

TURNAGAIN COMMUNITY COUNCIL COMMENTS

Planning and Zoning Commission Meeting January 29, 2024

COMMENTS ON CASE 2024-0012

Ordinance of the Anchorage Assembly amending AMC Section 21.13.060 to remove the requirement to pay a percentage of a development project's costs for nonconforming characteristics of use into a municipal public improvement fund under certain circumstances.

Jon Isaacs, Turnagain Community Council Board member and co-chair of the Land Use Committee

The Turnagain Community Council Board has reviewed the proposed Ordinance Change and Staff Report and has the following comments.

- We understand the request for the ordinance change, the need to facilitate re-development and infill, and the case made by Anchorage Community Land Trust and Cook Inlet Housing that it creates a disincentive for renovating older properties;
- Language added to the ordinance that the director, in consultation with the applicant makes the determination regarding conformance provides a certain amount of safeguard that this amendment would not be abused as matter of convenience;
- Therefore, TCC supports the proposed changes with the following process recommendation changes and suggestions:
 - The process and considerations used by the Planning Director in working with the applicant regarding non-conformity determinations be made transparent and provided to Community Councils and the public
 - Where there is an issue of non-conformance and a case made by an applicant, the affected community council should be notified and asked for input prior to a decision
 - A record be kept of the decision made regarding conformity and distributed to the affected Community Councils
 - Finally, when it is apparent that an applicant determines that there may be significant issues associated with code compliance in re-developing a property, we suggest that they notify the affected community council and consider coordination

Thank you for considering our comments.