly can move forward with its public hearing and action.

SUMMARY OF PROPOSED AMENDMENTS

The Public Hearing Draft Assembly Ordinance (draft ordinance) in Attachment 1 proposes to amend the following elements of the *Comprehensive Plan* in the Anchorage Bowl:

- *Anchorage 2020—Anchorage Bowl Comprehensive Plan (Anchorage 2020)*; and
- *Anchorage 2040 Land Use Plan (2040 LUP)*.

The draft ordinance amends the five **Policies** in *Anchorage 2020* and the seven **Policies** in the *2040 LUP* with which the H.O.M.E. Initiative’s draft Title 21 amendments from PZC Case 2024-0006 conflicts, as found in the staff report for that case. In addition, it amends six implementation **Actions** in the *2040 LUP* Actions Checklist table.

Role of Policies and Actions in Plans. Policy statements have a governing role in the *Comprehensive Plan*. Its direction for future growth and change is established primarily through **Goals** and **Policies**. Goals set a broad direction. Policies provide more specific guidance for land use decision-makers within that broad direction. As the *2040 LUP* reads, “Policies are statements or guidelines that direct decisions and actions of the Municipality toward achieving the goals of the *Comprehensive Plan*.” Goals and Policies also work with other elements that provide direction for growth, such as the Land Use Plan Map. The *2040 LUP* Policies work in conjunction with the Policies of *Anchorage 2020*, both of which carry the same authority in municipal land use decisions such as Title 21 amendments and other implementation actions.

Goals and Policies direct the strategies and actions for *how* to implement the plans. As explained on page 15 of the *2040 LUP*, **Strategies** are pathways, or mechanisms, to implement the Policies over a long-term period. **Actions**, including the Actions proposed to be amended by the draft ordinance, are specific measures to carry out the Policies to achieve the Goals.

Overview of Proposed Amendments, by Topic. Following is a summary of the most substantive changes proposed, arranged in land use planning topics identified by staff:

- **Determining the Areas for Growth and More Housing.** Replaces the policy direction for rezonings to be consistent with *Anchorage 2020* to instead be consistent with “the most current comprehensive planning guidance.” Expands the policy to coordinate land use and infrastructure planning, which currently calls for land use decisions to account for infrastructure capacity and planned infrastructure investments (including transportation plans) when determining areas of land use growth. The expansion is to also consider trends and forecast changes in patterns of transportation mode choices by the population. Focuses the applicability of the infill and redevelopment policy to “identify and invest in areas best positioned to absorb growth” on public investment decisions, and adds that areas to absorb growth can include areas with proximity and access to destinations and amenities that need infrastructure upgrades. (2020 Policy 5; 2040 Policies 1.5 and 2.1)

- Broadens an implementation action to amend Title 21 to allow more compact housing types that currently applies to only the R-2M and R-3 zones, to include areas currently zoned for single-family or low-density. (2040 Action #4-4)
- Changes the implementation action to *evaluate and monitor* barriers to fair housing to instead be to *remove* barriers to fair housing and specify “land use policies that have exclusionary impacts” as a barrier to remove. (2040 Action #4-8)
- Broadens the geographic applicability of the implementation action under the 2040 transportation goal (Goal 6) to initiate targeted area rezonings in housing opportunity areas along public transit routes (a transportation-related implementation action) to instead initiate rezonings wherever additional housing capacity can be accommodated. (2040 Action #6-7)
- **Compatibility of Development:** Removes policy direction that rezonings be in scale with adjacent uses. Removes policy direction for development site plans and building designs to consider the character of adjacent development, replacing that with policy direction to instead consider the character of the adjacent streetscape. Changes a policy to preserve the scale, character, and identity of neighborhoods as infill and mixed-use development occurs to instead preserve the scale and form of neighborhoods while allowing for gradual increases in housing density. Exempts residential and mixed-use development from the policy to ease transitions between more intensive uses and adjacent lower-density neighborhoods. (2020 Policies 5 and 49; 2040 Policies 7.1 and 7.2)
 - Removes implementation action language calling for the inclusion of compatibility standards, such as for building scale, lot coverage, and vehicle access, from the action to amend Title 21 to allow compact housing. (2040 Action #4-4)
- **Hazard Mitigation.** Inserts an implementation strategy into the policy to minimize the incidence of new developments in areas with natural hazards. (2020 Policy 72)
- **Retention of Existing Housing Stock and Residential Land Supply; Commercial Uses in Residential Neighborhoods:** Exempts rezonings from the policy direction to avoid conversion of housing and residential land to commercial use, if the rezoning “provides for the housing density recommended in the *Comprehensive Plan*.” Changes the policy that encourages the maintenance and upkeep of existing housing, by adding a statement that adaptive reuse (i.e., conversion of existing housing stock into a non-residential use) is a means of maintaining existing housing if adaptive reuse increases the number of housing units in the neighborhood. Inserts implementation strategies into the policy that encourages property owners to preserve, rehabilitate, or redevelop properties in

ways that minimize housing displacement and maintain affordability, including a strategy of “diversifying the uses allowed on a property to support financial stability.” Changes the policy to provide sufficient land to meet housing needs, by replacing its language regarding residential neighborhoods protected from expanding commercial districts and non-neighborhood employment, and with direction to “carefully consider which neighborhood-scale commercial uses to allow.” (2020 Policies 14 and 57; 2040 Policies 4.1 and 4.4)

- Changes an implementation action to create a medium-density residential district that allows mixed-use commercial development that includes residential units (an Action the Municipality completed when it created the R-3A zoning district), into a more general policy/implementation directive to “allow more mixed-use activity at the neighborhood scale.” (2040 Action #2-6)
- **Clarity and Consistency of Zoning Regulations.** Changes an existing implementation action under the “Centers and Corridors” Goal (Goal 3) to simplify the regulations for mixed-use developments to make them more consistent and equitable with non-residential uses, to become a more generalized policy/implementation directive to simplify the zoning regulations in general and make sure the regulations are clear and evenly applied.
- **Public Engagement in Planning.** Inserts topic-specific policy direction to balance stakeholder interests in making planning decisions affecting housing, a specific planning topic, to the general policy that directs the Municipality to engage residents and other stakeholders in a predictable and transparent public process when creating plans and making land use decisions. (2040 Policy 1.8)
 - Removes language calling for a public process including collaboration with neighborhoods from the implementation action to amend Title 21 to allow compact housing. (2040 Action #4-4)

Rezoning. The draft ordinance also states that it is making a zoning map amendment (Section 6, page 11, line 28): “The zoning map is amended as provided in appendix A.” However, AMC 21.03.070C.3. establishes that PZC and Assembly must consider and act on *Comprehensive Plan* Amendments and Rezoning requests separately (i.e., in separate ordinances and PZC cases). Additionally, the referenced “appendix A” was not provided to Planning staff or the public. Staff believes that Section 6 of the draft ordinance may have been drafted in error and does not seem to have any effect on nor subject to further analysis for this case.

The 3-18-2024 Planning Department staff report for PZC Case 2024-0006 regarding the H.O.M.E. Initiative’s Title 21 amendments provides further discussion and analysis regarding rezonings. It recommends following the rezoning process of AMC 21.03.160 to bring about successful implementation of the H.O.M.E. Initiative.

NOT INCLUDED IN THE PROPOSED AMENDMENTS

Land Use Concept Plan and Land Use Plan Map. The draft ordinance does not amend either the *Anchorage 2020 Land Use Concept Plan* (*Anchorage 2020*, Chapter 4), or the *Anchorage 2040 Land Use Plan Map* (Land Use Plan Map; Map 2-1 on page 31 of the *2040 LUP*). It does not amend the Land Use Designation categories depicted on the Land Use Plan Map, their locations, or their descriptions in the *2040 LUP*—i.e., the range of appropriate land uses, physical characteristics, densities, and implementation zoning districts that define the Land Use Designations (*2040 LUP*, pages 36 – 68).

The *Anchorage 2020* Land Use Concept Plan including its Land Use Policy Map establish the overall strategy for accommodating growth in the Anchorage Bowl and provide the basis for many of the Policies of *Anchorage 2020*. Its preferred growth concept is the framework within which the *2040 LUP* Land Use Plan Map provides more specific guidance for land use decisions.

Other 2020 and 2040 Policies and Actions. Anchorage 2020 sets a total of 33 Goals supported by 98 Policies. The *2040 LUP* sets 10 Goals supported by 38 Policies. The draft ordinance amends only 12 of the 17 Policies of *Anchorage 2020* and the *2040 LUP* with which the 3-18-2024 Staff Report for PZC Case 2024-0006 found the H.O.M.E. Initiative public hearing draft Title 21 amendments are in direct conflict with.

Area-Specific Plans and Other Elements of the Comprehensive Plan. The draft ordinance does not propose amendments to any of the more than 12 neighborhood, district, or other area-specific plans that apply in specific parts of the Anchorage Bowl shown in Map 1-1 of the *2040 LUP*; nor does it include proposed changes to how the *2040 LUP* relates the Land Use Plan Map to the area-specific plans. There are also no proposed amendments to the “functional plan” elements of the *Comprehensive Plan*, such as AMATS transportation plans and or other infrastructure plans.

Similar to the H.O.M.E. Initiative’s draft Title 21 amendments in PZC Case 2024-0006, the draft ordinance does not apply to communities of the Municipality outside the Anchorage Bowl; no amendments are proposed to the *Comprehensive Plan* elements in Chugiak-Eagle River, Turnagain Arm, or Girdwood.

REVIEWING AGENCY AND PUBLIC COMMENTS

The public hearing draft ordinance was distributed to reviewing agencies, and public hearing notices were mailed to all community councils, on April 26, 2024. Notice was provided for PZC Case 2024-0067 on April 29, 2024, in accordance with the procedures of AMC 21.03.020H., *Notice*. This provided for 21 days of public review prior to May 20, in compliance with the required minimum 21-day public review period.

The document in Attachment 1 was posted on the Planning Department webpage and distributed for review and comment to all review agencies and community councils. The public hearing information with an option to submit comments was also made available on the Planning Cases Online Portal. The May 20, 2024, public hearing was announced on the Municipality of Anchorage Public Notices webpages.

Comments received from agencies and the public as of the writing of this staff report are provided in Attachment 2, *Comments Received*. Reviewing agencies have submitted several comments of either no objection or no comment on the public hearing draft. Any additional comments received prior to the public hearing will be provided in a supplementary packet.

After the public hearing, staff is available to address the public comments received.

ANALYSIS OF CONSISTENCY WITH COMPREHENSIVE PLAN AMENDMENT APPROVAL CRITERIA

The Anchorage Municipal Code criteria for review and approval of proposed amendments to the *Comprehensive Plan* are provided in AMC 21.03.070C.2., as follows:

21.03.070 Comprehensive Plan Amendments

C. Procedure for Substantive Amendments

2. Approval Criteria

The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:

- a. The proposed amendment is necessary in order to address one or more of the following:*
 - i. A change in projections or assumptions from those on which the comprehensive plan is based;*
 - ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan;*
 - iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or*
 - iv. Identification of errors or omissions in the comprehensive plan.*

- b. *The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.*
- c. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.*
- d. *If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.*
- e. *If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.*

Both PZC and the Assembly may decide upon a *Comprehensive Plan* amendment if in their judgement the amendment meets the codified approval criteria in AMC 21.03.070C.2.a. (See below.)

Title 21 requires the Planning Department to review each proposed substantive amendment based upon the approval criteria set forth above in the staff report to the Planning and Zoning Commission. The staff report must include a discussion of all plans and policies that have been adopted by the Municipality and are relevant to the proposed amendment (AMC 21.03.070C.1.c.).

Typically, an analysis of the *Comprehensive Plan* approval criteria of AMC 21.03.070C.2.a. addressed individually in narrative format must be provided by the petitioners of a proposed amendment to assist in the decision-making process and to demonstrate to the public, reviewing agencies, Planning Department staff, the PZC, and the Assembly on how and why a proposed *Comprehensive Plan* amendment is justified. In this case, the information provided by the sponsors to substantiate the need for this *Comprehensive Plan* amendment is primarily included within the WHEREAS statements of the draft ordinance and in the Assembly Memorandum that appears at the end of Attachment 1. Much of this existing information can be used to address the approval criteria.

The following sections provide the staff analysis for consistency with the approval criteria.

APPROVAL CRITERIA A: THE PROPOSED AMENDMENT IS NECESSARY IN ORDER TO ADDRESS ONE OR MORE OF THE FOLLOWING: A CHANGE IN PROJECTIONS OR ASSUMPTIONS FROM THOSE ON WHICH THE COMPREHENSIVE PLAN IS BASED; IDENTIFICATION OF NEW ISSUES, NEEDS, OR OPPORTUNITIES THAT ARE NOT ADEQUATELY ADDRESSED IN THE COMPREHENSIVE PLAN; A CHANGE IN THE POLICIES, OBJECTIVES, PRINCIPLES, OR STANDARDS GOVERNING THE PHYSICAL DEVELOPMENT OF THE MUNICIPALITY OR ANY OTHER GEOGRAPHIC AREAS ADDRESSED BY THE COMPREHENSIVE PLAN; OR IDENTIFICATION OF ERRORS OR OMISSIONS IN THE COMPREHENSIVE PLAN.

This criteria is partially met.

The development of both *Anchorage 2020* and *2040 LUP* included several in-depth studies into housing needs, trends, and emerging issues. Since their adoption, these needs, trends, and issues remain constant but have been amplified due to the unanticipated rise in housing prices and cost of financing. This has placed increasing pressures on our limited housing stock that remains attainable and has made it apparent that faster implementation of several guiding principles of *2040 LUP* is needed to address our housing situation. In general, staff does not believe the proposed *Comprehensive Plan* amendments are necessary to address changing projections, new issues, or omissions not already addressed within *Anchorage 2020* or the *2040 LUP*. Further discussion of a few specific changes proposed in the draft *Comprehensive Plan* amendment is provided below.

In Anchorage 2020 Policy 5, the replacement of “compatible in scale with adjacent uses” with “adopted policy and community needs” changes a substantive policy statement about compatible scale into a circular policy statement that appears to simply restate the need to be consistent with the plan. There is little evidence that “compatible in scale” is a barrier to the desired housing. Compatible does not mean “the same.” It does not preclude larger developments or higher density. Larger buildings with more intensive use can be compatible with adjacent smaller buildings through sensitive design, placement, operation, and management.

Similarly, in *Anchorage 2020 Policy 49*, the Policy is changed to no longer consider the functional and aesthetic character of adjacent development. Incompatibilities including parking, traffic, shadowing, hours of operation, and other impacts that reduce the use and enjoyment of neighboring properties will no longer be a concern of this Policy, based on the conjecture that addressing such conflicts is a barrier to achieving needed housing. However, a fundamental precept of the *Comprehensive Plan* is that the opposite is true: that development that complements the existing neighborhood yields more housing and a higher quality of life which encourages more growth. Good development and design practices that address compatibility issues can yield the desired housing while

contributing to neighborhoods of lasting value, fewer conflicts, and better quality of life. Residents are more likely to support increases in residential densities when they can point to a successful example in their own neighborhoods. This idea shows up in other parts of the *2040 LUP* and in other policies of other plans and is not eliminated by changing Policy 49.

The draft change in language to exempt large-scale residential developments from Policy 7.2 is based on the conjecture that requiring transitions in scale will raise barriers to allowed housing. Testing and evidence have in the past indicated that with sensitive site planning and building layout, larger developments can provide transitions in scale and bulk to neighboring existing residential areas while still allowing for the desired housing. Transitions in scale and bulk are far more important at Anchorage's subarctic latitude than they are in other North American cities. The existing *Comprehensive Plan* language follows the successful approach of Scandinavian cities and parts of Canada of carefully addressing northern climate while still providing the needed housing. The proposed change to the *Comprehensive Plan* seems based on Lower 48 U.S. experiences and controversies that are not as applicable to Anchorage.

In 2040 Action #4-8, there is still a need to evaluate and monitor barriers to fair housing. The proposed amendment changing this action to *remove* barriers to fair housing loses those necessary steps. The amendment to Action #4-8 would better meet Approval Criteria A if it retained the actions to evaluate and monitor alongside remove.

APPROVAL CRITERIA B: THE PROPOSED AMENDMENT MAINTAINS THE INTERNAL CONSISTENCY OF THE COMPREHENSIVE PLAN, AND IS CONSISTENT WITH THE OTHER ELEMENTS OF THE COMPREHENSIVE PLAN WITHOUT THE NEED TO CHANGE OTHER COMPONENTS OF THE PLAN TO MAINTAIN INTERNAL CONSISTENCY.

The criteria is not met.

The draft *Comprehensive Plan* amendment ordinance does not maintain the internal consistency of the *Comprehensive Plan* because it changes the nature in which the *Comprehensive Plan* references applicable neighborhood and district plans when considering land use decisions. As currently written, *Anchorage 2020* and *2040 LUP* acknowledge and require consultation of other adopted neighborhood and district plans to determine appropriate development patterns and scale. Removing this link through the proposed amendments to *Anchorage 2020*, Policy 5 and simply referencing the most recently adopted plan is a substantial departure from the function of the *Comprehensive Plan* as well as the importance and significance of our adopted neighborhood and district plans.

Additionally, a foundational principle of the *Comprehensive Plan* is the conservation of our residential land base through the implementation of *Anchorage 2020*, Policy 14. This

policy has served to protect our residential land base by preventing the conversion of residentially zoned land into either commercial or industrial zoning districts. The proposed amendment to Policy 14 will lessen the authoritative nature of this policy by changing it from an affirmative statement to passive guidance, stating “shall seek to avoid” instead of “no regulatory action...shall result in.” This will change the nature of how recommendations for rezones are determined and could result in expanded conversion of residentially zoned districts into commercial or industrial districts that do not provide any housing opportunities. A predictable and constant land base is important for community investment and expectations. Zoning Map Amendments should be given a thorough analysis for its impacts on the Municipality into the foreseeable future, rather than be a short-sighted decision to develop a particular property. Amending this policy is likely to have negative impacts on our residential land base and is not consistent with the consistency of the *Comprehensive Plan* to protect and provide housing opportunities.

Lastly, proposed amendments to *Anchorage 2020*, Policies 5 and 49, and *2040 LUP*, Policies 4.1, 7.1, and 7.2, will change language regarding the desire to preserve and protect neighborhood character throughout the Anchorage Bowl. The preservation and protection of our various neighborhood forms is another foundational tenet of our *Comprehensive Plan*. Consistent building forms and design within our neighborhoods is what gives them a sense of place and makes them desirable. There is little evidence to show that requiring thoughtful compatible design is an impediment to development. It is important to note that “compatible” does not mean “the same,” but rather it means to apply thoughtful building and site design to place a structure that is consistent with the form of the neighborhood. Applying this methodology to infill and redevelopment projects can bolster neighborhoods and encourage further redevelopment because it can demonstrate success of the principle. Removing or loosening this guidance does not maintain consistency with the *Comprehensive Plan*.

APPROVAL CRITERIA C: THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE OF THE COMMUNITY.

The criteria is partially met.

As previously discussed under criteria B, amendments to *Anchorage 2020*, Policies 5 and 49, and *2040 LUP* Policies 4.1, 7.1, and 7.2 will change language regarding the desire to preserve and protect neighborhood character throughout the Anchorage Bowl. Although this change may not be detrimental to the health, safety, and welfare of the community, it is inconsistent with decades of public input which has shown a consistent desire that new and infill development projects be developed in a manner that is compatible with the surrounding neighborhood. Loosening or removing consideration of impacts to adjacent development from our guiding policies would be a departure from the precedent and expectations set by the community.

Second, perhaps one of the most impactful proposed amendments to the *Comprehensive Plan* is the lessening of *Anchorage 2020*, Policy 14. This longstanding policy has been instrumental in protecting our limited residential land base from encroachment and consumption by non-residential zoning districts that do not primarily provide any housing opportunities. This amendment will lessen the authoritative nature of this policy by changing it from an affirmative statement to passive guidance, stating “shall seek to avoid” instead of “no regulatory action...shall result in.” Protection and conservation of our residential land base should be a primary concern when discussing ways to solve our community-wide housing shortage. This change in guidance is likely to have a detrimental impact on the evaluation method for rezones and could result in the conversion of residential land into commercial or industrial lands which do not primarily provide (or not provide at all) housing opportunities.

In general, the other proposed amendments change direction, but their change in direction cannot necessarily be considered detrimental to the community.

APPROVAL CRITERIA D: IF THE PROPOSED AMENDMENT IS TO THE COMPREHENSIVE PLAN MAP, THE REQUESTED LAND USE DESIGNATION IS SUPPORTIVE OF THE COMPREHENSIVE PLAN GOALS AND POLICIES

Approval Criteria D is not applicable, as the draft ordinance does not include an amendment to the *Comprehensive Plan* maps or land use plan map.

APPROVAL CRITERIA E: IF THE PROPOSED AMENDMENT IS TO THE COMPREHENSIVE PLAN MAP, THE SUBJECT SITE IS CONSISTENT WITH THE ADOPTED DESCRIPTION FOR THE REQUESTED LAND USE DESIGNATION

Approval Criteria E is not applicable, as the draft ordinance does not include an amendment to the *Comprehensive Plan* maps or land use plan map.

STAFF ANALYSIS OF RESOLUTION OF CONFLICTS BETWEEN THE H.O.M.E. INITIATIVE DRAFT TITLE 21 AMENDMENTS AND THE COMPREHENSIVE PLAN

As explained in PZC Case 2024-0006 (3-18-2024 staff report memo, pages 22 to 25), municipal land use decisions such as Title 21 text amendments must be consistent with the *Comprehensive Plan*. The primary objective of the proposed *Comprehensive Plan* amendments in the draft ordinance A.O. 2024-44 is to resolve conflicts between the proposed Title 21 amendments in PZC Case 2024-0006 and the *Comprehensive Plan*, to allow implementation of the proposed *Housing Opportunities in the Municipality for Everyone (H.O.M.E.) Initiative* Title 21 amendments currently under consideration in PZC Case 2024-0006. The draft ordinance endeavors to amend the elements of the

Comprehensive Plan that the H.O.M.E. Initiative's draft Title 21 amendments conflict with, essentially to bring the *Comprehensive Plan* into consistency.

To help the Planning and Zoning Commission determine if the draft ordinance amending the *Comprehensive Plan* is adequate to achieve this objective or needs further work alongside revisions to the draft Title 21 amendments to reach consistency, Planning Department staff evaluated how well the proposed *Comprehensive Plan* amendments resolve the conflicts with the H.O.M.E. Initiative, as follows:

Anchorage 2040 Land Use Plan Map. The draft *Comprehensive Plan* amendment ordinance does not address the Land Use Plan Map or resolve the conflicts between the H.O.M.E. Initiative draft A.O. 2023-87(S) and the Anchorage 2040 Land Use Plan Map. As explained on pages 26 through 28 of the 3-18-2024 Staff Report for PZC Case 2024-0006, the Land Use Plan Map neither anticipates nor supports the consolidation of the residential zoning districts as proposed in the H.O.M.E. Initiative. A.O. 2023-87(S) is a significant departure from the Land Use Plan Map as currently adopted.

A revision to the draft ordinance to amend the Anchorage 2040 Land Use Plan Map, including its narrative descriptions, must occur prior to approval of the proposed Title 21 amendments.

Neighborhood and District Plans. The draft *Comprehensive Plan* amendment ordinance does not address or resolve the conflicts between the H.O.M.E. Initiative draft A.O. 2023-87(S) and the area-specific Land Use Plan Maps of the Neighborhood and District Plans. As discussed on page 27 of the 3-18-2024 Staff Report for PZC Case 2024-0006, the Anchorage 2040 Land Use Plan illustrates a more general picture of future land use and defers to the area-specific land use plans to delineate more tailored, specific land use designations. For example, the 2040 LUP "Single-family and Two-family" land use designation defers to the area-specific neighborhood and district plans that delineate single-family detached neighborhoods from attached/two-family areas on their respective land use plan maps. This means that, among the applicable *Comprehensive Plan* elements, *there is no conflict* between most recently adopted 2040 LUP and older adopted area-specific land use plans. The more recent plan (2040 LUP) cross-references to the more detailed, governing guidance of the previously adopted plans, and defers to those plans.

Therefore, a revision to the relationship between the 2040 LUP Land Use Plan Map and Neighborhood and District Plans as established in Sections 1.1 and 2.1 of the 2040 LUP, or amendments to the Neighborhood and District Plans themselves, would be necessary to resolve this conflict. This revision should provide flexibility to address changing land use needs, but should also respectfully preserve the intent and desires of each adopted plan without overshadowing or overriding them.

Policies of Anchorage 2020 and 2040 LUP. The draft *Comprehensive Plan* amendment ordinance does not resolve most of the conflicts between the H.O.M.E. Initiative draft A.O. 2023-87(S) and 17 Policies from *Anchorage 2020* and the *2040 LUP*. These conflicts were identified on pages 29 to 31 of the 3-18-2024 Staff Report for PZC Case 2024-0006.

After review, staff has found that all but one of the proposed 12 Policy amendments do not resolve or only partially resolve the conflicts identified in the staff report. The draft *Comprehensive Plan* amendment does not address 5 of the 17 conflicted Policies. Following is a more specific analysis of how the proposed Policy amendments relate to the conflicts with the H.O.M.E. Initiative identified on pages 29 to 31 of the 3-18-2024 Staff Report from PZC Case 2024-0006:

Anchorage 2020:

- **Policy 5: *Not fully resolved.*** The proposed amendment replacing the need to be consistent with *Anchorage 2020* with “the most current comprehensive planning guidance” does not eliminate the requirement for rezonings to remain consistent with *Anchorage 2020* or neighborhood and district plans. The *Anchorage 2040 LUP* is “the most current comprehensive planning guidance” and establishes that *Anchorage 2020* and the area-specific plans still apply.
- **Policy 14: *Not resolved.*** The proposed new last statement in Policy 14 is subject to interpretation. Just because a zoning district *allows* residential use does not mean it will yield the recommended housing density, especially if it does not *require* residences. As discussed in the 3-18-2024 Staff Report, the rezone to commercial-entitlement zones is highly unlikely to “provide for the housing density recommended in the plan”, because it gives property owners the entitlement to use entire residential properties for commercial use without any residential dwellings. For example, mobile home parks can be converted to a big commercial business with no more than a by-right land use permit. Homes located behind a B-3 zoned business could be purchased and knocked down to make way for expanded parking for the business. Residential areas adjacent to medical institutions could be bought out to make way for new medical facilities.

There is ample experience and evidence that every zoning district in the Anchorage Bowl that allows commercial uses by-right without requiring establishments to be neighborhood-scale and include residential uses will be unlikely to provide for the housing density recommended in the plan. Previous land use analyses conducted as part of *2040 LUP* have found that no commercial zoning district—B-3, RO, or any of the B-1 or B-2 zones—yields average residential densities greater than the R-1 single-family zone. Rezoning to commercial entitlement zones typically results in a loss of residential lands and housing stock. Because rezoning to a commercial zone (or to a zone that has identical use entitlements to a commercial zone) allowing residential units without

requiring them will not yield the desired units, Policy 14 is vital to retaining Anchorage's limited residential land capacity.

Recommendation: To resolve this conflict, adjust the Title 21 amendment proposals to follow the example of communities that have allowed more commercial and mixed-use development into residential zones in a way that incorporates guardrails that require (a) commercial uses in existing multifamily zoned areas to be neighborhood-scale (b) residential dwellings to be included as a principal use percentage on the property in most cases, and/or (c) non-residential uses to mitigate impacts on the surrounding residential setting such as traffic, noise, lighting glare, operating hours, etc. This should either be a revision to A.O. 2023-87(S), or, as recommended on page 34 of the 3-18-2024 Staff Report memo, a separate zoning reform to allow more commercial uses in a separate Title 21 amendment project. In other words, adjust the draft Title 21 amendment instead of making such a large, impactful change to the *Comprehensive Plan*.

- **Policy 41: *Not addressed within the draft Comprehensive Plan amendment.***
- **Policy 49: *Partially resolved by changing the policy.*** Resolves the conflict by changing the *Comprehensive Plan* policy to match the draft A.O. 2023-87(S) zoning ordinance amendment.
- **Policy 57: *Partially resolved by complicating the policy into a pair of statements that are inconsistent with one another.*** Policy 57 calls for retaining and reinvesting in existing housing stock. The proposed new addition to Policy 57 seems to suggest that a strategy of retaining existing housing is converting the existing housing into non-residential establishments via adaptive reuse. But converting housing units to non-residential uses cannot be a way of retaining existing housing units.

Recommendation: The way to avoid a net loss of units or yield a net gain of units across a mixed-use zoning district, is to revise draft A.O. 2023-87(S) to retain the district-specific standards from the R-3A and R-4A zones that require residential dwellings to be included in the development and tailor those standards to require neighborhood-scale establishments in the R-3 and R-4 zones.

- **Policy 72: *Not resolved.*** The proposed additional sentence adds an implementation strategy, rather than addresses the main policy statement. Policies are guidelines that direct decisions without specifying which implementation tools to use (a job for Strategies and Actions). Although the additional sentence describes a legitimate kind of implementation strategy for carrying out the main policy statement, it does not modify the policy statement in Policy 72.

Where in Anchorage 2020 to place the additional sentence instead: To guide implementation of the policy statement, the additional sentence should instead be added to the plan's Strategy section. Adjacent to Policy 72 on page 86 of *Anchorage 2020* is the Strategy "Geohazards Management" that is the pathway or mechanism that the plan indicates for how to implement the policy. The Geohazards Management Strategy is defined on page 97 of *Anchorage 2020*. The additional sentence should be placed at the end of that strategy.

Recommendation: Wherever it is placed, the new sentence does not resolve the conflict between AO 2023-87(S) and Policy 72. To resolve the conflict, A.O. 2023-87(S) should instead be modified by adding the regulations that the sponsors suggest in the additional sentence, as part of A.O. 2023-87(S) instead of putting it on a list of things to do in some future time. A.O. 2023-87(S) will increase allowed densities in the immediate term, including in areas with known hazards; the ordinance should incorporate provisions to avoid increases in allowed density in those areas.

2040 LUP:

- **Policy 1.1: Not addressed within the draft Comprehensive Plan amendment.**
- **Policy 1.4: Not addressed within the draft Comprehensive Plan amendment.**
- **Policy 1.5: Not resolved.** Policy 1.5 is about coordinating land use decisions and urban infrastructure, including transportation, utilities, and other infrastructure capacities. The added phrase "changing patterns and utilization of transportation modalities" does not take away from the policy direction to coordinate land use and transportation, and it does not fit well or match the rest of the topic in Policy 1.5. It should be added as a new, separate policy under Goal 1 or added under the transportation Goal 6: Accessible Land use. For example, it could be added as a new Policy 6.4 or added to Policy 6.1 as a statement regarding the need to align land use and transportation planning with changing travel patterns and utilization of transportation modalities.

Recommendation: To resolve the conflict, A.O. 2023-87(S) should instead be modified by following the example of communities that have allowed duplexes, triplexes, and fourplexes in formerly single-family-only zones while limiting those increases in remoter areas with inadequate streets and urban infrastructure and distant from public transportation and other alternatives.

- **Policy 1.6: Not addressed within the draft Comprehensive Plan amendment.** Policy 1.6 is similar to *Anchorage 2020* Policy 72 (discussed above). It supplements Policy 72 by providing more detailed policy direction appropriate for a land use plan. See the staff recommendation for A.O. 2023-87(S) under the Policy 72 discussion above, and on page 34 of the 3-18-2024 Staff Report memo.

- **Policy 1.8: *Not resolved.*** The draft added language does not resolve the shortcomings in the procedural approach to amending the *Comprehensive Plan* and Title 21. See discussion and recommendations regarding the public process in the pages below.
- **Policy 2.1: *Resolved.*** The change in language seems to resolve the conflict.
- **Policy 4.1: *Resolved by Changing the Plan.*** Resolves the conflict by changing the *Comprehensive Plan's* policy to no longer preserve Anchorage's residential land base as separate from commercial entitlement zoning. This is in contention with evidence and experience that within Anchorage's constrained land supply the Municipality should protect the integrity of residential districts, even as it allows more home-based businesses, corner stores, inns, and other neighborhood-scale commercial uses in these areas.

The approach of the H.O.M.E. Initiative draft A.O 2023-87(S) to remove all limitations on commercial use from the R-3A and R-4A district-specific standards and then apply those expanded commercial use entitlements without limits throughout the R-3 and R-4 multifamily zones will result in a loss of residential land base, housing capacity, and existing housing stock. (Note: Loss of existing housing stock involves potentially displacing current residents.) 2040 LUP Section 1.2 pages 8-13 summarize the results of multiple land assessment studies that have determined the Anchorage Bowl does not have an adequate supply of residentially zoned land that is protected from commercial use entitlements for property owners to convert an entire property to commercial use. The sponsors of the H.O.M.E. Initiative state that their objective is to allow neighborhood-scale commercial uses and mixed-use, but the draft A.O. 2023-87(S) and the draft change to the Policy goes much further. It would permit, and most likely result in, much more commercial development and conversion of residential land and housing than their stated objective.

As explained in the 3-18-2024 Staff Report analysis, the evidence is clear that commercial entitlement zoning without limits to scale and required residential dwellings cannot be counted on to provide the planned residential densities on average across the district. Commercial entitlement zones yield low numbers of residential units per acre across their district areas, without exception. Commercial entitlement zoning continues to yield no more housing on average for development than the R-1 single-family zone.

Recommendation: If there is intent to reform zoning in a direction that yields a net gain in housing, then the sponsors may resolve this conflict by following the example of communities that have allowed more commercial and mixed-use development into residential zones in a way that incorporates guardrails that require (a) commercial uses in existing multifamily zoned areas to be

neighborhood-scale (b) residential dwellings to be included as a principal use percentage on the property in most cases, and/or (c) non-residential uses to mitigate impacts on the surrounding residential setting such as traffic, noise, lighting glare, operating hours, etc. This should come in the form of either a revision to A.O. 2023-87(S), or, as recommended on page 34 of the 3-18-2024 Staff Report memo, a separate zoning reform to allow more commercial uses through a separate Title 21 amendment project. In other words, adjust the draft Title 21 amendment instead of making such a big change to the *Comprehensive Plan*.

- **Policy 4.4: *Not resolved*.** The draft revision to the policy language belies the extent to which the draft AO 2023-AO(S) removes limitations on commercial-only use and scale within residential neighborhoods. As discussed in the 3-18-2024 Staff Report memo, the draft H.O.M.E. Initiative zoning reform could result in the conversion of mobile home parks and other properties to large commercial uses. It would take hundreds of new dwelling units made newly financeable by home-based businesses and corner stores to make up for the loss of a single mobile home park or large multifamily complex to conversion to a commercial use.

Recommendation: See recommendation for Policy 4.1, above: Follow the example of communities that have allowed more commercial and mixed-use development into residential zones in a way that incorporates guardrails that require (a) commercial uses in existing multifamily zoned areas to be neighborhood-scale (b) residential dwellings to be included as a principal use percentage on the property in most cases, and/or (c) non-residential uses to mitigate impacts on the surrounding residential setting such as traffic, noise, lighting glare, operating hours, etc.

- **Policy 5.1: *Not addressed within the draft Comprehensive Plan amendment*.**
- **Policy 7.1: *Not resolved*.** The proposed revision to Policy 7.1 does not resolve the conflict that A.O. 2023-87(S) has with 7.1, as discussed in the 3-18-2024 Staff Report memo.
- **Policy 7.2: *Not resolved*.** A.O. 2023-87(S) moves in the direction of allowing higher-intensity, large-scale commercial uses in existing residential zones without providing transitions. This conflicts with even the proposed amended Policy 7.2.

PUBLIC PROCESS

The Public Hearing Draft Assembly Ordinance (draft ordinance) in Attachment 1 meets the definition of a **Targeted Plan Review** per AMC 21.03.070B.2. This definition includes a targeted review of the plan in conjunction with an areawide rezoning to make it consistent with economic and demographic trends and recent and proposed land use decisions. **Targeted Plan Review** is the second most substantive level of review of the

Comprehensive Plan that Title 21 contemplates, after a Complete Plan Revision. A Targeted Plan Review should be initiated at least once every 10 years.

The Assembly sponsors' public process and timeframe for the amendments does not give the public an opportunity to participate in the preparation and evaluation of a Targeted Plan Review-scale amendment. It does not meet Policy 1.8 of the *Anchorage 2040 Land Use Plan*, to engage the public in amending the plan. As discussed in the March 18, 2024, Staff Report regarding A.O. 2023-87(S), the legal requirements for amending the *Comprehensive Plan* reflect that it is the analysis and public discourse involved in amending the *Comprehensive Plan* that clarifies goals for the future, identifies the problems getting in the way, determines the most effective solutions and policies to direct implementation actions. Through community conversation involved in amending the plan, members of the community have an opportunity to contribute and learn from each other, and the process garners broader public support.

A transparent, inclusive process for developing a Targeted Plan Review and amendment to the *Comprehensive Plan*, where the public is meaningfully engaged and proactively involved in drafting the proposed amendments, would be to develop a set of draft amendments through a public process, before referring a public hearing draft to PZC. The initial community discussion draft and public hearing draft should be available for public review long enough to allow organizations such as associations of developers, property owners, businesses, community councils, and other civic interest organizations to comment.

DEPARTMENT RECOMMENDATION

The Planning Department recommends the Planning and Zoning Commission (PZC) postpone action on the public hearing draft *Comprehensive Plan* amendments in A.O. 2023-44, to allow the Assembly to revise the public hearing draft ordinance and bring the revised public hearing draft back before the PZC for a public hearing, including taking the following actions:

1. ***Provide a More Collaborative, Completed Comprehensive Plan Amendment Consistent with a 10-Year Targeted Plan Review.*** Reach beyond the minimum required public hearing procedure of AMC 21.03.060, *Comprehensive Plan Amendments*, with a meaningful public involvement process that collaboratively engages Anchorage residents, property owners, and stakeholder organizations, to establish the basis and policy guidance for single-family zoning reform and other zoning ordinance amendments. The *Comprehensive Plan* amendment should include but not be limited to the following:
 - a. Amend the *Anchorage 2040 Land Use Plan (2040 LUP)* and the area-specific neighborhood and district plans, to change the area-specific land use designations of low-intensity detached (i.e., single-family-only) areas from the area-specific plans' land use plan maps.

- b. Amend the *2040 LUP*, including Map 2-1: Anchorage 2040 Land Use Plan Map and the narrative descriptions of its *Neighborhoods* Land Use Designations, to update the land use plan as needed and simplify the lineup of residential land use designation categories, increase their flexibility to support different low-density urban residential zones, and provide for neighborhood-scale commercial mixed-use within limits.
 - c. Revise the proposed amendments to the Policies of *Anchorage 2020* and the *2040 LUP*, in consideration of the analysis in this staff report.
 - d. Revise and expand the amendments to the implementation Strategies and Actions of *Anchorage 2020* and the *2040 LUP* to update it to reflect Actions completed, retire Actions no longer needed, and to integrate the proposed zoning changes into the Strategies and Actions.
2. ***Carry out the Rezoning Process Separately.*** Accompany the revised *Comprehensive Plan* amendment with a public hearing draft Zoning Map amendment (rezoning), following the procedure for a rezoning in AMC 21.03.160, *Rezonings*, to implement the Title 21 text amendment in PZC Case 2024-0006.
 3. ***Improve the Draft Title 21 Text Amendment.*** Revise the public hearing draft Title 21 text amendment and shape the accompanying Zoning Map Amendment as recommended in the Staff Report for PZC Case 2024-0006, in order to reduce the need for so many *Comprehensive Plan* amendments.

The Planning Department is available and ready to advise on the public process to revise the Official Zoning Map, *Comprehensive Plan*, and the public hearing draft Title 21 Text Amendments to address reforming single-family-only zoning and other changes to provide more flexibility in the zoning ordinance.

Attachments: 1—H.O.M.E. Initiative Public Hearing Draft A.O. 2024-44, dated 4-23-2024
2—Comments Received

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A.O. No. 2024-44
(Dated April 23, 2024)

PZC Case No. 2024-0067

**Amendment to the Comprehensive Plan
to Allow Implementation of the
H.O.M.E. Initiative**

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Submitted by: Assembly Vice Chair Zaletel
Assembly Member Brawley
Assembly Member Volland
Reviewed by: Assembly Counsel's Office
For reading: April 23, 2024

ANCHORAGE, ALASKA
AO No. 2024-44

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE**
2 **COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN TO**
3 **ALLOW IMPLEMENTATION OF THE HOME INITIATIVE INCLUDING TEXT**
4 **AMENDMENTS TO TITLE 21.**

5
6 (Planning and Zoning Commission Case No. 2024-0006 and *{insert additional case*
7 *number}*)

8
9 **WHEREAS**, The Municipality of Anchorage is a Home Rule Municipality; and

10
11 **WHEREAS**, AS 29.40.030(b) gives municipalities broad direction for adopting a
12 comprehensive plan, and also for periodic review and updates, stating “The
13 assembly shall, after receiving the recommendations of the planning commission,
14 periodically undertake an overall review of the comprehensive plan and update the
15 plan as necessary”; and

16
17 **WHEREAS**, AMC 21.01.080C states that the comprehensive plan shall be subject
18 to periodic review in accordance with the procedure described in section 21.03.070,
19 Comprehensive Plan Amendments; and

20
21 **WHEREAS**, AMC 21.03.070 states that the comprehensive plan should be
22 reviewed and reassessed regularly in order to evaluate its effectiveness and
23 adequacy in guiding the growth of the municipality and to determine whether or not
24 the plan continues to meet the long-term planning needs of the municipality; and

25
26 **WHEREAS**, AMC 21.03.070B.3 further explains that in addition to regularly
27 scheduled reviews, any review or decision-making body, or the director of any
28 municipal department, may propose a plan amendment at any time; and

29
30 **WHEREAS**, the Assembly is empowered to change the Comprehensive Plan and
31 its elements if there have been changes in projections or assumptions from those
32 on which the comprehensive plan is based, identification of new issues, needs, or
33 opportunities that are not adequately addressed in the comprehensive plan, and a
34 change in the policies, objectives, principles, or standards governing the physical
35 development of the municipality or any other geographic areas addressed by the
36 comprehensive plan, or identification of errors or omissions in the comprehensive
37 plan; and

38
39 **WHEREAS**, The 2040 Land Use Plan states that the Comprehensive Plan, the 2040
40 LUP, and its associated elements are intended to be a “living document” and it
41 “should be updated based on performance indicators and new information as the

1 city evolves and responds to new circumstances”¹; and

2
3 **WHEREAS**, the economic and housing market conditions facing Anchorage have
4 changed significantly since the 2020 Comprehensive Plan was adopted in 2001,
5 and the 2040 Land Use Plan was adopted in 2017, establishing a clear public need
6 for targeted updates to both documents related to these issues; and

7
8 **WHEREAS**, American Community Survey data shows that household sizes in the
9 Municipality decreased between 2000 and 2022,² the result of a combination of local
10 conditions and larger demographic trends, including a large aging population cohort
11 (Baby Boomers), smaller family households, a larger proportion of people living
12 alone, and a continuing outflow of working-age adults and families leaving
13 Anchorage and Alaska, particularly over the last decade; and

14
15 **WHEREAS**, the Municipality’s 2012 *Anchorage Housing Market Analysis* found that
16 “given the historic density of development and rate of redevelopment, the
17 Anchorage Bowl does not have sufficient vacant buildable residential land to
18 accommodate the demand for housing units forecasted over the next 20 years,” and
19 that “building mid-rise residential and mid-rise mixed-use rental developments is not
20 financially feasible in the current market”³; and

21
22 **WHEREAS**, these findings continue to be applicable today, as the rate of new
23 housing production has slowed further in the last decade, and the real estate
24 development community has demonstrated the infeasibility of most housing
25 developments without subsidies through multiple real-world projects, feasibility tests
26 on a variety of properties, and proposed projects that ultimately do not get built⁴; and

27
28 **WHEREAS**, the Planning Department’s May 2023 *Housing White Paper* identifies
29 a persistent lack of housing production per year, documented through counts of new
30 building permits and completed units, and inability to meet prior or revised (lower)
31 targets for number of additional housing units needed, through comparison of
32 projections from the 2020 Comprehensive Plan, 2040 Land Use Plan, 2012 housing
33 analysis, and various neighborhood and district plans with localized housing needs
34 projections⁵; and

35
36 **WHEREAS**, the Municipality’s most recently approved 2018-2022 Consolidated
37 Plan,⁶ dated January 10, 2020 and prepared by the Anchorage Health Department,
38 states in the “Barriers to Affordable Housing” section that the cost of housing or the
39 incentives to develop, maintain, or improve affordable housing are affected by public

¹ Anchorage 2040 Land Use Plan, page 79.

² <https://live.laborstats.alaska.gov/cen/profiles/anch.PDF>,
<https://data.census.gov/table/ACSDP1Y2022.DP04?q=Household%20Size%20and%20Type&g=160XX00US0203000>

³ Municipality of Anchorage, *Anchorage Housing Market Analysis*, 2012, prepared by McDowell Group and ECONorthwest, page 4.

⁴ One example: the Housing Anchorage presentation “Does It Pencil?” to the Municipality and key organizations, June 6, 2014: <https://mtviewpost.com/2014/06/07/coalition-seeks-assembly-support-easing-housing-crunch/>

⁵ Municipality of Anchorage Planning Department, *Housing White Paper*, May 2023, pages 6-8.

⁶ Municipality of Anchorage Approved 2018-2022 Consolidated Plan:
<https://www.muni.org/Departments/health/PHIP/CSD/Documents/2018-2022ConsolidatedPlanandAPSA2.pdf>

1 policies, particularly those of the Municipality; and

2
3 **WHEREAS**, the Municipality's 2023-2027 Draft Consolidated Plan⁷ identifies
4 several of those public policies as parts of Title 21, including residential design
5 standards, regulatory processes, accessory-dwelling-units regulations, land use
6 codes and controls, zoning ordinances, parking requirements, infrastructure
7 standards and requirements, open space requirements, and off-site improvements
8 requirements; and

9
10 **WHEREAS**, in 2023 the Anchorage Community Development Authority (ACDA)
11 commissioned a report, *Incentives for Market-Rate Attainable Housing*
12 *Development*, which identified current zoning regulations as a barrier for
13 development of more housing in Anchorage, and recommended changes to
14 minimum lot size, setback and height requirements, and overall reducing the time
15 and cost associated with the permitting and entitlement process, including reducing
16 the need for rezones and variances⁸; and

17
18 **WHEREAS**, in addition to the longstanding challenges to developing new housing
19 in Anchorage, the community continues to experience steep housing price
20 increases year over year, with both 2022 and 2023 data demonstrating rapidly-rising
21 rent and housing purchase prices⁹; and

22
23 **WHEREAS**, policy statements emphasizing the need to plan for additional housing
24 in the Anchorage Bowl to accommodate future growth has been a consistent theme
25 in the broad intent and policies of the Municipality's comprehensive plans,
26 evidenced in language in the Land Use and Housing objectives from the 1982 plan:
27 "The Municipality should encourage a range in choices of housing within
28 neighborhoods"; "Residentially zoned land should be brought into balance with
29 housing needs"; "Higher residential development densities should be permitted and
30 encouraged in those areas where amenities can be provided, where the land is
31 suited to such development, where access may be provided without constituting a
32 hazard or overloading of residential streets, and where the development can be
33 designed to minimize conflicts with other uses"; and "Zoning, subdivision and
34 building requirements should be reviewed to determine if changes in these
35 requirements could be made which would lower housing costs while maintaining
36 housing quality"¹⁰; and

⁷ Municipality of Anchorage Draft 2023-2027 Consolidated Plan, Posted for Review:

<https://www.muni.org/Departments/health/PHIP/CSD/Documents/2023-2027%20Draft%20Consolidated%20Plan%20for%20website%2007072023.pdf>

⁸ Anchorage Community Development Authority, *Incentives for Market-Rate Attainable Housing Development*, October 2023, pages 17-18 (barriers) and 40-41 (recommendations).

⁹ Alaska's New Source, "Anchorage sees record breaking jump in rental prices, up 14%," September 13, 2022. <https://www.alaskanewssource.com/2022/09/14/anchorage-sees-record-breaking-jump-rental-prices-up-14/>

Anchorage Daily News, "Alaska home prices jumped again last year as high interest rates also hurt affordability," May 9, 2023. <https://www.adn.com/business-economy/2023/05/08/alaska-home-prices-jumped-again-last-year-as-high-interest-rates-also-hurt-affordability/>

Anchorage Daily News, "Alaska rents just saw their highest increase in over a decade," September 7, 2023. <https://www.adn.com/business-economy/2023/09/07/alaska-rents-just-saw-their-highest-increase-in-over-a-decade/>

¹⁰ The Comprehensive Plan was published in Title 21 as of July 1982, quoted above are AMC 21.05.050 Land Use Objectives and 21.05.055 Housing Objectives:

1
2 **WHEREAS**, the *Anchorage 2020 Comprehensive Plan* identified Anchorage’s
3 preferred growth scenario as “Urban Transition” and includes the following goals:
4 “General Land Use: A forward-looking approach to community growth and
5 redevelopment;” “Residential Uses: A variety of housing types and densities in safe,
6 attractive neighborhoods that offer a choice of urban, suburban, and rural lifestyles
7 that are appropriate for northern conditions and in harmony with our natural setting”;
8 “Neighborhood Identity and Vitality: A variety of safe, pleasant, and distinctive
9 neighborhoods responsive to the diverse needs of residents, with good access to
10 schools, recreation, natural areas, and community facilities”; and “Housing: A
11 balanced, diverse supply of affordable, quality housing, located in safe and livable
12 neighborhoods with amenities and infrastructure, that reflects Anchorage’s varied
13 social, cultural, and physical environment”¹¹; and
14

15 **WHEREAS**, the *Anchorage 2040 Land Use Plan* re-affirms this policy direction in
16 “Goal 1: Plan for Growth and Livability, Anchorage achieves residential and
17 commercial growth, which improves community resiliency and citizens’ quality of life
18 as it supports their vision for the future expressed in the Comprehensive Plan;” “Goal
19 2: Infill and Redevelopment, Infill and redevelopment meet the housing and
20 employment needs of residents and businesses in Anchorage”; and “Goal 4:
21 Neighborhood Housing: Anchorage’s neighborhoods provide a range of places to
22 live, meeting the housing needs of residents of all income levels, household sizes,
23 interests, ages, abilities, races and ethnicities”¹²; and
24

25 **WHEREAS**, the *Anchorage 2040 Land Use Plan* states that “where comprehensive
26 plan elements conflict, the most recently adopted shall govern,” that “the 2040 LUP
27 governs if it was adopted more recently than [a] neighborhood or district plan,” and
28 that for smaller-area plans, “new and updated plans are expected to maintain or
29 increase housing and employment capacity and help achieve the citywide goals,
30 policies, and growth strategies” of the 2040 LUP¹³; and
31

32 **WHEREAS**, The comprehensive plan is intended to shape adaptive changes to
33 zoning over time, the residential zoning districts and their dimensional standards in
34 the Anchorage Bowl are largely unchanged when comparing the dimensions of each
35 district between current Title 21 and the 1982 code; and
36

37 **WHEREAS**, in June 2021 the White House published a policy brief entitled
38 *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*,
39 stating that “...some zoning laws have been used to discriminate against people of
40 color and to maintain property prices in suburban and, more recently, urban
41 neighborhoods”¹⁴; and
42

43 **WHEREAS**, a piece published in the April 2023 HUD Policy & Practice bulletin
44 entitled *Pro-Housing Land Use and Zoning Reforms* stated that “restrictive land use

<https://www.muni.org/Departments/OCPD/Planning/Publications/SiteAssets/Pages/default/July%201982%20Zoning.pdf>

¹¹ Anchorage 2020 Comprehensive Plan, adopted 2001, pages 37-38.

¹² Anchorage 2040 Land Use Plan, adopted 2017, pages 16-19.

¹³ Anchorage 2040 Land Use Plan, adopted 2017, pages 4-5.

¹⁴ <https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/>

1 and zoning laws are major drivers of the national housing shortage [and] these
 2 policies can drive up housing prices, limit economic growth, exacerbate climate
 3 change, and maintain residential segregation”¹⁵;

4
 5 **WHEREAS**, Article II, Part 7 of the Bill of Rights in the Municipal Charter guarantees
 6 the right to opportunities in housing without regard to race, religion, sex, color,
 7 national origin, marital status, or physical disability; and the right to an equal rights
 8 commission at the municipal level in aid thereof; and

9
 10 **WHEREAS**, 2040 LUP Policy 4.5 calls for the Municipality to consider actions that
 11 will affirmatively further fair housing and avoid having the effect of housing
 12 discrimination in decisions regarding land use, allocation of housing opportunities,
 13 and zoning map or land use regulation amendments; and

14
 15 **NOW THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**

16
 17 **Section 1.** The *Anchorage 2020 Comprehensive Plan*, Land Use &
 18 Transportation Policies and Strategies, page 71, is hereby amended as follows (*the*
 19 *remainder of the Plan is not affected and therefore not set out*):
 20

Policy #	Policy These Statements provide direction to public officials and the general public until Strategies are implemented	Strategies Strategies that are “essential” to the implementation of the corresponding Policy. All others are “secondary” to its implementation	
*** *** ***			
General Land Use	5 Rezones and variances shall be compatible [IN SCALE WITH ADJACENT USES] with <u>adopted policy and community needs</u> and consistent with the goals and policies of [ANCHORAGE 2020] <u>the most current comprehensive planning guidance.</u>	<ul style="list-style-type: none"> • Zoning and Platting Review Process • Neighborhood or District Plans 	<ul style="list-style-type: none"> - Synchronize Zoning with Land Use Maps - Development Rights–Purchase - Development Rights–Transfer
*** *** ***			

¹⁵ <https://www.huduser.gov/portal/sites/default/files/pdf/policy-and-practice-publication-2023-april.pdf>

Residential	14	<p><u>Retention</u> [CONSERVATION] of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. [NO] [R]Regulatory action under Title 21 shall <u>seek to avoid</u> [RESULT IN] a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan, <u>or the rezone provides for the housing density recommended in the plan.</u></p>	<ul style="list-style-type: none"> • Minimum Residential Density • Neighborhood or District Plans - Small-Lot Housing - Development Rights–Transfer 	
*** *** ***				

1 **Section 2.** The *Anchorage 2020 Comprehensive Plan, Design & Environment*
 2 *Policies and Strategies*, page 81, is hereby amended as follows (*the remainder of*
 3 *the Plan is not affected and therefore not set out*):
 4

Policy #	Policy	Strategies		
	These Statements provide direction to public officials and the general public until Strategies are implemented	Strategies that are “essential” to the implementation of the corresponding Policy. All others are “secondary” to its implementation		
*** *** ***				
General Design & Environment	49	<p>Site plan layout and building design for new development shall consider <u>the development needs of the Municipality and use types of adjacent developments.</u>[THE CHARACTER OF ADJACENT DEVELOPMENT.]———The Municipality may require layout[S] and design[S] <u>options</u> to incorporate the functional and aesthetic character of <u>the adjacent streetscape</u> [DEVELOPMENT].</p>	<ul style="list-style-type: none"> • Landscape Ordinance • Design Standards • Major Project Site Plan Review 	<ul style="list-style-type: none"> • Land Use Regulation Amendment - Development Impact Assessment - Landscape Design Criteria Manual
*** *** ***				

Housing	57	Encourage the maintenance and upkeep of existing housing in order to extend its useful life and neighborhood stability, <u>including adaptive reuse for increasing housing units in existing residential areas.</u>		
*** *** ***				
Water Resources	72	The Municipality shall minimize the incidence of new developments for human occupancy in high natural hazard areas. <u>Consider regulations that are not tied to the zoning districts and may be applied independently based on environmental hazards that exist across the Bowl.</u>		
*** *** ***				

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Section 3. The *2040 Land Use Plan*, 2040 LUP Policies, beginning on page 16, is hereby amended as follows (*the remainder of the Plan is not affected and therefore not set out*):

LUP 1.5. Align Anchorage’s land use, transportation, and infrastructure planning, design guidelines, and investments. Account for existing infrastructure and transportation system capacity, changing patterns and utilization of transportation modalities, and planned facility investments when determining areas of growth. Link capital improvement priorities with the elements of the Comprehensive Plan, including the 2040 LUP and area-specific plans.

*** *** ***

LUP 1.8. Engage Anchorage residents, businesses, and property owners in a predictable and transparent process leading to the adoption of plans that guide growth. Engage affected communities when making long-term land use decisions, with particular attention to communities that are historically underrepresented, balancing the diverse interests of all current residents and property owners, as well as the housing needs of future residents.

*** *** ***

LUP 2.1. Identify and prioritize public investment in areas best positioned to absorb growth meeting housing and employment needs. These areas may have all existing infrastructure necessary to support housing, but can include areas with proximity and access to destinations and amenities that need infrastructure upgrades.

*** *** ***

LUP 4.1. Provide sufficient land to meet the diverse housing needs of Anchorage's residents and carefully consider which neighborhood scale commercial uses to allow, consistent with adopted plans[CITIZENS, WHERE THE INTEGRITY OF THE RESIDENTIAL NEIGHBORHOOD AREAS IS PROTECTED FROM EXPANDING COMMERCIAL CORRIDORS OR NON-NEIGHBORHOOD EMPLOYMENT ACTIVITIES].

*** *** ***

LUP 4.4. Encourage property owners to preserve, rehabilitate, or redevelop properties in ways that minimize housing displacement and maintain affordability, health, and safety for residents, including adding new units alongside older ones, rehabilitating older housing, diversifying the uses allowed on a property to support financial stability, or other incentives.

*** *** ***

LUP 7.1. Preserve and[,] accommodate the existing form and[,] AND CONTRIBUTE TO THE CHARACTER,] scale [, AND IDENTITY] of [ESTABLISHED] neighborhoods while allowing for gradual increases in housing density with infill development [AS NEW INFILL HOUSING AND MIXED-USE DEVELOPMENT OCCURS]. Protect [AND RESTORE] the natural environment as development occurs in these neighborhoods.

*** *** ***

Policy LUP 7.2. Ease the transitions between more intensive non-residential uses and adjacent residential [LOWER-DENSITY] neighborhoods—in terms of the built scale, height, level of activity, and character.

Section 4. The *2040 Land Use Plan*, in Figure 3-5, Actions Checklist, page 83, is hereby amended as follows (*the remainder of the Plan is not affected and therefore not set out*):

#	Action	Responsible Agency	Time Frame	Related Plans and Studies
*** *** ***				
Goal 2	Infill and redevelopment meets the housing and employment needs of residents and businesses in Anchorage. Actions 1-1, 5-3, 6-2, 6-4, and 6-8 in other sections of this table are also integral to this Goal			
*** *** ***				
2-6	Amend Title 21 to <u>allow more mixed-use activity at neighborhood scale</u> [CREATE A MEDIUM-DENSITY RESIDENTIAL DISTRICT THAT ALLOWS MIXED-USE COMMERCIAL IN AN INTEGRATED NEIGHBORHOOD SETTING. REQUIRE PROJECTS TO PRIORITIZE RESIDENTIAL USE AND MEET OR EXCEED AN ESTABLISHED MINIMUM HOUSING DENSITY. PROMOTE	Planning	Now	EADP

	MIXED-USE DEVELOPMENT THAT IS COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. DIRECT THIS DISTRICT TO LOCATIONS NEXT TO CENTERS OR CORRIDORS].			
*** *** ***				
2-12	Reform the system for requiring off-site public infrastructure improvements to be more flexible and enhance certainty in the development approval process. Flexibility may include a lower level-of-service (LOS) standard for off-site Transportation Improvements <u>or a different standard reflecting different priorities for travel behavior, especially in areas where transit and pedestrian access exist or are planned.</u> [A LOWER LEVEL-OF-SERVICE (LOS) STANDARD FOR OFF-SITE TRANSPORTATION IMPROVEMENTS IN DELINEATED REINVESTMENT FOCUS AREAS WHERE ALTERNATIVE TRANSPORTATION MODES SUCH AS TRANSIT AND PEDESTRIAN ACCESS EXIST.] Retain the objective to provide adequate public facilities.	OECD, DevServ, Traffic, Planning, PM&E, Utilities, PRIV, Finance, OMB	1-3	AB Comp Plan, HMA
*** *** ***				
Goal 3	Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth. Actions 2-1 to 2-7, 4-2, 5-1 to 5-3, 6-2 to 6-5, and 6-8 are also integral to this Goal.			
*** *** ***				
3-1	Amend Title 21 to simplify zoning regulations, [FOR MIXED-USE PROJECTS RELATIVE TO COMMERCIAL OR OTHER PROJECTS.] <u>ensuring that regulations are clear, understandable, and evenly-applied.</u>	Planning	Now	AB Comp Plan, UMED, FV, MV, DTP, EADP
*** *** ***				
Goal 4	Anchorage’s neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities. Actions 1-1, 2-1 to 2-5, 2-12, 5-3, 6-2, 6-8, and 7-2 to 7-4 are also integral to this Goal.			
*** *** ***				

4-4	Amend Title 21 to allow compact housing where feasible.. <u>Adjustments to allow more compact housing may include changes to dimensional standards and the number of dwelling units per lot</u> [ON R-2M OR R-3 ZONED LOTS NEAR DESIGNATED CENTERS. MAY INCLUDE INCREASED HEIGHT OR ALLOWED UNITS PER LOT, SUBJECT TO ADDITIONAL URBAN DESIGN AND NEIGHBORHOOD COMPATIBILITY STANDARDS, SUCH AS FOR BUILDING MASSING AND SCALE, LOT COVERAGE, SETBACKS, AND VEHICLE ACCESS. DETERMINE APPROPRIATE MEASURES THROUGH A PUBLIC PROCESS INCLUDING COLLABORATION WITH NEIGHBORHOODS AND STAKEHOLDERS].	Planning	1-3	AB Comp Plan, EADP
*** *** ***				
4-8	<u>Remove</u> [EVALUATE AND MONITOR] barriers to fair housing in Anchorage, <u>including land use policies that have exclusionary impacts</u> [AND ESTABLISH GOALS AND ACTIONS TO OVERCOME THOSE BARRIERS].	DHHS, Planning	4-6/Ongoing	FHP
*** *** ***				
Goal 6	Anchorage coordinates transportation and land use to provide safe, efficient, and affordable travel choices. Actions 1-2, 1-3, 2-2, 2-3, and 5-1 to 5-3 are also integral to this Goal.			
*** *** ***				
6-7	<u>Initiate</u> [ONE OR A SERIES OF TARGETED AREA]__rezones in accordance with the Land Use Plan Map, <u>or where additional housing capacity can be accommodated</u> [HOUSING OPPORTUNITY AREAS ALONG PUBLIC TRANSPORTATION CORRIDORS].			
*** *** ***				

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Section 5. Anchorage Municipal Code 21.01.080 is amended as follows (the remainder of the subsection is not affected and therefore not set out):

21.01.080 COMPREHENSIVE PLAN

A. *Purpose.* The purpose of the comprehensive plan is to set for the goals, objectives, strategies, and policies governing land use

development of the municipality. As adopted, this section and the documents incorporated in this section constitute the comprehensive plan of the municipality.

B. Elements.

1. **Adopted Elements.** The comprehensive plan consists of the adopted elements identified in the following table, and which are incorporated in this chapter by reference. Plans or other elements that are not listed below are not official elements of the comprehensive plan, though they may be valid planning tools.

*** *** ***

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Area/Topic	Plan	Adoption Date	
Anchorage Bowl	Anchorage 2020, Anchorage Bowl Comprehensive Plan	AO 2000-119(S); 2-20-2001	AO 2002-119; 9-10-2002 AO 2024-- (insert effective date of this ordinance)
	Anchorage 2040 Land Use Plan	AO 2017-116, as amended; 9-26-2017	AO 2019-142, as amended; 12-17-2019; AO 2021-40, 5-12-2021; AO 2021-78, 11-1-2021; AO 2021-80, 11-1-2021; AO 2022-1, 2-15-2022; AO 2022-54, 5-24-2022; AO 2023-21, 4-11-2023; AO 2023-83, 9-12-2023; AO 2024-1, 2-27-2024, AO 2024- (insert effective date of this ordinance)

*** *** *** *revisor's note: the rest of this table omitted because no changes* *** *** ****

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-151, § 3, 1-14-14; AO No. 2014-63, § 3, 6-24-14; AO No. 2013-132(S), § 3, 7-8-14; AO No. 2014-79, § 3, 7-22-14; AO No. 2014-108, § 3, 9-9-14; AO No. 2014-134, § 3, 11-18-14; AO No. 2014-139(S), § 3, 12-2-14; AO No. 2015-17, § 3, 3-3-15; AO No. 2015-18, § 5, 3-3-15; AO No. 2015-46, § 3, 5-14-15; AO No. 2015-140, § 2, 3-8-16; AO No. 2016-101, § 2, 9-13-16; AO No. 2017-67, 5-9-2017; AO No. 2017-116, § 6, 9-26-17; AO No. 2018-23, § 3, 3-20-18; AO No. 2019-142, § 3, 12-17-19; AO No. 2020-74, § 2, 9-15-20; AO No. 2021-25(S), § 3, 8-24-21; AO No. 2022-27, § 2, 4-26-22; AO No. 2022-54, § 2, 5-24-22; AO No. 2023-21, § 2, 4-11-23; AO No. 2023-22, § 2, 4-11-23)

Section 6. The zoning map is amended as provided in appendix A.

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.

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Chair _____

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2024-0006 and *{insert additional case number}*)



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 389-2024

Meeting Date: April 23, 2024

1 **From: Assembly Vice Chair Zaletel, and Assembly Members Brawley**
2 **and Volland.**

3
4 **Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING**
5 **THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND**
6 **USE PLAN TO ALLOW IMPLEMENTATION OF THE HOME**
7 **INITIATIVE INCLUDING TEXT AMENDMENTS TO TITLE 21.**
8

9 Since the Municipality adopted the Anchorage 2020 Comprehensive Plan in 2001,
10 the plan has been amended several times – adoption of neighborhood and district
11 plans (which get adopted into the Comprehensive Plan as elements in AMC
12 21.01.080, Table 21.01-1: Comprehensive Plan Elements), the process to produce
13 and adopt the 2040 Land Use Plan, and multiple individual rezones of properties,
14 which also required a change to the land use plan map and land use designation(s)
15 of those parcels.
16

17 However, a review of prior ordinances in the Municipality’s Document Portal
18 between 2001-2024 indicates that there have been few, and potentially not any,
19 substantive review and updates to the policies in the Comprehensive Plan (or Land
20 Use Plan) since those documents were officially adopted. The exception to this
21 statement is a targeted update made after adoption of Our Downtown Plan (adopted
22 in AO 2022-27), by inserting the names of new Downtown zoning districts into the
23 2040 Land Use Plan via AO 2023-21, passed 2/21/23.
24

25 During this time, the economic and community conditions in the Municipality have
26 changed, particularly around the increasing urgency and scale of our housing
27 shortage, from lack of affordable housing, to an extremely tight housing market, to
28 a sustained slow-down of housing production over the last decade. A full review, not
29 only to housing and residential land use policies but to all components of the
30 Comprehensive Plan, would be a valuable exercise, especially for evaluating the
31 efficacy of our current implementation strategies, and whether and how they are
32 anticipated to achieve our goals in the Land Use Plan’s stated timeframe (the next
33 16 years). However, this larger review would take significant time and resources, in
34 an environment in which there are known urgent issues to address (like housing
35 supply) and very limited staff resources, particularly in the Planning Department.
36

37 Therefore, the sponsors of the HOME Initiative have conducted a targeted,
38 outcomes-focused review of our current plans, and where the “what” (i.e., plan
39 vision, goals, and description of how we want our community to development over
40 time) is disconnected from the “how” (i.e., implementation strategies in the plan, to
41 achieve those goals). The sponsors are not proposing changes to the vision or
42 goals, and propose only targeted changes to the Land Use policies in both
43 documents, to bring the “how” into better alignment with the “what.” Just as the

1 sponsors contemplate the HOME Initiative and changes to residential zoning as a
2 direct implementation action of the 2020 Comprehensive Plan and 2040 Land Use
3 Plan, the plan amendments contemplated in this ordinance are intended to increase
4 our likelihood and opportunities for success in achieving the community's well-
5 supported goals for how the Municipality grows over time.

6
7 **We request your support for the ordinance.**

8
9 Reviewed by: Assembly Counsel's Office

10
11 Respectfully submitted: Meg Zaletel, Vice Chair of the Assembly
12 District 4, Midtown

13
14 Anna Brawley, Assembly Member
15 District 3, West Anchorage

16
17 Daniel Volland, Assembly Member
18 District 1, North Anchorage
19

Comments Received

PZC Case No. 2024-0067

Amendment to the Comprehensive Plan
to Allow Implementation of the
H.O.M.E. Initiative

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May 1, 2024

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning case and has no comments:

- **2024-0067 – Anchorage Comprehensive Plan and 2040 Land Use Plan Amendments**

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Eisenman". The signature is fluid and cursive, with a small flourish at the end.

Mark Eisenman
Anchorage Area Planner, DOT&PF

cc: Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin, P.E., Highway Safety Engineer, DOT&PF

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Wednesday, May 1, 2024 2:45 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: FW: 2024-0067 Request for Reviewing Agency Comments
Attachments: 2024-0067 Routing Coversheet.pdf

No comments.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)

[Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, April 26, 2024 4:13 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2024-0067 Request for Reviewing Agency Comments

Good Afternoon. Attached please find our Routing Coversheet for the above referenced Case No. 2024-0067 (AO Amending Comp Plan & Anchorage 2040 LUP to allow implementation of Home Initiative), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 05/20/24. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2024-0067 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18007>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting

Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Dave Bronson

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: May 1, 2024
TO: Tom Davis
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2024-0067

Case 2024-0067 – Review and Recommendation by the Planning and Zoning Commission of an Ordinance of the Anchorage Assembly amending the Comprehensive Plan and Anchorage 2040 Land Use Plan to allow implementation of the Home Initiative including Text Amendments to Title 21.

Department Recommendations: Private Development has no comments on the Ordinance amending the Comprehensive Plan and Anchorage 2040 Land Use Plan to allow implementation of the Home Initiative including Text Amendments to Title 21.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: May 2, 2024

To: Dave Whitfield

FROM: Kenna Billups

SUBJECT: Cases 2024-0067: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the May 20, 2024 Planning and Zoning Commission hearing:

- 2024-0067 – AO Amending Comp Plan & Anchorage 2040 LUP to allow implementation of Home Initiative;
 - WMS has no comments on this case.



MEMORANDUM

DATE: May 2, 2024

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: 2024-0067 Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Assembly amending the comprehensive plan and 2040 Land use Plan to allow implementations of the Home Initiative.

Traffic Engineering has no objections to approving the proposed assembly ordinance on the Home Initiative.

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Friday, May 3, 2024 3:24 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2024-0067 Request for Reviewing Agency Comments

ROW has the following comments for case number 2024-0067:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



Kimmel, Corliss A.

From: Wise, Seth A. <Seth.Wise@awwu.biz>
Sent: Friday, May 3, 2024 3:52 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: FW: 2024-0067 Request for Reviewing Agency Comments
Attachments: 2024-0067 Routing Coversheet.pdf

Good Afternoon Lori and Corliss,

AWWU has no comments or objections to this planning and zoning case.

Thank you,



Seth Wise
Engineering Technician III
Anchorage Water & Wastewater Utility
Direct: 907-564-2757
seth.wise@awwu.biz

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, April 26, 2024 4:13 PM
Cc: Stewart, Gloria I. <stewartgi@muni.org>
Subject: 2024-0067 Request for Reviewing Agency Comments

This is an email from an external entity. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon. Attached please find our Routing Coversheet for the above referenced Case No. 2024-0067 (AO Amending Comp Plan & Anchorage 2040 LUP to allow implementation of Home Initiative), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 05/20/24. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2024-0067 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18007>.