

MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION

A G E N D A

Assembly Chambers

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

March 01, 2021
6:30 P.M.

Live Streaming and Archived Meetings/Podcasts at <http://www.muni.org/watchnow>

Danielle Bailey, Chair
Jared Gardner, Vice Chair

MESSAGE FROM THE CHAIR: Due to concerns over large gatherings amid the COVID-19 outbreak, community members are strongly encouraged to provide testimony via email or by telephone. While remote participation is strongly encouraged, limited in-person attendance is permitted in accordance with emergency orders.

The Planning and Zoning Commission encourages anyone wishing to provide public testimony via telephone to email PlanningTestimony@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.

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
March 01, 2021

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) An individual may have appeal rights relating to any action the Planning and Zoning Commission takes, except Commission recommendations to the Assembly which are not appealable. Appeals must be filed with the Clerk's Office within twenty (20) days after approval by the Planning and Zoning Commission of the resolution which is the Commission's final decision. A fee for the appeal is required at the time of filing.

Revised: 2/4/21

**Planning and Zoning Commission
March 01, 2021**

A. ROLL CALL

B. MINUTES

1. **Monday, February 1, 2021**

C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS

1. **Disclosures**
2. **Informational Item: Case 2021-0033, Context Sensitive Solutions (CSS) Transportation Project Site Plan Review (Concept Report) for Seward Highway & Alyeska Highway Intersection Improvements (ADOT Project #Z546190000).
THIS IS NOT A PUBLIC HEARING (EA)**
3. **Annual Election of Officers**

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**

**Planning and Zoning Commission
March 01, 2021**

G. PUBLIC HEARINGS

- 1. CASE: 2021-0025 (EA)**
PETITIONER: Municipality of Anchorage - Current Planning
REQUEST: Text Amendments to AMC 21.05.010E., Table of Allowed Uses-
Residential, Commercial, Industrial, and Other Districts, and to AMC
21.05.040C.5., Use-specific Standards, to allow the use-type
"Homeless and Transient Shelter" in the B-3 (General Business)
District, as a Conditional Use and to create Use-specific Standards.
COMMUNITY COUNCIL(S): All Community Councils, CERAB

H. APPEARANCE REQUEST

I. REPORTS

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