

To: Christopher Constant, Chair Christopher.Constant@anchorageak.gov
The Anchorage Assembly wwmas@muni.org
From: Home And LandOwners Organization, Inc “HALO”
Date: June 15, 2023
Re: AO 2023-66 TO CREATE ONLY TWO RESIDENTIAL DISTRICTS
THROUGHOUT THE ENTIRE MUNICIPALITY AND WAIVING PLANNING AND ZONING
COMMISSION REVIEW

WHEREAS the Hillside-area Home And LandOwners Organization, Inc “HALO” was formed to protect the rights of the residents of the Anchorage Hillside prior to incorporation into the Municipality of Anchorage some 55 years ago, and

WHEREAS individuals, neighborhoods and areas have the right to self-determine, and did so through the creation of the Hillside District Plan, which was designed to protect the large lot zoning districts that cover virtually the entirety of the Anchorage Hillside, and today serves as the underlying rules and regulations governing land use in the Anchorage Hillside, and

WHEREAS these large lot zoning districts were created and protected throughout the ensuing decades to provide the ecological and environmental health and safety of the Municipality of Anchorage through sound regeneration of our aquifers, conversion of carbon through our dense vegetation, and providing healthy habitat for our birds and wildlife, and

WHEREAS large lot residential zoning districts provide great benefit to the health of the entire community, hold miles of recreational trails, provide the headwaters of our numerous streams and creeks, are home to a myriad of wildlife, and protect our surrounding oceans, and

WHEREAS the goal stated in AO 2023-66 of “preserving natural areas and open spaces” would instead eliminate the natural areas and open spaces included in large-lot residential zoning districts such as R-6, where a maximum 30% lot coverage is allowed and with the eliminations of R-10 zoning for steep slopes that requires a higher level of scrutiny for environmental protection, and

WHEREAS the goal stated in AO 2023-66 of “reducing the loss of natural habitats” is instead eliminating existing natural habitats found throughout large lot residential zoning neighborhoods, creating structures and pavement instead of single-family homes and natural vegetation, and

WHEREAS a “conversation starter” is done through a series of community meetings, not by the introduction of a massive Assembly Ordinance that proposes to eliminate Code developed after years of work by the citizens, the Departments and prior Assemblies, and

WHEREAS the code as presented in the ordinance is internally contradictory where it states: “1. Purpose. The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and

its land use plan map” and then proposes to ignore the decades of development of Anchorage’s comprehensive plan, and

WHEREAS the proposed and puzzling R-OUS district applies to all developed lots in the Municipality, as most or all services in all neighborhoods and to all homes are onsite and underground, including septic or sewer, water, gas, cable and electricity and every neighborhood in Anchorage has infrastructure that ‘may be varied,’ and

WHEREAS review by the Planning And Zoning Commission is an integral part of the public process, carefully crafted to allow individuals the opportunity to submit input on new or revised plans that may dramatically affect their homes and families, and must be retained as part of the public’s rights,

NOW THEREFORE LET IT BE RESOLVED that the Home And LandOwners Organization, Inc respectfully state that we are strongly opposed to the changes proposed in AO 2023-66, that the guidance of the Hillside District Plan and the 2040 Land Use Plan Map be honored, that the will of the residents of the Anchorage Hillside be respected, and that we request the Assembly unanimously reject this ordinance.

Respectfully Submitted,

Katie Nolan, President
Home And LandOwners Organization, Inc.