



MUNICIPALITY OF ANCHORAGE
Community and Economic Development Committee Meeting
<http://www.muni.org/CommunityandEconomicDevelopmentCommittee.aspx>

Assembly Members:

Kevin Cross, Co-Chair

Anna Brawley

Zac Johnson

Randy Sulte

George Martinez, Co-Chair

Christopher Constant

Scott Myers

Daniel Volland

Thursday, July 6, 2023; 9 – 10:30 a.m.

Development Services

Training Room

4700 Elmore Rd.

1. CALL TO ORDER – INTRODUCTIONS

2. UNFINISHED BUSINESS

3. NEW BUSINESS

a. Annual Work Plan Review Topics – Set discussion schedule

- a. Alcohol law changes – **Brawley is working on an Omnibus. Staff to introduce around Sept. To be done by Jan. 1.**
- b. Get update from Roadmap to a Vital and Safe Anchorage group – **Chris Schutte to contact Michael Fredericks.**
- c. Expand tax abatement and Reinvestment Focus Areas (RFAs) citywide – **Cross - Tax Incentive WS pre budget season (Aug – Sept).** Brawley wants to pause and look at SB77 and then align. Blighted properties, vacant and abandoned, etc. to be discussed at a later date.
- d. Look into navigator program for building permits – **Online system is being updated. Only regular users really know about it. Buggy and needs refinement before release. Short staffed, so rollout is on backburner, maybe the fall and completely online Dec – Jan.**
- e. Is there work to do at state level to sync the 2-year marijuana licenses? – **State regulation or statute change and contact AMCO. Currently in motion, led by Constant.**
- f. Hemp regulations – waiting for state update; potential to treat packaging and sales issue similar to Spice regulations from ~10 years ago – **JV – Assembly resolution passed resolution now waiting for State to pass regulations. Looking at a letter for public comment period. Matthew Hurt comparing regulations to resolution. Delta variant reaction, protect minors from loophole. Cross wants to close loopholes. In motion with Counsel and Legislative Services. Once we see what State does, we can cleanup our own Code. Short term, action being taken.**
- g. Look into HLB and Real Estate Land disposals (for potential housing development?) – **Resolution 6 months ago, request to HLB for list/analysis. ID land and then regulatory overlays. Discussion with HLB, maybe an update. Request presentation. HLB has annual workplan and 5-year review, opportunity for update (Gates/Schutte). Nordstrom sits on 5 parcels of land and we own one of them. How will code changes affect land disposal value? HLB plan WS for Aug 4.**
- h. Expedite permitting during peak season – **Goes with item D. Falls back on short staffing and vacancies. Training takes a year and then they move up elsewhere in the muni, retention**

struggles. Shortcuts always have consequences, so discretion is not a factor until well-seasoned. HR is a huge holdup in the hiring process. You can't improve the system without people that really understand it. Who can help with program if short-staffed, IT? Assembly help with public awareness for online program. **Mid to long term ish.**

- i. Expand roles of community land trusts (also in Housing & Homelessness) – Schutte – Anchorage Community Land Trust, talk to them about forming that organization. Girdwood has own Land Trust. Entities that might help set stage and overcome barriers. Martinez – **follow up in fall from Housing Summit. ACLT should start to visit our meetings, extend invitation.**
 - j. Create catalog of pre-approved plans – Comprehensive study of what other cities have done. What does database development look like? We're at Hubble telescope level currently. Look at 2-3 members that want to pursue at a deeper level (Cross, Zaletel, one more). Bronga – looks at ADUs like in Seattle. Building Dept had pre-approved program, but not really used. This already occurs in the private sector. **Mid to long term ish.**
 - k. 3rd party review for commercial – AO Cross brought last year, changed significantly, postponed indefinitely, working with Gates on clean new version. How can we expedite this process when the cost of commercial construction goes up and still balance safety? We'll do another WS. This tool will only be used periodically, maybe bottlenecked projects. Supported by Labor Unions, Contractor Association, etc. **Mid to long term, pre next construction season, about a year out with work starting in spring.**
 - l. Housing presentation then vs now with Title 21 (Cross) – **Just about wrapped up**, doing first presentation in Eagle River tonight. Number of rental units go from 318 (2018) to 60 (2023). Bring this to forefront of CC. There's a real problem and not everyone sees it. Wasilla lowered mill rate, Anchorage/Eagle River workforce transfers there, significant shift. Homeownership is a huge thing in the US and unintentionally a system has been created that makes it difficult for those under 35. We need to make responsible changes. **Our timeline is greatly accelerated by bleak housing market.**
 - m. 3- and 4-plex expansion – **In motion.** Follow up meeting with Allie and a few others today. Pretty much ready to go. Two ordinances, on an **Aug timeline.**
 - n. Residential zoning changes – **In motion.** AO 2023-66 still needs WS. We need to streamline some rules that just don't make sense, consolidate code. On a good track for fall housing summit.
 - o. R 4-A zoning change – **In motion.** Sent back to Fairview CC for their Aug meeting. Made some amendments, but Volland and Constant pulled back for Fairview CC. Shadow study spurred conversation, also how were those shadow studies done. **Likely back to the Assembly in Sept.** Brawley – Do we codify solar rights/access? This has been discussed on and off for years. Might need to be a new project, but we need to have this conversation. We're limiting construction but it may be based on the Lower 48, needs to be based on our actual sunlight. **Additional projects from Gates coming in the next few months.**
- b. Vacant & Abandoned Properties – Housing activation

4. AUDIENCE PARTICIPATION

5. ADJOURNMENT

HOW THE PUBLIC CAN PARTICIPATE REMOTELY IN THIS COMMITTEE MEETING:

Dial-in to the Conference Bridge Phone Number – (907) 273-5190,
Phone Conference ID: 721227#

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Links to YouTube videos of the meetings can be found on the Municipal Meetings page ([Municipal Meetings](#)) by clicking on the "view media" link next to the corresponding meeting date. "View media" links are posted at least one hour before the scheduled meeting time and remain archived for future viewing.

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**Mission Statement:** Evaluate and make recommendations on Municipal Code and process to encourage efficient government, responsible development, and economic growth.