

Huffman/O'Malley Community Council Resolution

A RESOLUTION TO ASSERT NEIGHBORHOOD SELF-DETERMINATION AND THE INSISTENCE THAT THE ASSEMBLY FOLLOW THE GUIDELINES OF THE COMPREHENSIVE PLAN

WHEREAS, Anchorage Municipal Code under Section 8.01 states that the Assembly by ordinance is to provide for the establishment of community councils to afford citizens an opportunity for maximum community involvement and self-determination; and

WHEREAS, Title 21 21.01.030 of Municipal Code under 'Purpose' states that the Comprehensive Plan is to encourage a diverse supply of quality housing located in safe and livable neighborhoods; and

WHEREAS, Title 21 21.01.080 includes a list of eighteen neighborhood plans and over thirty other planning guides; and the purpose of the Comprehensive Plan is to set forth the goals, objectives, strategies, and policies governing land use development of the Municipality; and

WHEREAS, the Hillside District Plan (HDP) states that one of the most fundamental actions is to maintain the Hillside's existing Low-Density, Rural Residential Character, the HDP reflects the will of the residents living in the area, and Policy 1-D in the HDP states,

'Retain the current land use designation for the Furrow Creek area.

Policy Background: Furrow Creek The Hillside District Plan Framework document evaluated two alternatives in the Furrow Creek watershed area. One option allowed for modest increases in residential density. The other alternative (called the "base case" alternative) left zoning as it exists today. Ultimately, the adopted plan selected the base case scenario.'

WHEREAS, Comprehensive Plan 21.01.080 states rezoning, conditional uses, and subdivisions shall conform to the land use plan map and other applicable comprehensive plan maps of the elements identified, and amendments to this title, rezonings, conditional uses, subdivisions, and other related discretionary action this title shall be consistent with the Comprehensive Plan; and in all documents, strong language points to phasing homebuilding around Town Centers; and when the city makes the path of least resistance for builders to lead away from that goal, we turn our back on rational and cost effective development for the city as a whole; and

WHEREAS, the Assembly approved AO 2021-25 to amend the Hillside District Plan on August 24, 2021, without meeting the approval criteria explicitly laid out in Title 21 21.03.160 to amend plans, but instead used the reasons of a housing shortage and homelessness, which are not germane to a rezone application under Title 21; and

WHEREAS, we oppose the Assembly's disregard for our rights as individual citizens of the Hillside Community to determine the character of our neighborhood; and

WHEREAS, the current Anchorage Economic and Development Corporation (AEDC) 3-year Outlook states the reason for the lack of new construction is due to material costs and a tight labor supply, not land; the AEDC also puts the average price of a home in 2021 at \$425,000; these proposed homes are clearly over that average price; and there are 316 homes available per month in 2021 of which 93 are priced over \$700,000 according to Multiple Listing Service; and

WHEREAS, some Assembly members have shown themselves willing to ignore established Code including the Hillside District Plan (HDP), disregard the protections of future mandates by the HDP, and ignore Community Council objections to a rezone which will double or triple allowed density in a small area surrounded by large lot R-6 zoning.

NOW THEREFORE let it be resolved, that every area, neighborhood, or district has the right under Charter to create an area, neighborhood, or district plan; that the Assembly must respect the Code supplied by an area, neighborhood, or district plan including the Hillside District Plan; that the Huffman/O'Malley Community Council respectfully demands that area, neighborhood, or district plans including the Hillside District Plan are treated as paramount; that governing bodies including the Planning and Zoning Commission and the Anchorage Assembly follow the Code mandated by Title 21 to amend any area, neighborhood, or district plan, including the Hillside District Plan; that any shortage of homes is not cause to ignore any area, neighborhood, or district plans including the Hillside District Plan; and that the Anchorage Assembly vote "No" on the proposed rezone of AO 2021-24.

Resolved this 17th day of September, 2021

Opie Stoddard
Signature

President Huffman O'Malley
Title Community Council