



Municipality of Anchorage
Planning Department
Memorandum



Date: January 17, 2025
To: Reviewing Agencies
Subject: Request for Comments — PZC Case No. 2025-0021, Parks and Recreation
Administrative Site Plan Review Thresholds

The Planning Department is seeking comments on the attached draft ordinance updating Title 21 relating to the financial thresholds that trigger an administrative site plan review for public park projects. The intent is to raise the threshold from \$500,000 to \$750,000.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, March 10, 2025, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2025-0021)
by email: Anchorage2040@muni.org
by fax: (907) 343-7927
by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Daniel Mckenna-Foster at 907-343-7918 in the Planning Department.

Attachment: Draft Ordinance

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2025-__

**AN ORDINANCE INCREASING THE FINANCIAL THRESHOLDS FOR A MAJOR
SITE PLAN REVIEW OF PARKS PROJECTS IN THE ANCHORAGE BOWL AND
TURNAGAIN ARM BY AMENDING THE USE-SPECIFIC STANDARDS IN
ANCHORAGE MUNICIPAL CODE 21.05.040, COMMUNITY USES.**

(Planning and Zoning Commission Case No. 2025-0021)

WHEREAS, the Municipality's system of parks and recreation areas is a valued
asset and priority of the community; and

WHEREAS, the code section that regulates which types of park improvements must
undergo different types of major or administrative reviews has not been updated in
several years; and

WHEREAS, the cost of small-scale park improvements has increased with inflation,
materials prices, and labor, and this compounds with longer review processes; and

WHEREAS, the Parks and Recreation Department already involves and presents
projects to local community councils, including CAGs (community advisory groups),
to help define/approve park development projects regardless of size; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code Chapter 21.05 is hereby amended to read
as follows (*the remainder of the section is not affected and therefore not set out*):

CHAPTER 21.05: USE REGULATIONS

*** *** ***

**21.05.040 COMMUNITY USES: DEFINITIONS AND USE-SPECIFIC
STANDARDS**

*** *** ***

G. Parks and Open Areas

*** *** ***

2. Park, Public or Private

*** *** ***

b. Use-Specific Standards in the Anchorage Bowl

*** *** ***

- ii. All development projects in municipal parks require a site plan review, as follows:

*** *** ***

(C) All development projects costing more than \$750,000 [\$500,000] or disturbing more than one acre of land and in parks classified by the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan as community use area, special use area, or natural resource use area (over 30 acres) shall be approved by major site plan review in accordance with 21.03.180D. For the purposes of this subsection, vegetation removal for public safety, natural resource protection and enhancement (such as invasive species removal and reforestation), ecosystem health, and general routine maintenance is not considered land disturbance.

(D) All development projects costing \$750,000 [\$500,000] and disturbing one acre or less of land, and all development projects in parks classified by the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan as neighborhood use area or natural resource use area (30 acres or fewer) shall be approved by administrative site plan review in accordance with 21.03.180C. Trails that are reviewed under section 21.03.190, Street and Trail Review, are exempt from this administrative site plan review. For the purposes of this subsection, vegetation removal for public safety, natural resource protection and enhancement (such as invasive species removal and reforestation), ecosystem health, and general routine maintenance is not considered land disturbance.

*** *** ***

c. Use-Specific Standards in Turnagain Arm

- i. All master plans, and any development projects costing more than \$750,000 [\$500,000] in municipal parks identified in the Anchorage Park, Greenbelt and Recreation Facility Plan Volume 3: "Turnagain Arm" shall be approved by major site plan review in accordance with 21.03.180D.
- ii. All development projects costing \$750,000[\$500,000] or less in municipal parks identified in the Anchorage Park, Greenbelt and Recreation Facility Plan Volume 3: "Turnagain Arm" shall be approved by administrative site plan review in accordance with subsection 21.03.180C.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-142(S-1), 6-21-16; AO 2018-59, 7-31-2018; 2019-11, 2-12-19; 2021-54, 6-22-21; AO 2021-89(S), 2-15-2022; AO 2024-24, 4-23-24)

Section 2. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0021)