

A RESOLUTION REGARDING THE TITLE 21 REWRITE
PZC CASE 2011-104

WHEREAS Anchorage's land use code, Title 21, badly needs updating to conform to the guidance of *Anchorage 2020*, our adopted Comprehensive Plan

WHEREAS, the revision process began in 2002;

WHEREAS, there have been 5 drafts with extensive review;

WHEREAS, there have been many compromises made from the clear aspirations of our adopted Comprehensive Plan;

WHEREAS, the Anchorage Assembly Title 21 Committee painstakingly reviewed and frequently changed drafts of the code;

WHEREAS the Anchorage Assembly provisionally adopted all but one of the 14 chapters of the code;

WHEREAS on 10/19/11, mayor Dan Sullivan released a proposal to amend the provisionally adopted Title 21;

THEREFORE BE IT RESOLVED THAT the Mid Hillside and Hillside East Community Councils recommend the following actions:

- **21.03.020C Meetings**

Change the proposed wording to the following:

c. The applicant ~~is encouraged to~~ shall use as its first choice the community council(s) meeting of the project area as the community meeting when the community council(s) meeting is available. ...

- **21.03.210.B.5 Code Amendments**

We do not support the proposed change and urge the inclusion of Planning and Zoning Commission review of all changes to Title 21, including, especially, within the first two years after passage of Title 21.

- **21.07.020 Stream Setbacks**

Follow the Hillside District Plan's guidance as a part of the Comprehensive Plan. Maintain 50 ft setbacks required in the Hillside District Plan (HDP).

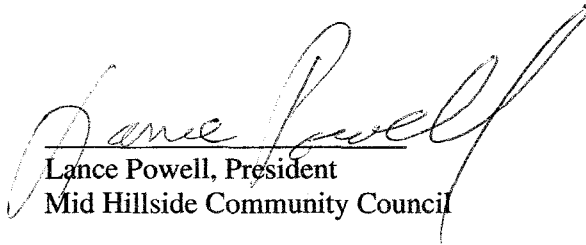
- **21.07.110.E Standards for All Single-Family Residential Structures**

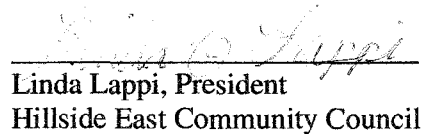
Adopt the provisionally adopted text for design standards for single family homes.

- Reject the proposal to delete height restrictions in the B3 zone in Midtown unless strong protections for protecting residential sunlight are in place.
- Reject the proposal to increase the allowed commercial uses in the I-1 zones until after the completion of the Anchorage Commercial Land Study and adoption of the Anchorage Land Use Plan Map to reexamine the uses allowed.
- Reject the proposal to reduce private open space requirements.
- Reject the proposal to decrease sidewalks on cul-de-sacs.
- Reject language that decreases standards for multi-family and townhouse design.
- Adopt Title 21 without further compromises from the intent of our Comprehensive Plan.

Our discussions focused primarily on issues immediately relevant to life on the Hillside and do not reflect an opinion on other recommended changes to the provisionally adopted code.

Passed by the boards of the MHCC and HECC on January 19, 2012.
The meeting was properly noticed through its monthly newsletter.


Lance Powell, President
Mid Hillside Community Council


Linda Lappi, President
Hillside East Community Council