

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

ANCHORAGE, ALASKA
AO No. 2026-__

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER
21.05.040, COMMUNITY USES: DEFINITIONS AND USE-SPECIFIC
STANDARDS TO PROVIDE CLARITY ON THE REVIEW PROCESS FOR PARK
MASTER PLANS IN TURNAGAIN ARM.**

(Planning and Zoning Commission Case No. 2026-0062)

WHEREAS, Title 21 currently directs Turnagain Arm area park master plans to undergo a Site Plan Review process, which conflicts with the structured procedure established for such plans under AMC 21.03; and

WHEREAS, truly comprehensive park master plans are intended to proceed through the Park Master Plan Review Process, in accordance with the master-planning provisions set forth in AMC 21.03; and

WHEREAS, only discrete park development projects, rather than overarching master plans, should be subject to Site Plan Review under AMC 21.03; and

WHEREAS, these amendments do not introduce new substantive review standards, but rather align the Turnagain Arm park subsection with the general provisions already codified in Title 21 for the Anchorage Bowl; and

WHEREAS, the amendments do not alter any existing review thresholds but are essential to preserving clarity and consistency in the review processes prescribed in Title 21; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.05.040G.2. Park, Public or Private is amended as follows:

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 Turnagain Arm

i. All [MASTER PLANS, AND ANY]development projects costing more than \$1,000,000 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 \$1,000,000 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.

iii. The decision-making body shall determine whether standards of this title relating to paving of parking lots and lighting of parking lots shall be applied to a development project, considering the location and surrounding area of the project, and the anticipated level of use. If determined by the decision-making body, the paving and lighting standards for parking lots may be reduced or waived.

iv. Any master plan created for a municipal park shall be reviewed and approved as follows:

(A) For all park master plan proposals, the parks and recreation commission shall hold a public meeting, which shall include the opportunity for oral public comment.

(B) Master plans for parks classified by the Anchorage Park, Greenbelt and Recreation Facility Plan Volume 3: "Turnagain Arm" as community use area, special use area, or natural resource use area (over 30 acres) shall be approved by the planning and zoning commission.

(C) Master plans for parks classified by the Anchorage Park, Greenbelt and Recreation Facility Plan Volume 3: "Turnagain Arm" as neighborhood use area or natural resource use area (30 acres or fewer) shall be approved administratively by the director.

*** **

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; AO 2025-53AA, 5- 20-25; AO 2025-128, 11-18-25)

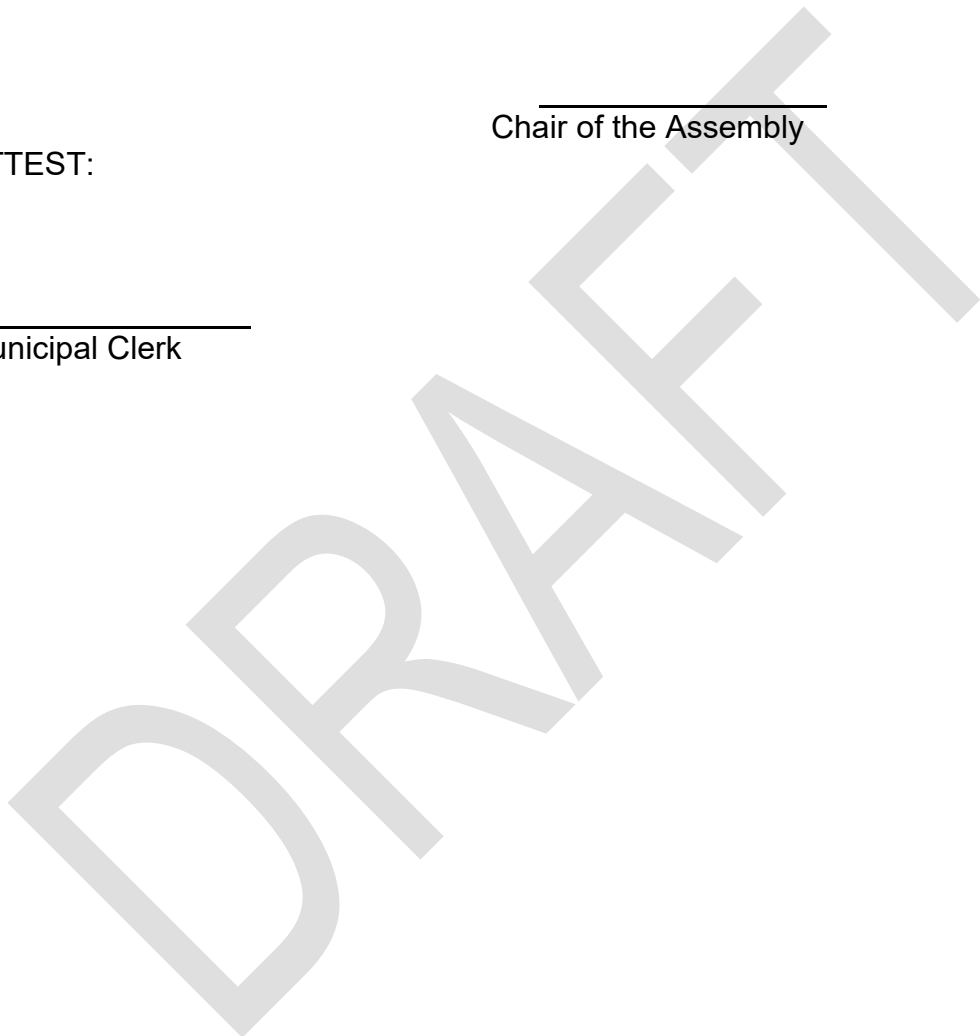
Section 2. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair of the Assembly

ATTEST:

Municipal Clerk



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21