

ON 2-13-07: ACTION WAS POSTPONED
TO 3-13-07 ON 3-13-07: REFERRED
TO THE ASSEMBLY TITLE 21 COMMITTEE
NO ASSEMBLY ACTION WAS TAKEN

Submitted by: Assembly Member STOUT
Prepared by: Assembly Counsel
For reading: February 13, 2007

**ANCHORAGE, ALASKA
AR NO. 2007-48**

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY SETTING FORTH LAND
USE POLICY ON RESIDENTIAL DENSITY FOR THE MUNICIPALITY OF ANCHORAGE.**

RESIDENTIAL LAND USE POLICY RESOLUTION

WHEREAS, home ownership by the residents of Anchorage is an absolutely critical element for the success of the municipality as a viable community; and

WHEREAS, the goal of most residents of Anchorage is to own a single family residence on a single family lot; and

WHEREAS, 78% of all developed residential land in the Anchorage Bowl is currently used for single family residential purposes; and

WHEREAS, 28% of undeveloped residential land in the Anchorage Bowl is currently zoned for single family residential purposes; and

WHEREAS, under current zoning and density patterns there is enough residential land to support over 20,000 additional dwelling units in the Anchorage Bowl even though 58% of the remaining undeveloped residential land is zoned for large lots (40,000 square feet or more); and

WHEREAS, the 20/20 Comprehensive Plan (adopted in February, 2001) calls for increasing residential density in various areas of Anchorage by, for example:

- a) The three (3) identified Major Employment Centers of Downtown, Midtown and the U-Med District (See policy 23 in chapter 5, page 75 bound volume); and
- b) The seven (7) Town Centers with residential densities as high as 40 dwelling units per acre (See policy 24 in chapter 5, page 76 bound volume); and
- c) The five (5) Transit-Supportive Development Corridors with up to 8 dwelling units per acre for land within a quarter mile of the corridors (See policy 34, page 79 bound volume); and

WHEREAS, each such example would substantially increase the density in the residential neighborhoods in and around these areas; and

WHEREAS, since adoption of the 20/20 Comprehensive Plan, many citizens have come to question the wisdom of increasing residential density because of the inherent impact and burden on existing residential neighbors, and to the areas where a more rural lifestyle predominates as a vital alternative to the residential density experienced in more developed areas; and

1
2 WHEREAS, residential density will increase in certain areas of Anchorage as a result
3 of people choosing to live in those areas and is already demonstrated by the residential
4 developments in areas such as Bootleggers' Cove immediately west of downtown; and
5

6 WHEREAS, although a cornerstone of the 20/20 Comprehensive Plan is its repeated
7 reference to the development of neighborhood and district plans to resolve issues of density,
8 not one district or neighborhood plan has been adopted since adoption of the Comprehensive
9 Plan in 2001, although some are currently in process; and
10

11 WHEREAS, the Municipality is currently completing the re-write of its land use code
12 under Title 21 and anticipates completion of this re-write in 2007; and
13

14 WHEREAS, it is the goal of local government to meet the needs and aspirations of its
15 residents to the maximum extent practicable; and
16

17 WHEREAS, in the absence of neighborhood or district plans dealing with residential
18 density, the Anchorage Assembly desires to provide a clear policy statement to guide actions
19 in implementing land use ordinances and regulations with regard to residential density in the
20 Anchorage Bowl, and to guide the Assembly's actions with regard to rezoning applications;
21

22 NOW, THEREFORE, the Anchorage Assembly resolves as follows:
23

24 1) The land use ordinances and regulations of the Municipality of Anchorage should
25 be written so as to encourage and support single family home ownership on single family lots
26 with densities compatible with such development in the range of five (5) to seven (7) dwelling
27 units per acre in all urban areas of the Anchorage Bowl.
28

29 2) The land use ordinances and regulations of the Municipality of Anchorage should
30 be written so as to support the rural lifestyle (larger lots and lower densities) in areas where it
31 now exists and should exercise great care in adopting ordinances and regulations or
32 approving rezoning applications which have the effect of eliminating or significantly impacting
33 rural lifestyles.
34

35 3) The land use ordinances and regulations of the Municipality of Anchorage should
36 be written so as to support higher density only in those neighborhoods of Anchorage where a
37 clear preference for such densities has been demonstrated in the choices made by the
38 residents of those areas. Higher densities should not be mandated by the City in
39 neighborhoods where higher density is clearly opposed by the residents of those
40 neighborhoods.
41

1 4) The policy of the Municipality of Anchorage with regard to rezoning land should be
2 exercised in order to further the goals set forth in the three (3) previous paragraphs.
3

4 5) To the extent that the 20/20 Comprehensive Plan calls for higher residential density
5 in neighborhoods where the local residents do not support such higher density, the Plan
6 should be amended directly or by the provisions of Title 21, in the land use ordinances.
7

8 6) Efforts to develop and complete district and neighborhood plans reflecting the
9 support of local residents are encouraged so that the check and balance offered by the voice
10 of local residents is not lost.
11

12 PASSED AND APPROVED by the Anchorage Assembly this _____day of
13 _____, 2007.
14

15
16
17
18 _____
Chair

19 ATTEST:
20
21
22
23

24 _____
Municipal Clerk
25



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. AM 190-2007

Meeting Date: March 13, 2007

From: ASSEMBLY MEMBER STOUT
Subject: **AR 2007-48 — A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY SETTING FORTH LAND USE POLICY ON RESIDENTIAL DENSITY FOR THE MUNICIPALITY OF ANCHORAGE.**

As a full-time resident and an elected Assembly member of East Anchorage, I introduced Assembly Resolution 2007-48 on February 13th in response to seeing so many high-density units being developed on small lots in neighborhoods that object. The community objections are well-founded, but ignored. Instead of shielding communities from the onslaught of high-density development, the Anchorage 20/20 Plan is used as the foil.

We can see that the regional Town Centers envisioned by the 20/20 Plan are not working out. Investors are not interested in Town Center development beyond downtown. And why should we expect differently, when we allow for faster track, high-density residential development, miles away from downtown, in the older established residential communities of Anchorage? Every scrap of vacant residential property should not be available to host a high-density residential development. We are told that the 20/20 Plan cannot impose Town Center development on an unwilling investment community. Why then are we using the 20/20 Plan to impose high-density development on the unwilling residential communities?

Our older residential communities are not intended to receive such impacts. Schools, roadways, sidewalks, public transit are not adequate to support such density. This is the tail wagging the dog.

The 20/20 Plan was intended for 5-year review and is now past due. We see that growth and development are not as we envisioned when it was first adopted. We need our policy on high-density residential land use to reflect and respond to what is actually happening now. The 20/20 Plan is a tool and should help us keep lower residential density in the communities that serve that need. We need high-density to be reflected in high-rise development downtown, where it serves to support the existing community. Efforts to develop and complete district and neighborhood plans reflecting the support of local residents should be encouraged by this Assembly so that the check and balance offered by the voice of local residents is not lost.

Respectfully submitted:

Ken Stout
Assembly Member, Section 5

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AR 2007-48

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT SETTING FORTH LAND USE POLICY ON RESIDENTIAL	DATE PREPARED 2/13/07
	DENSITY FOR THE MOA	
		Indicate Documents Attached <input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Daniel A. Sullivan, Chairman
	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Julia Tucker, Assembly Counsel	HIS/HER PHONE NUMBER 343-4419
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	Anchorage Parks & Recreation	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Office of Management and Budget	
	Police	
	Port of Anchorage	
	Office of Economic & Community Development	
	Solid Waste Services	
	Public Transportation	
	Anchorage Water & Wastewater Utility	
	Executive Manager	
	Planning Department	
	Chief Fiscal Officer	
	Heritage Land Bank	
	Information Technology Department	
	Project Management & Engineering	
	Purchasing	
	Other	
5	Special Instructions/Comments	
	LAID ON THE TABLE ITEM - CONSENT AGENDA RESOLUTIONS FOR ACTION-OTHER	
6	ASSEMBLY HEARING DATE REQUESTED 2/13/07	7
		PUBLIC HEARING DATE REQUESTED N/A

2007 FEB 14 AM 8:10
 M.O.A.
 CLERK'S OFFICE