

PLANNING AND ZONING COMMISSION
Assembly Chambers
Z.J. Loussac Library
3600 Denali Street
Anchorage, Alaska

MINUTES OF
December 4, 2017
6:30 PM

A. ROLL CALL

Present Tyler Robinson
Jon Spring
Andre Spinelli
Mitzi Barker
Greg Strike
Brian Looney
Jared Gardner

Excused Danielle Bailey

Staff Shawn Odell
Dave Whitfield
Quincy Arms-Hansell (Assistant Municipal Attorney)
Francis McLaughlin
Sharon Ferguson
Tom Davis
Chris Schutte
Hal Hart

B. MINUTES

1. **Monday, November 6, 2017**
2. **Monday, November 13, 2017**

COMMISSIONER STRIKE moved to approve the minutes. COMMISSIONER SPRING seconded.

Commissioner Spring noted a possible correction to the November 6th draft minutes on page 3 to change the postponement date of Case 2017-0095 from November 13th to December 11th.

AYE: Robinson, Spring, Spinelli, Barker, Strike, Looney
NAY: None

PASSED

Upon reviewing the audio of the November 6, 2017 meeting, the postponement date for Case 2017-0095 was, indeed, November 13, 2017. The minutes of November 6, 2017 remain as written.

C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS

1. Disclosures

COMMISSIONER SPINELLI noted that he will abstain from voting on Resolution 2017-031 as he was not present at the November 6th meeting. He disclosed in Case 2017-0095, Accessory Dwelling Units (ADUs), that he was part of a working group and provided comments at a few meetings that he had attended. He believed he was asked to comment on this because he is a builder of accessory dwelling units and houses.

CHAIR ROBINSON asked Commissioner Spinelli that, if this amendment were to pass, he might build the proposed product and could profit directly from the regulation.

COMMISSIONER SPINELLI replied that, yes, he could, but when he built an ADU, it was a small portion of a larger house. Accessory Dwelling Units are not his sole source of income.

CHAIR ROBINSON added that if Commissioner Spinelli were ruled to not be allowed to participate in anything related to residential development because presumably he builds residential, then having members with distinct residential building knowledge on the Commission would not be beneficial.

COMMISSIONER SPRING moved to direct Commissioner Spinelli to participate in Case 2017-0095. COMMISSIONER LOONEY seconded.

AYE: Robinson, Spring, Barker, Strike, Looney, Gardner
NAY: None
ABSTAIN: Spinelli

PASSED

COMMISSIONER BARKER disclosed that she will not be voting on Resolution 2017-031 as she was not in attendance at the November 13th meeting.

COMMISSIONER GARDNER will not participate in Resolution 2017-031 as he was not yet seated on the Commission.

CHAIR ROBINSON disclosed in Case 2017-0095, Accessory Dwelling Units, that he works for Cook Inlet Housing Authority that is involved in building housing developments. The ordinance was initiated from a group called the Anchorage Economic Development Corporation (AEDC) Live, Work, Play Housing Area of Focus of which he is an active member and reviews housing regulations and alternatives in Anchorage, but was not a part of that group's subcommittee in writing the ordinance. He added that he had

responded to an email he received from a member of the public specifically related to the ADU ordinance, but did include a copy of that in the record.

COMMISSIONER SPRING moved to direct Chair Robinson to participate in Case 2017-0095. COMMISSIONER LOONEY seconded.

AYE: Spring, Spinelli, Barker, Strike, Looney, Gardner
NAY: None
ABSTAIN: Robinson

PASSED

**2. Information Item: Case 2017-0140 (SDF)
Context Sensitive Solutions Transportation Project-Concept Report
for Midtown Corridor Improvements to upgrade Denali Street from
Benson Blvd. to Tudor Road; and 36th Avenue from A Street to Old
Seward Highway (MOA/PM&E Project No. 16-28).**

COMMISSIONER SPRING is excited about the report and noted that it is long overdue. It addressed the issues pertaining to that area and particularly the pedestrian and bicycle issues. Primarily Denali Street and 36th Avenue are roadways for vehicles and do not accommodate pedestrians very well with the attached 5-foot sidewalks on both roads. There are no bicycle paths and even though Denali Street is not on the bicycle plan, he thinks there is opportunity for the consideration of it. The reason it was not on the bicycle plan was because there was nothing in the Long-Range Plan regarding its reconstruction, and without reconstruction of that 3-lane facility, it is going to be difficult to have a separated sidewalk and a bicycle path. There are also opportunities for connecting residential areas from Chester Creek alongside Mulcahy Stadium and providing a safe access into Midtown via Denali Street.

COMMISSIONER LOONEY added that it is time to improve these links. He realizes this document just explains the goals and objectives. The analysis shows Denali Street and how it is currently a 5-lane section, but he questioned if three lanes could handle the traffic. It will be marginal whether that will happen or not with what the traffic analysis indicated for some of the volumes projected in 2045. If we do not have a full solution that can last until 2045, then maybe ideas such as a 3-lane section should be considered that will accommodate non-motorized users, even if something different has to be done in 2045.

CHAIR ROBINSON appreciated this recognizing the importance of Denali Street in our Midtown area. It connects some institutional uses such as Cuddy Park, but also the commercial area north of 36th Avenue, and the area to the east of Denali Street that is home to the new Rock Gym and some restaurants. With some development opportunities in that area, he thinks the street could be an important connector. He mentioned that he always loved to see a road that creates a buffer for snow storage between the sidewalk and the roadway. Without lot landscaping so that snow is just being put in the landscaping, we are just putting the snow where it ought to be and having a better to keep the sidewalks and pathways accessible this time of year as well.