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8/11/25

## MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION

### A G E N D A

Assembly Chambers

Z.J. Loussac Library  
3600 Denali Street  
Anchorage, Alaska

August 11, 2025  
6:30 P.M.

5:30 p.m. Work Session: 10-Year Targeted Plan Review of *Anchorage 2020-Anchorage Bowl Comprehensive Plan* and *Anchorage 2040 Land Use Plan*  
Beluga Room, Z.J. Loussac Library

Andre Spinelli, Chair  
Radhika Krishna, Vice Chair

The Planning and Zoning Commission encourages anyone wishing to provide public testimony via telephone to email **PlanningPhoneTestimony@anchorageak.gov** by 2:00 p.m. the day of the meeting. Please provide your Name, Phone Number, and Agenda Item Number/Title for which you wish to provide testimony. The Subject Line should read "Phone Testimony". The Secretary will phone you at the number you have provided. You will have 3 minutes to provide testimony on each item you wish to speak on or 5 minutes for group representatives. **PLEASE DO NOT EMAIL CASE COMMENTS TO THIS EMAIL ADDRESS**

**ALL DOCUMENTS LISTED ON THIS AGENDA ARE AVAILABLE ONLINE AT [www.muni.org/watchnow](http://www.muni.org/watchnow).**

**FOR AUXILLARY AIDS, SERVICES, OR SPECIAL MODIFICATIONS TO PARTICIPATE, PLEASE CONTACT THE MEETING SECRETARY TO REQUEST REASONABLE ACCOMMODATIONS AT 343-7576; FAX 343-7927**

**Planning and Zoning Commission**  
**August 11, 2025**

The procedure by which the public may speak to the Commission at its meeting is:

- 1) After the staff presentation is completed on public hearing items, the Chair will ask for public testimony on the issue.
- 2) Persons who wish to testify will follow the time limits established in the Commission Rules of Procedure.
  - a. Petitioners (including all his/her representatives) - 10 minutes. (Part of this time may be reserved for rebuttal.)
  - b. Representatives of groups (community councils, PTA's etc.) - 5 minutes.
  - c. Individuals - 3 minutes.
- 3) When your testimony is complete you may be asked questions by the Commission. You may only testify once on any issue unless questioned by the Commission.
- 4) Any party of interest wishing to appeal shall first file with the planning director, within seven (7) days of the commission's decision made on the record, a written notice of intent to appeal, in accordance with AMC 21.03.050A.4.a. Commission recommendations to the Anchorage Assembly are not appealable.

Following approval of the written findings of fact and decision, any party of interest may, within twenty (20) days, file an appeal by filing a notice of appeal, and paying the appeal fee and deposit in accordance with section (21.03.050). The notice of appeal must be filed with the planning director on a form prescribed by the municipality. If the appellant is not the applicant, the appellant's notice of appeal shall include proof of service on the applicant.

Revised: 7/22/25

**Planning and Zoning Commission  
August 11, 2025**

**A. ROLL CALL**

**B. MINUTES**

**C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS**

**1. Disclosures**

**D. CONSENT AGENDA**

**1. Resolutions for Approval**

**2. Introduction for Public Hearings**

**3. Site / Landscape Plan Approval**

**4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**

**5. Other**

**E. UNFINISHED BUSINESS AND ACTIONS OF PUBLIC HEARINGS**

**F. REGULAR AGENDA**

**1. Resolutions for Approval**

**2. Introduction for Public Hearings**

**3. Site / Landscape Plan Approval**

**4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**

**5. Other**

**G. PUBLIC HEARINGS**

**1. CASE: 2025-0019 (FM)**

**PETITIONER:** Hugh Ashlock

**REQUEST:** Request to Rezone from R-2M (Mixed Residential) & R-1 (Single-Family Residential) Districts to R-3 (Mixed Residential) District.

**TOTAL AREA:** 4.93 acres

**LOCATION:** Generally located south of East 24th Avenue, west of Lake Otis Parkway, north of Sorbus Way, and east of Maplewood Street

**SITE ADDRESS:** Vacant Land and 2218 East 24th Avenue, Anchorage, Alaska

**CURRENT ZONE:** R-2M (Mixed Residential) & R-1 (Single-Family Residential) District

**ZONE:**

**COMMUNITY:** Airport Heights, Rogers Park

**COUNCIL(S):**

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2. **CASE: 2025-0087 (PH)**  
PETITIONER: State of Alaska - DOT & PF  
REQUEST: Request for Context Sensitive Solutions (CSS) Transportation Project Site Plan Review (Design Study Report) for Seward Hwy MP 98.5 to 118 Bird Flats to Rabbit Creek Reconstruction (State Project No. Z566310000/Federal Project No. 0A31034).  
  
COMMUNITY COUNCIL(S): All Community Councils
3. **CASE: 2025-0089 (CF)**  
PETITIONER: State of Alaska - DOT & PF  
REQUEST: Context Sensitive Solutions (CSS) Transportation Project Review (Design Study Report) for Glenn Highway & Hiland Road Interchange Improvements (State Project No. CFHWY00917/Federal Project No. 0A16055).  
  
COMMUNITY COUNCIL(S): Eagle River, Eagle River Valley, South Fork, CERAB
4. **CASE: 2025-0083 (FM)**  
PETITIONER: Municipality of Anchorage - Planning Department  
REQUEST: Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Title 21 Chapter 9.040 and Table 21.09-2 to allow office and most retail uses in the GC-10, Upper Alyeska Highway Commercial District.  
  
COMMUNITY COUNCIL(S): All Community Councils
5. **CASE: 2025-0096 (AG)**  
PETITIONER: Municipality of Anchorage – Long Range Planning  
REQUEST: Request to Rezone thirteen (13) parcels of land from R-1 (Single-Family Residential), R-2M and R-3 (Mixed Residential) Districts to PR (Parks and Recreation) District.  
  
TOTAL AREA: 14.8 acres  
LOCATION: Generally located north of East Tudor Road, east of Seward Highway, south of Saint Gotthard Avenue and Stanton Avenue and west of MacInnes Street  
SITE ADDRESS: Vacant Land, 4190 Eau Claire Place, 4021 & 4100 Grape Place, Anchorage, Alaska  
CURRENT ZONE: R-1 (Single-Family Residential), R-2M & R-3 (Mixed Residential) Districts  
COMMUNITY COUNCIL(S): Campbell Park, Midtown, Tudor Area

**H. APPEARANCE REQUEST**

**I. REPORTS**

1. **Chair**
2. **Secretary**

**Planning and Zoning Commission**  
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**3. Committee**

**J. TITLE 21 DISCUSSION**

**K. COMMISSIONERS' COMMENTS**

**L. ADJOURNMENT**

## PLANNING AND ZONING COMMISSION

### Written Comments Submitted After Case Packets are Finalized

Written comments on cases before the Planning and Zoning Commission will be accepted up until 1:00 p.m. on the last business day (usually a Friday) before the day of a Commission meeting at which the case is being heard. If the applicant or a member of the public wishes to submit comments after 1:00 p.m. on the last business day (usually a Friday) before the day of the meeting at which the case is heard, they must attend the meeting to testify at the public hearing. Any written comments presented at the meeting shall be in accordance with the Late Public Hearing Submittal Policy below.

Effective August 12, 2013

### Late Public Hearing Submittal Policy

The Commission may reject the submittal of voluminous information or material amendments from the public at a public hearing. Maps, graphics, photographs, and no more than two pages of type-written information will be allowed. In its discretion, the Commission may choose to accept submittal(s) or amendment(s). If a public commenter insists that the submittal(s) or amendment(s) is critical to the case, the Commission may, in its discretion, postpone the hearing for 30 days in order to allow staff and the Commission to thoroughly review the information.

Effective August 13, 2012

### Policy Re: Postponement of Public Hearing Applications

When there is a short 5 member Board or Commission, and a postponement is offered to, and agreed to by the petitioner, they will be moved to the next regular agenda (AMCR 21.10.305). This should occur within 30-days, which does not require re-noticing the case (new public hearing notices, advertising).

If the petitioner is willing to postpone, but unable to attend the next available meeting date within 30 days, the petitioner has a one-time only option to choose the next date certain he/she can attend, at no extra fee.

When a postponement is requested by the petitioner, there is a rescheduling fee (AMCR 21.20.007.A), and a new public hearing date shall be determined by the Planning Department. This will put their case in the next available cut-off date queue as if they were submitting their case for the first time.

Effective January 01, 2004