

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2025-008**

A RESOLUTION RECOMMENDING APPROVAL OF A TEXT AMENDMENT TO TITLE 21  
UPDATING THE REQUIREMENTS FOR SITE PLAN REVIEW OF PARK PROJECTS.

(Case No. 2025-0021)

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WHEREAS, Anchorage Municipal Code 21.05.040G., Community Uses: Definitions and Use-Specific Standards, Parks and Open Areas, requires the Parks and Recreation Department to go through a site plan review process for projects valued at over \$500,000; and

WHEREAS, this requirement can cost up to \$20,000 for a project, and the Parks and Recreation Department also has to bring the same projects through another public body at the Parks and Recreation Commission; and

WHEREAS, the costs for construction have increased over the past few years and seem likely to increase in the future, meaning this threshold applies to more and more projects; and

WHEREAS, the Commission discussed how many monetary thresholds similar to this were built into Title 21; and

WHEREAS, the last adjustment to this threshold amount was done in approximately 2014; and

WHEREAS, the Commission discussed adjusting the amount to \$1 million, and encouraged staff to increase the amount to that; and

WHEREAS, the Planning and Zoning Commission held the public hearing, discussed the item, and closed the public hearing at its March 10, 2025 meeting; and


WHEREAS, the Planning and Zoning Commission heard public testimony from one person in support of the proposed ordinance.

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

- A. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of the ordinance to increase the financial thresholds for a major site plan review of park projects in the Anchorage Bowl and Turnagain Arm with an amendment to adjust the dollar amount to \$1 million.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 10th day of March 2025.

ADOPTED by the Anchorage Planning and Zoning Commission this 20th day of March 2025.

  
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Mélisa R. K. Babb  
Secretary

  
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Andre Spinelli  
Chair

(Case No. 2025-0021)