

Planning and Zoning Commission

May 20, 2024

Case #: **2024-0006**

Case Title: **Title 21 Text Amendments: H.O.M.E.
Initiative**

Agenda Item #: **E.1.** Supplementary Packet #: **6**
(numbering continues from the original 3/18 meeting packet supplements)



Comments submitted after the packet was finalized:

- **Basher Community Council Resolution 2024-02**

Sent by email: **X** yes no

RESOLUTION 2024-02

BASHER COMMUNITY COUNCIL

Anchorage, Alaska

A Resolution Opposing HOME (Housing Opportunities in the Municipality for Everyone) A.O. 2023-87(S)

Whereas, the Basher Community Council (BCC) recognizes and supports the need to address Anchorage's housing shortage,

Whereas, the BCC has reviewed the Anchorage Assembly proposal HOME (Housing Opportunities in the Municipality for Everyone) A.O. 2023-87(S) and finds that HOME is not an appropriate means of addressing Anchorage's housing shortage as it is lacking in several material respects, which are generally identified as follows:

- (1) Inadequacy of notice: HOME makes sweeping changes to the current zoning and the public process inadequately noticed critical stakeholders. Public notices were sent to community councils in January 2024. Only one public hearing was announced on the MOA Public Notices pages for March 18. This is an insufficient effort to educate and get feedback from the public on a complex topic with the potential to significantly affect every council area, neighborhood and property.
- (2) Outstanding questions: To date, several questions remain unanswered. Why are Girdwood and Eagle River excluded from the proposed elimination of single-family zoning? The Hillside and Stuckagain Heights areas are like Girdwood and Eagle River in that they lack city water/sewer and have significant road and transportation challenges. If the MOA seeks more affordable housing, Eagle River and Girdwood should be included as both communities have business/retail areas (unlike Stuckagain Heights and most of Hillside) and could benefit from denser housing for workers who could live near these workplaces. What is the impact of Covenants, Conditions, and Restrictions (CCRs) on neighborhood zoning? Is there risk of increased litigation where conflicts exist, and what would be the impact of that risk on builders/developers/property owners who want to build denser housing? Why are Special Limitations (SLs) incorporated only in Assembly ordinances instead of being codified in Title 21 with other zoning laws? This structure makes it challenging for citizens to research and understand the rules currently affecting their land and impact of proposed changes.
- (3) Apparent conflicts with the 2020 and 2024 Comprehensive Plan (Anchorage 2020 and Anchorage 2040 Land Use Plan): The prior zoning rewrite was written with a more robust public process. As noted by the Planning Department, because SLs accompany some rezonings to ensure consistency with the Comprehensive Plan policies, the outcome of removing those would likely be contrary to the Comprehensive Plan. In these cases, the removal of the SLs may be inconsistent with the public health, safety, and welfare, and with the Comprehensive Plan.

Whereas, Basher Community Council residents are particularly concerned with the impacts of HOME's additional density to the Stuckagain Heights neighborhood as there is a single, narrow 4-mile egress, that

is challenging to maintain and the only route out in case of a catastrophic fire. It doesn't make sense to increase housing density in an area with a critical lack of safe egress in case of emergency;

Whereas, the BCC supports the recommendations of the Anchorage Municipal Planning Department and urges the Assembly to address the following objectives:

- Follow Comprehensive Plan Amendment Process. A revised draft should be offered with amendments to the Comprehensive Plan, a process that engages property owners and residents in meaningful public process to establish basis and policy guidance for zoning reform.
- Focus on increasing housing where there is urban public infrastructure and services.
- Maintain low density in hazardous, inaccessible and critical environmental areas.
- Provide a more complete version of the public hearing draft so everyone can understand the most substantive intended changes.

Whereas, the BCC recommends the Assembly take a more thoughtful approach in applying zoning changes – particularly to communities who already face challenging development constraints as well as life and safety issues that would be compounded with increased density.

Now, Therefore, Be It Resolved, the Basher Community Council opposes the HOME proposal as currently drafted.

ADOPTED this 9th day of May, 2024.

President: Dirk Sisson
Dirk Sisson
Basher Community Council President

VOTE: 39 IN FAVOR 0 OPPOSED