

**GLEN ALPS COMMUNITY COUNCIL
NOVEMBER 10, 2021 MEETING**

RESOLUTION IN SUPPORT OF AMENDING AMC 21.08.030(L)(2)

TO: Anchorage Assembly, Federation of Community Councils, HALO

WHEREAS:

1. The Subdivision Standards of Anchorage Municipal Code Chapter 21.08 currently provide, at AMC 21.08.030(L)(2), *Lot frontage and access*: “Unless approved by the director, access to a residential use on a residential lot shall not be from a collector or greater street as designated on the Official Streets and Highways Plan.”
2. In reliance on AMC 21.08.030(L)(2), the Municipality of Anchorage’s Planning Director allowed 27 driveways to intersect Canyon Road, a street defined as a collector road, which functions to carry traffic not only from local residential street systems to arterial highway systems (thus allowing common and emergency egress for residents), but also allowing the Anchorage population to access several popular trails within the Glen Alps community, which trails are accessible only by driving Canyon Road.
3. The Director’s decision was made without public comment, without input from the Glen Alps Community Council, and without consulting the Glen Alps Board of Supervisors. At a minimum, AMC 27.10.040(A) required the Director to consider the advice and recommendations of Glen Alps Board of Supervisors. Broadly, it violates the spirit and intent of the Code.
4. Due to the existing language of AMC 21.08.030(L)(2), the director has apparent authority to change the character of entire neighborhoods in a manner that escapes review by the Platting Board, circumvents all public challenge, and avoids adherence to Municipal Subdivision Standards.
5. Glen Alps Community Council members offer this resolution to the Assembly and Federation of Community Council to raise awareness and begin a discussion regarding a potential amendment to AMC 21.08.030(L)(2) that will appropriately limit exercise of the director’s discretion to grant access to a residential use on a residential lot from on a collector or greater road.

NOW THEREFORE, the Glen Alps Community Council resolves to ask the Anchorage Assembly to consider amending AMC 21.08.030(L)(2) to limit the director’s discretion in the following ways:

- (1) If three or more residential lots would be impacted:
 - (a) Require the Platting Board to review the application of the director’s discretion before the decision is finalized;

- (b) Establish criteria which must be met before the Platting Board approves the application of the variance (i.e. current traffic usage, road destination, and current and future planning along the road); and
 - (c) Require the consultation and consideration of the appropriate road service area board or community council in lieu of a road service area;
- (2) If two or less residential lots would be impacted, require the director to justify access to a residential use on a residential lot from a collector or greater road to the design criteria of AMC 21.08 and to consult and consider input from the appropriate road service area before making a determination; and
- (3) Consider other methods to ensure that the public has an opportunity to comment and that the director's use of discretion aligns with AMC 21.08.

ADOPTED BY GLEN ALPS COMMUNITY COUNCIL

/s/

By: Amy H. Robinson
President

cc: Weddleton, LaFrance