

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2017-019**

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF  
*ANCHORAGE 2040 LAND USE PLAN*.

(Case No. 2016-0127)

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WHEREAS, the current Anchorage Bowl Land Use Plan Map was adopted thirty-five years ago; and

WHEREAS, the current Anchorage Bowl Land Use Plan Map was developed under significantly different population and economic conditions and land use assumptions than exist today; and

WHEREAS, *Anchorage 2020—Anchorage Bowl Comprehensive Plan (Anchorage 2020)* (adopted 2001) highlighted the need to grow in a new way through infill and redevelopment in targeted land use policy areas, to address future population and employment needs; and

WHEREAS, eleven area-specific plans and numerous functional and master plans have been adopted since *Anchorage 2020*, as well as many rezones within the Bowl, a new land use code, and new population, economic, and employment forecasts—all of which must be addressed; and

WHEREAS, the Planning Department undertook a process to develop a new land use plan map for the Anchorage Bowl, culminating in the September 2016 *Public Hearing Draft Anchorage 2040 Land Use Plan (2040 LUP)* as presented to the Planning and Zoning Commission (PZC) on October 17, 2016, for public hearing and recommendations; and

WHEREAS, the *2040 LUP* supports *Anchorage 2020* policies, provides new policies to address today's challenges, updates forecasts for growth and land needs, and includes a new land use plan map intended to guide infill and redevelopment, new housing, economic and job growth, neighborhood improvements, open space enhancement, coordination of infrastructure improvements, and the location and intensity of future land uses and growth; and

WHEREAS, staff met and consulted with more than 110 organizations, community councils, professional trade organizations, public agencies, and citizens, and presented at or hosted more than 150 consultations and public meetings; and

WHEREAS, during the course of these meetings and public comment periods, staff received more than 500 pages of comments and addressed these in consultation with the PZC; and

WHEREAS, the PZC opened and closed the public hearing on the *2040 LUP* on October 17, 2016, and continued the period for written public and agency comments until November 1, 2016; and

WHEREAS, five work sessions with staff were held on the *2040 LUP*; and between November 2016 and June 2017, the *2040 LUP* was discussed at thirteen PZC meetings, during which the Commission reviewed the plan, the comments submitted by citizens, agencies, organizations, and staff, and considered numerous amendments; and

WHEREAS, the PZC concluded its deliberations on the *2040 LUP* on June 5, 2017, and finalized its recommendation to the Anchorage Assembly for approval.


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

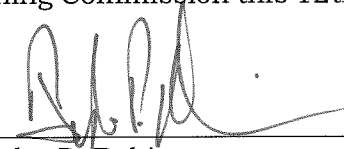
- A. The Commission makes the following findings of fact:
1. The *2040 LUP* contains land use goals, policies, and strategies, including a land use plan map that will guide public and private decisions and investments concerning community development over the next twenty or more years.
  2. The *2040 LUP* supports and supplements *Anchorage 2020* and area-specific and functional elements of the *Comprehensive Plan*, and establishes a framework to:
    - a. meet forecasted population, housing, and employment needs;
    - b. protect Anchorage's neighborhoods and build on their desired characteristics;
    - c. facilitate targeted and coordinated reinvestment in Anchorage's city centers and other focus areas;
    - d. promote greater accessibility between land uses and choices in alternative modes of travel;
    - e. address the current economic climate with a fiscally responsible approach to meeting public facility and service demands by coordinating public resources;
    - f. encourage the protection, enhancement, and strategic expansion of important environmental, recreational, and open space resources; and
    - g. strategically invest in adequate public infrastructure when and where it is needed to support future growth.
  3. The *2040 LUP* is an aspirational plan and provides new and clarified direction for community growth that emphasizes efficient land use, infill and redevelopment, neighborhood character and compatibility between uses, and a commitment to quality of life in our urbanizing landscape/city.
  4. The *2040 LUP* provides a realistic action plan, including a coordinated array of long-term strategies and a sequence of specific actions, accounting for available resources and emphasizing partnerships.
  5. The *2040 LUP* requires collaborative planning and regular communication between state and local agencies, neighborhoods, and the private sector in order to build strong neighborhoods and achieve the goals, objectives, and implementation stated in the Plan.
  6. The *2040 LUP* was developed based on extensive public input and consultation.

7. The 2040 LUP provides a long awaited update to the land use designation map, which will provide much needed guidance in future rezonings.
  8. The 2040 LUP addresses the critical need to alleviate as much as possible the projected deficit of future housing, commercial, and industrial land capacity, relative to the forecasted needs of 2040. The Plan balances the increased housing needs with increased housing density, given the constrained land supply.
  9. This Plan will help lead Anchorage to a better balance between the different land uses to meet the community's needs.
  10. The 2040 LUP provides for an ongoing commitment to plan implementation, project management, and reporting.
- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of the *Anchorage 2040 Land Use Plan*, dated September 2016, as amended by the Commission's actions listed in the Comment Issue-Response Summary Table, included as Attachment A.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 5th day of June, 2017.

ADOPTED by the Anchorage Planning and Zoning Commission this 12th day of June, 2017.

  
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Hal H. Hart, AICP  
Secretary

  
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Tyler P. Robinson  
Chair

Attachments: A. Comment Issue-Response Summary Table

(Case No. 2016-0127)