

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2024-034**

A RESOLUTION RECOMMENDING APPROVAL TO THE ANCHORAGE ASSEMBLY OF THE REVIEW AND RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION OF ASSEMBLY ORDINANCE NO. 2024-99 AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.03.160 TO PROHIBIT THE INCLUSION OF SPECIAL LIMITATIONS IN APPROVING AN AMENDMENT TO THE ZONING MAP.

(Case No. 2024-0124)

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WHEREAS, members of the Anchorage Assembly introduced AO No. 2024-99 at the October 22, 2024 Assembly meeting and set the public hearing for December 17, 2024; and

WHEREAS, although the ordinance waived Planning and Zoning Commission review, the sponsors and the Planning Department wished to provide the item to the Planning and Zoning Commission for information; and

WHEREAS, the Planning and Zoning Commission heard the item at its November 18, 2024 meeting, closed the public hearing, and requested staff to provide additional information at a later meeting; and

WHEREAS, the Planning and Zoning Commission discussed the item at its December 9, 2024 meeting; and

WHEREAS, during the discussion, members of the Planning and Zoning Commission asked that the Planning Department include their comments and concerns in any informational memos sent to the Assembly.

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

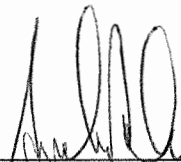
- A. The Commission makes the following findings of fact:
1. The Commission reviewed the ordinance, staff report, and staff memo at the meetings on November 18 and December 9, 2024.
  2. The Commission discussed the ordinance and its possible impacts.
  3. The Commission recommended that the Assembly retain some language about generalized conditions of approval, their scope, and how these could be used to modify recommendations for rezones or rezones.
  4. The Commission recommended that the Assembly maintain some language in the code that allows for mitigating adverse impacts that may come about from rezones.
  5. The Commission discussed the importance of maintaining some flexibility in this tool.

- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of AO No. 2024-99, an ordinance amending Anchorage Municipal Code section 21.03.160 to prohibit the inclusion of special limitations in approving an amendment to the zoning map, with the incorporation of the text changes discussed in the November 18, 2024 staff report and the December 9, 2024 staff memo, to include the changes related to modifications as discussed at the December 9, 2024 meeting.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 9th day of December 2024.

ADOPTED by the Anchorage Planning and Zoning Commission this 12th day of December 2024.

  
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Mélisa R. K. Babb  
Secretary

  
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Andre Spinelli  
Chair

(Case No. 2024-0124)

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