

**ANCHORAGE, ALASKA
AR No. 2024-201**

**A RESOLUTION OF THE ANCHORAGE ASSEMBLY REQUESTING AND
PETITIONING THE ADMINISTRATION TO COMPLETE A TARGETED PLAN
REVIEW, AS DEFINED IN ANCHORAGE MUNICIPAL CODE SECTION 21.03.070B.,
OF THE 2020 COMPREHENSIVE PLAN, 2040 LAND USE PLAN, AND
ASSOCIATED COMPREHENSIVE PLAN ELEMENTS.**

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

WHEREAS, the Municipality is empowered to change the plan and its elements when there have been changes 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; or changes 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; and

WHEREAS, Anchorage Municipal Code subsection 21.01.080A. states the purpose of the comprehensive plan is “to set forth the goals, objectives, strategies, and policies governing land use development of the municipality”; and

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

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

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

WHEREAS, The 2040 Land Use Plan states that the Comprehensive Plan, the 2040 LUP, and its associated elements are intended to be a “living document” and it “should be updated based on performance indicators and new information as the city evolves and responds to new circumstances”¹; and

WHEREAS, the economic and housing market conditions facing Anchorage have changed significantly since the 2020 Comprehensive Plan was adopted in 2001, and the 2040 Land Use Plan was adopted in 2017, establishing a clear public need for

¹ Anchorage 2040 Land Use Plan, page 79.

1 targeted updates to both documents related to these issues; and

2
3 **WHEREAS**, both the *Anchorage 2040 Land Use Plan* and AMC 21.01.080D.5. state
4 that “where comprehensive plan elements conflict, the most recently adopted shall
5 govern”; that “the 2040 LUP governs if it was adopted more recently than [a]
6 neighborhood or district plan”; and for smaller-area plans, “new and updated plans are
7 expected to maintain or increase housing and employment capacity and help achieve
8 the citywide goals, policies, and growth strategies” of the 2040 LUP²; and

9
10 **WHEREAS**, the comprehensive plan is intended to shape adaptive changes to zoning
11 over time, the residential zoning districts and their dimensional standards in the
12 Anchorage Bowl are largely unchanged when comparing the dimensions of each district
13 between current Title 21 and the 1982 code; and

14
15 **WHEREAS**, in June 2021 the White House published a policy brief entitled *Exclusionary*
16 *Zoning: Its Effect on Racial Discrimination in the Housing Market*, stating that “...some
17 zoning laws have been used to discriminate against people of color and to maintain
18 property prices in suburban and, more recently, urban neighborhoods”³; and

19
20 **WHEREAS**, a piece published in the April 2023 HUD Policy & Practice bulletin entitled
21 *Pro-Housing Land Use and Zoning Reforms* stated that “restrictive land use and zoning
22 laws are major drivers of the national housing shortage [and] these policies can drive
23 up housing prices, limit economic growth, exacerbate climate change, and maintain
24 residential segregation”⁴;

25
26 **WHEREAS**, Article II, Part 7 of the Bill of Rights in the Municipal Charter guarantees
27 the right to opportunities in housing without regard to race, religion, sex, color, national
28 origin, marital status, or physical disability; and the right to an equal rights commission
29 at the municipal level in aid thereof; now, therefore

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31 **THE ANCHORAGE ASSEMBLY RESOLVES:**

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33 **Section 1.** The Assembly urges and petitions the Administration and Planning
34 Director to initiate and complete a targeted plan review, as defined in AMC
35 21.03.070B.2., of the comprehensive plan and its elements defined in AMC 21.01.080B.
36 and submit recommended substantive amendments to the comprehensive plan
37 elements and the land use plan map.

38
39 **Section 2.** The plan review’s findings and recommended amendments shall be
40 informed by community engagement; review of existing research, demographic data,
41 and prior policy reports; prior efforts identifying barriers to development and achieving
42 the city’s preferred growth strategy (“Urban Transition”) in the 2020 Comprehensive
43 Plan; and the Assembly Housing Action Plan (2023). The recommended amendments

² Anchorage 2040 Land Use Plan, adopted 2017, pages 4-5.

³ <https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/>

⁴ <https://www.huduser.gov/portal/sites/default/files/pdf/policy-and-practice-publication-2023-april.pdf>

1 shall be consistent with the 2040 Land Use Plan's direction that plan updates and
 2 adoption of new plans are "expected to maintain or increase housing and employment
 3 capacity and help achieve the citywide goals, policies, and growth strategies" (2040
 4 *Anchorage Land Use Plan*, page 5).

5
 6 **Section 3.** During the targeted plan review, the following changes to the 2040 Land
 7 Use Plan policies shall be considered for recommendation:

8
 9 ***LUP 1.8.*** *Engage Anchorage residents, businesses, and property owners*
 10 *in a predictable and transparent process leading to the adoption of plans*
 11 *that guide growth. Engage affected communities when making long-term*
 12 *land use decisions, with particular attention to communities that are*
 13 *historically underrepresented, balancing the diverse interests of all*
 14 *current residents and property owners, as well as the housing needs of*
 15 *future residents.*

16
 17 ***LUP 2.1.*** *Identify and prioritize public investment in areas best positioned*
 18 *to absorb growth meeting housing and employment needs. These areas*
 19 *may have all existing infrastructure necessary to support housing, but can*
 20 *include areas with proximity and access to destinations and amenities*
 21 *that need infrastructure upgrades.*

22
 23 **Section 4.** The Administration should submit a work plan within 60 days from the
 24 date of this resolution on a strategy to address the requested items in this resolution
 25 and petition, incorporating the Planning Department's current work plan for
 26 implementation of the Comprehensive Plan and Land Use Plan for a complete overview
 27 of the work to be done, with specific target dates for completion of the targeted plan
 28 review and plan amendment process as defined in AMC 21.03.070C., with no date
 29 identified later than May 31, 2025.

30
 31 **Section 5.** This resolution shall be effective immediately upon passage and approval
 32 by the Assembly.

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 34 PASSED AND APPROVED by the Anchorage Assembly this 25th day of June, 2024.

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 39 ATTEST:



Chair

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 41
 42 *Jasmine Acres*

43
 44 Municipal Clerk

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