

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2006-035**

A RESOLUTION RECOMMENDING CONCEPT APPROVAL OF THE ANCHORAGE BOWL LAND USE PLAN MAP.

(Case No. 2006-058)

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WHEREAS, the existing Anchorage Bowl Generalized Land Use Plan Map is more than twenty years out-of-date and an update is needed now to provide a framework for individual neighborhood, district and public facility plans; and

WHEREAS, concept approval of the Anchorage Bowl Land Use Plan Map and its general approach will assist in the review of the draft Title 21, by indicating where the proposed zoning districts may apply; and

WHEREAS, the Land Use Plan Map has been under development and subject to public review and comment for over a year, including public hearings held in April and June 2006; and

WHEREAS, concept approval leaves public officials and members of the community with additional opportunity to review and revise the draft Land Use Plan Map before its final adoption; and

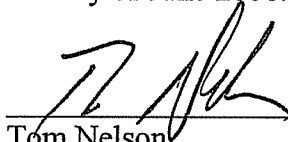
WHEREAS, evaluation of the Land Use Plan Map and the draft Title 21 will continue and may likely result in further changes to the draft Land Use Plan Map before final adoption.

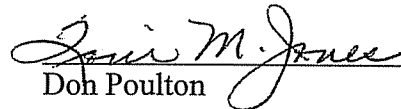
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The recommended land use classifications and their overall geographic distribution in general provide a satisfactory concept draft as a milestone toward a final Land Use Plan Map which provides guidance for the long-term future distribution and general location of land uses throughout the Bowl, including the general intended intensity and character of uses in each part of the Bowl;
  2. The recommended Land Use Plan Map establishes guidance as to its relationship to future neighborhood plans and zoning map amendments, and provides enough information to assist in the review of Title 21, by indicating where the draft zoning districts may apply;
  3. The Issue-Response maps and documents dated June 5 and June 28, 2006, indicate that the Planning Department is responding to public comments and concerns to date and using adopted *Comprehensive Plan* policies for guidance, and that an iterative public process of community review and revision is underway and in progress.

- B. The Commission recommends concept approval of the draft *Anchorage Bowl Land Use Plan Map* as modified by the June 5, 2006 Issue-Response Summary, June 5 Issue-Response Draft Land Use Plan Map and June 28 Issue-Response Addendum. Concept approval is represented in **Attachment A**, Land Use Plan Map narrative, and **Attachment B**, Composite Land Use Plan Map. **Attachment C**, Issue-Response Map, reflects the draft Land Use Plan Map recommendations from the Issue-Response Summary, approved in concept by the Planning & Zoning Commission. Concept approval is intended to be a tentative and general approval of the recommended land use classifications and their overall geographic distribution and relationship to future zoning changes. Upon further review and refinement, the Anchorage Bowl Land Use Plan Map should be adopted as an amendment to the *Anchorage 2020 / Anchorage Bowl Comprehensive Plan*, concurrent with adoption of the rewrite of Title 21. Comments received to date will be part of the final analysis prior to adoption.
- C. The Commission recommends that, until final adoption of the *Anchorage Bowl Land Use Plan Map*, the existing provisions for *Comprehensive Plan* implementation in Anchorage Municipal Code Section 21.05.080, which references the 1982 Generalized Land Use Plan and Residential Intensity Plan maps, shall continue to apply.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 28th day of June 2006.

  
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Tom Nelson  
Secretary

  
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Don Poulton  
Chair

(2006-058)

Attachments: A. Land Use Plan Map Narrative, dated June 28, 2006  
B. Composite Land Use Plan Map, dated June 28, 2006  
C. Issue-Response Map, dated June 28, 2006