

# **Attachment 4.**

Comments Received

Case 2025-0146

## Correspondence



**RABBIT CREEK COMMUNITY COUNCIL (RCCC)**  
A Forum for Respectful Communication & Community Relations



**1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503**

To: MOA Planning & Zoning Commission

From: Rabbit Creek Community Council

Date: November 14, 2025

RE: Planning and Zoning Commission (PZC) cases 2025-0131 and 2025-0146

The Rabbit Creek Community Council (RCCC) has reviewed Planning and Zoning Commission (PZC) cases 2025-0131 and 2025-0146. We appreciate the work the Planning Department has undertaken to ensure correct zoning for designated parks as recommended in the 2040 Land Use Plan, and for a few other parcels, throughout the Anchorage Bowl.

The purpose of case 2025-0131 is to rezone 8,860 acres of public land used for parks and scattered across the Bowl in accord with Action 8-4 of the Anchorage 2040 Land Use Plan, as Parks and Recreation District, and some T-zoned lands to Public Lands & Institutions. Case 2025-0146 proposes to rezone about 27 acres scattered across the Bowl as parks. These are small parcels designated as public parks and natural areas have an underlying residential designation. Additionally, four residential lots totaling 0.6 acres and incorrectly zoned as parks will be rezoned for residential.

In general, RCCC supports these two PZC cases. They complete an initiative RCCC undertook about 15 years ago to ensure that areas designated as Parks are zoned as such. For example, without that zoning, it was easy for the then-Administration to build a fire station on land considered part of Rabbit Creek Park on DeArmoun Road but that had never been properly rezoned.

We appreciate the interactive map provided with these ordinances which easily allows the public to find the affected parcels. However, the ordinances would be vastly improved if they also differentiated the new zoning that each parcel is proposed to receive. Could the interactive map be color coded or separated into separate maps or otherwise annotated to distinguish the current and different zoning classes proposed for each parcel? This is particularly important for PZC Case 2025-0146.

We have two recommended revisions:

PZC 2025-0131:

- 1) Section 36 Park. All of the acreage, including the acreage south of Clarks Road and managed by Heritage Land Bank (HLB) for wetlands values (Parcels 01 713 106 000 and 01 713 105 000), is part of the Section 36 Master Plan. The zoning definition for Parks and Natural Area fits both the Park-managed and the HLB-managed lands. Consistent zoning will help land managers and the public evaluate site-sensitive and efficient access for the entire Section 36 Park. The wetlands are already mapped, and

HLB can continue to hold them in case conservation wetland mitigation funds can be extracted in the future.

PZC 2025-0146:

- 2) Echo Hills Park on Echo Canyon Rd. Only part of the park acreage (Parcels 04 209 105 000 and 04 209 106 000) is listed in the re-zone. Parcel 04 208 133 000 should also be listed so that the entire acreage is included.



Thank you for your attention to our concerns.

Sincerely,

Tim Alderson, Chair

cc: Melisa Babb, MOA Planning Director  
Lucas Bertram, Zoning, MOA Planning Department  
Shanna Gamble, MOA Parks Director

## Kimmel, Corliss A.

---

**From:** Mayer, Jennifer (P&R)  
**Sent:** Monday, November 10, 2025 3:24 PM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** 2025-0131 & 2025-0146 Request for Reviewing Agency Comments

Good afternoon,

MOA Parks and Recreation would like to thank the planning department for their support of 2025-0131 & 2025-0146.

Thank you,  
Jennifer



**Jennifer A. Mayer**  
Land Administrative Coordinator  
Municipality of Anchorage Parks and Recreation  
P 907.343.4503 W [www.muni.org/Parks](http://www.muni.org/Parks)



## Anchorage2040

---

**From:** LaFrance, Paul J.  
**Sent:** Thursday, November 6, 2025 2:48 PM  
**To:** Anchorage2040  
**Subject:** RE: 2025-0131 & 2025-0146 Request for Reviewing Agency Comments

Private Development has no comments on 2025-0131 and 2025-0146.

Thank you,

[Paul LaFrance, PE](#)  
*Private Development Engineer  
Development Services Department  
Municipality of Anchorage  
(907) 343-8310*

---

**From:** Rohlfing, Megan E. <Megan.Rohlfing@anchorageak.gov>  
**Sent:** Friday, October 17, 2025 11:01 AM  
**Cc:** Rohlfing, Megan E. <Megan.Rohlfing@anchorageak.gov>  
**Subject:** 2025-0131 & 2025-0146 Request for Reviewing Agency Comments

Good morning,

Attached please find the Routing Coversheets for 2025-0131 and 2025-0146, both of which are scheduled as Public Hearings before the Planning and Zoning Commission on 12/08/2025.

Routing materials can be viewed by clicking on the links below, scrolling to the bottom of the page, and selecting Reviewing Agency Routing preceded by the Case No. of interest.

**PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([Corliss.kimmel@anchorageak.gov](mailto:Corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper righthand corner of the Routing Coversheet.

2025-0131: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18324>

2025-0146: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18341>

Thank you,