

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2015-012

A RESOLUTION RECOMMENDING DENIAL OF AN AMENDMENT TO ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING (OLD CODE), CHAPTER 21.05, TO PROVIDE FOR IMPLEMENTATION OF THE *CHUGACH STATE PARK ACCESS PLAN*.

(Case 2014-0210)

WHEREAS, with PZC Resolution 2013-038, the Planning and Zoning Commission recommended that the Anchorage Assembly adopt the *Chugach State Park Access Plan* as an element of the comprehensive plan; and

WHEREAS, the Anchorage Assembly held public hearings and initiated deliberations on the *Chugach State Park Access Plan*; and

WHEREAS, during those deliberations, Assembly members Starr, Traini, and Hall introduced AO 2014-147, to amend Title 21 (old code) with a new *Chugach State Park Access Plan* implementation section (21.05.135) in an effort to address public concerns and perceived issues with implementation of the *Chugach State Park Access Plan*; and

WHEREAS, the Anchorage Assembly referred AO 2014-147 to the Planning and Zoning Commission for review and recommendations prior to Assembly action; and

WHEREAS, the Planning and Zoning Commission held a public hearing and considered this matter on March 9, 2015.

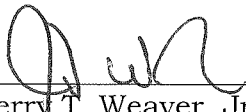
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. This ordinance received negative sentiment and no support in the written comments or public testimony at the public hearing.
 2. The Commission concurred with the following items included in the staff packet as the Department's analysis of this ordinance:
 - a. The ordinance has the effect of extending the platting process and making it more cumbersome and potentially costly and time-consuming, which is a burden on landowners.
 - b. The ordinance provides no obvious features to further implement the comprehensive plan and potentially conflicts with the basic purpose of Anchorage Municipal Code section 21.05.
 - c. The ordinance makes creation of new access more difficult and essentially supports the status quo.


- d. The ordinance creates new approval requirements with no clear timelines, where no clear authority exists, and adds potential costs and burdens to the Community Development Department.
 - e. The ordinance also has no translation or parallel language for the new code, so none of the regulatory language is brought forward.
3. Of the two proposed ordinances addressing the *Chugach State Park Access Plan* forwarded to the Commission by the Assembly, this ordinance was convoluted.
- B. The Commission forwards to the Anchorage Assembly a recommendation to deny AO 2014-147.

DENIED by the Anchorage Planning and Zoning Commission on the 9th day of March, 2015.

ADOPTED by the Anchorage Planning and Zoning Commission this 6th day of April, 2015.



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

(Case No. 2014-0210)

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