

Submitted by: ASSEMBLY MEMBER STARR  
Assembly Vice-Chair Traini  
Assembly Member Hall  
Reviewed by: Assembly Counsel  
For reading: November 18, 2014

ANCHORAGE, ALASKA  
AO NO. 2014-147

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.05 TO PROVIDE FOR IMPLEMENTATION OF THE CHUGACH PARK ACCESS PLAN.**

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2 THE ANCHORAGE ASSEMBLY ORDAINS:  
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4 **Section 1.** Anchorage Municipal Code chapter 21.05 – Comprehensive Plan (old Title 21)  
5 is hereby amended by adding a new section to read as follows (*text of section 21.05.070 is*  
6 *included for context only; current sections in the chapter are not affected and not set out*):  
7

8 Chapter 21.05 - COMPREHENSIVE PLAN (OLD CODE)

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10 \*\*\* \*\*

11 21.05.070 - Implementation—Generally.

12  
13 The elements of the comprehensive plan shall be implemented as provided in sections  
14 21.05.080 through 21.05.150, and as provided in the remainder of this title.  
15

16 (AO No. 85-165)

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18 \*\*\* \*\*

19 **21.05.135 - Implementation—Chugach Park Access Plan**

20  
21 A. *Relationship to other comprehensive plan elements.*

- 22  
23 1. The policies and objectives of the Anchorage 2020--Anchorage Bowl  
24 Comprehensive Plan and the Chugiak-Eagle River Comprehensive Plan  
25 are not amended by the Chugach Park Access Plan. All municipal  
26 decisions on zoning, platting, easement, right of way, and public and  
27 private development referenced in the Chugach Park Access Plan shall  
28 rely on, to the maximum extent practicable, the policies and objectives of  
29 the Anchorage 2020 Plan and the Chugiak-Eagle River Comprehensive  
30 Plan.  
31  
32 2. The current Areawide Trails Plan, adopted as an element of the  
33 comprehensive plan and incorporated in this chapter by reference in  
34 subsection 21.05.030F. 2, shall provide a foundation and guide for land

1 use actions in the development, redevelopment and subdivision of  
2 private and public lands adjoining the Chugach State Park.  
3

4 B. *Municipal subdivision and platting actions.* When a land use application for a  
5 subdivision or platting action will require review under the Chugach Park  
6 Access Plan, these implementation procedures apply:  
7

8 1. A pre-application conference with the applicant is required for review of  
9 the proposed land use project in relationship to the Chugach State Park  
10 development and access strategies, and applicable elements of the  
11 comprehensive plan of the municipality.  
12

13 2. If the application includes property within an area identified for potential  
14 park access under the Chugach Park Access Plan, the municipal  
15 department responsible for review of planning and development  
16 applications shall prepare:  
17

18 a. A site plan depicting the proposed uses, structures and  
19 associated site design features;  
20

21 b. An access benefit analysis, to include the relationship of the  
22 proposed structures and uses to the development strategy in the  
23 Areawide Trails Plan, the Chugach State Management Plan and  
24 implementation of the Chugach Park Access Plan, in coordination  
25 with applicable agencies and other municipal departments.  
26

27 C. *Acknowledgement and approval.* Any requirement for the dedication of park  
28 access easements and any requirement for the acquisition of right-of-way by  
29 the municipality for park access, including such requirements related to  
30 acquisition and development of Chugach Park Access Points, to be proposed  
31 by the municipality as a condition of municipal land use approval, shall require  
32 the acknowledgement and approval of these additional resources during the  
33 review and access benefit analysis process:  
34

35 1. State of Alaska Department of Natural Resources Commissioner;  
36

37 2. Anchorage Parks and Recreation Director for parks in the Anchorage  
38 Bowl and parks in Chugiak-Eagle River;  
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40 3. Chugiak Eagle River Advisory Board;  
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42 4. Anchorage Assembly.

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5. The community council for the area shall be notified and to the maximum extent practicable, the community council's recommendation will be included in the review process.

D. *Funding certification.* Certified funding sources shall be identified for acquisition and development of Chugach Park access points, including any required as a condition of approval for a municipal land use application.

E. *Failure to obtain approval or funding.* Failure to obtain approval or funding for park access in conjunction with a land use application shall not be a basis for denying the land use application.

F. *Implementation in other land use applications.* If a rezoning, conditional use, or other land use application includes the opportunity for Chugach Park Access Plan implementation, the procedures in this section shall apply in supplement to the applicable land use planning board or commission review procedures.

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**Section 2.** This ordinance is subject to review by the Planning and Zoning Commission prior to action by the Assembly.

**Section 3.** This ordinance shall become effective immediately [upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Chair

ATTEST:  
  
\_\_\_\_\_  
Municipal Clerk



**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**  
No. AM 696-2014

Meeting Date: November 18, 2014

1 **From: ASSEMBLY MEMBER Starr**  
2 **Subject: AO 2014-147 — AN ORDINANCE OF THE ANCHORAGE MUNICIPAL**  
3 **ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.05**  
4 **TO PROVIDE FOR IMPLEMENTATION OF THE CHUGACH PARK ACCESS**  
5 **PLAN.**  
6

7 Current Planning code within Title 21, Chapter 5, accommodates legislative direction  
8 regarding 'adopted plan' implementation. Other approved plans such as the Wetlands  
9 Mitigation, Anchorage 2020, and the Spenard Business District Development Plan have  
10 implementation directives within AMC chapter 21.05. This proposed ordinance provides for  
11 implementation of the Chugach Park Access Plan, within the context of related elements of  
12 the Anchorage comprehensive plan and Title 21 land use application processes.  
13

14 The overarching intent of this additional Title 21 section is to ensure that, prior to a platting  
15 action, an extensive pre-application conference and access point analysis, with supplemental  
16 approvals will occur. This code change requires the input and approvals from the State of  
17 Alaska Department of Natural Resources, Municipal Parks and Recreation Director(s), the  
18 Anchorage Assembly and, when applicable, the Chugiak Eagle River Advisory Board when  
19 an access point is recommended within a platting action. Input and opportunity for comment  
20 by the affected community council is also encouraged. This process will allow full vetting of  
21 access design, coordination with other plans, and the acknowledgement and coordination of  
22 resources for access point development prior to normal platting process and public hearings.  
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24 A significant element of this code change requires the resources of the Municipality Planning  
25 Department to assume the administrative burden of access point design and development,  
26 including associated costs, and to coordinate the pre-conference acknowledgement and  
27 approvals. This removes the applicant (property owner) from this fiscal and procedural  
28 burden. Conceptual access development within a subdivision application will be supported by  
29 the more extensive resources of the Municipality, to provide the geo-technical, traffic study,  
30 cost estimates and/or other specifics that may be required to implement the Chugach Park  
31 Access Plan. An additional element encompassed in this code change requires identification  
32 of funding sources associated with the proposed access point approval and development.  
33

34 Implementation strategy and detail under AMC chapter 21.05, external to the specific Plan,  
35 provides codified direction to agencies and affected parties in support of planning policy for  
36 this element of the Anchorage comprehensive plan. By thoughtfully providing implementation  
37 direction in code, the public is protected and best served through a clear public process. I  
38 encourage Assembly support for this ordinance to implement the Chugach Park Access Plan.  
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40 Respectfully submitted:

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42 Bill Starr  
43 Assembly Member, District 2