



# Municipality of Anchorage

## Planning Department

### Memorandum



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**DATE:** May 11, 2026

**TO:** Planning and Zoning Commission

**THRU:** *HB* Mélisa Babb, Planning Director

**THRU:** *DM* Daniel McKenna-Foster, Long-Range Planning Manager

**FROM:** *MNA* Michael Nti Ababio, Senior Planner, Long-Range Planning Division

**SUBJECT:** Case 2026-0036, Anchorage Wetlands Management Plan Update, Phase I

#### **BACKGROUND:**

The *Anchorage Wetlands Management Plan (AWMP)*, adopted in 2014, is the Municipality's policy and regulatory document related to wetlands management in municipal jurisdiction. Wetlands provide crucial ecosystem services related to stormwater retention, snow-dump facilities, and mitigating flooding and other risks. Several changes have occurred since the 2014 plan was adopted that affect how wetlands are regulated and managed in Anchorage.

- In 2021, the U.S. Army Corps of Engineers (USACE) chose not to renew three Regional General Permits that previously allowed the Municipality to issue general permits for C class wetlands, and so all development projects located in wetlands throughout the Municipality must go to the USACE for an authorization to place fill.
- The 2023 Supreme Court decision in *Sackett v. EPA* narrowed which wetlands are protected under the Clean Water Act, meaning fewer areas that were previously considered wetlands now fall under federal jurisdiction.
- Throughout this period, USACE has faced staffing shortages, which has slowed the review of wetland reports and made the permitting process more difficult.

Wetlands mapping and the language used in the current plan is now more than 11 years old and no longer reflects current conditions. This phase one update will help the MOA address wetlands permitting immediately and will be followed by a subsequent larger update.

#### **THIS ORDINANCE:**

This proposed ordinance is intended to carry out a Phase I update to the *AWMP*. This update would:

- Reassign implementation responsibilities across the plan;
- Update the permit application process diagram to reflect current practices; and
- Use the opportunity to correct textual and formatting errors in the plan while introducing additional supportive text where needed.

**DESCRIPTION OF AMENDMENTS BY SECTION OF THE PROPOSED ORDINANCE:**

<p><b>Section 1.</b> Amending several sections of the <i>Anchorage Wetlands Management Plan</i> to reassign implementation and oversight responsibilities.</p>	<p>This section amends several parts of the 2014 Anchorage Wetlands Management Plan where implementation and oversight responsibilities are assigned. These amendments are attached to the proposed ordinance as Exhibit A.</p> <p>This reassignment reflects the changes in municipal departments and staffing since the adoption of the plan. In particular, the departure of the Municipality's dedicated wetlands personnel has resulted in wetlands administration becoming a shared responsibility between the Planning Department and Development Services Department. This section of the proposed ordinance formalizes the current collaborative approach to implementation or administration of the plan. Contact information, phone numbers, and departmental titles are also updated or removed throughout the plan.</p>
<p><b>Section 2.</b> Updating the Permit Application Process diagram, which is attached as Exhibit B to the proposed ordinance.</p>	<p>The permit application process diagram on page 23 of the <i>AWMP</i> is being updated to reflect current practice. The diagram was drawn to show the permit application process at a time when the Municipality had a general permit from the USACE for wetland fill projects in "C" wetlands; but as of April 30, 2021, the Municipality has not had a General Permit, which makes the current diagram a misrepresentation of the present permit application process. This update will ensure that users of the plan are informed of the accurate permit application process.</p>
<p><b>Section 3.</b> Correcting several sections containing textual errors and introducing additional text where needed.</p>	<p>This section of the proposed ordinance corrects textual errors and typos in the plan and introduces some new text, including an explanation of the update</p>
<p><b>Section 4.</b> Technical section.</p>	<p>Amends AMC 21.01.080 to update the date of passage of the <i>AWMP</i> should this ordinance be adopted by the Anchorage Assembly.</p>

**COMMENTS RECEIVED & CHANGES SINCE THE AGENCY REVIEW DRAFT:**

The Planning Department received comments from several municipal agencies and a support resolution from the Watershed & Natural Resources Advisory Commission (WNRAC Resolution No. 2026-01, included as Attachment 2).

While none of the comments were in opposition to the ordinance, the comments from the Parks and Recreation Department and the Development Services Department's Private Development Division asked for more specificity about the reassignment of oversight responsibilities. The Planning Department has incorporated these suggestions to the greatest extent possible, in general opting for a generalized assignment of duties so that the permitting divisions can share the responsibility as needed.

Additional comments from Private Development have been noted and will be incorporated as well. Other changes include removing webpages, specific contact information, and incorrect code references to parts of Title 21.

**RECOMMENDATION:**

The intent of this ordinance is to remove contradictions or restrictive specificity in the plan that prevent municipal staff from implementing the plan effectively. Additional contradictions may remain, but the current intent is to address critical issues now and the remainder during Phase II of the project.

Staff recommend approval of this ordinance.

- Attachments: 1. Proposed Draft Ordinance with Exhibits A-C  
2. WNRAC Resolution No. 2026-01  
3. Comments Received

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**Proposed Draft Ordinance**

**Anchorage Wetlands Management Plan  
Phase 1  
PZC Case No. 2026-0036**

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

**ANCHORAGE, ALASKA**  
**AO NO. \_\_\_\_\_**

1 **AN ORDINANCE REASSIGNING IMPLEMENTATION AND OVERSIGHT**  
2 **RESPONSIBILITIES FOR THE 2014 ANCHORAGE WETLANDS MANAGEMENT**  
3 **PLAN, WHILE AMENDING SEVERAL SECTIONS TO CORRECT TEXTUAL**  
4 **ERROR AND UPDATE DIAGRAMS, AS PART OF A PHASE I UPDATE TO THE**  
5 **PLAN.**

6  
7 (Planning and Zoning Commission Case No. 2026-0036)  
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9 **WHEREAS**, the 2014 Anchorage Wetlands Management Plan is an adopted  
10 component of the Comprehensive Plan; and,

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12 **WHEREAS**, the 2014 Anchorage Wetlands Management Plan was last updated  
13 through Assembly Ordinance No. 2013-132(S); and,

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15 **WHEREAS**, the Municipality of Anchorage no longer issues General Permits on  
16 behalf of the Army Corps of Engineers for wetland fill projects in “C” wetlands; and,

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18 **WHEREAS**, since the adoption of the 2014 Anchorage Wetlands Management  
19 Plan, implementation responsibilities have shifted among municipal departments  
20 due to changes in staffing capacity; and,

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22 **WHEREAS**, these staffing changes, combined with evolving regulatory frameworks,  
23 necessitate reassignment of oversight roles to ensure effective administration of the  
24 Anchorage Wetlands Management Plan; now, therefore,

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26 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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28 **Section 1.** Several sections of the Anchorage Wetlands Management Plan where  
29 implementation and oversight responsibilities are assigned are amended and  
30 attached as Exhibit A.

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32 **Section 2.** The Permit Application process diagram on page 23 of the 2014  
33 Anchorage Wetlands Management Plan is amended and attached as Exhibit B.

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35 **Section 3.** Several sections containing textual errors are amended, and  
36 additional text is introduced, as attached in Exhibit C.

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38 **Section 4.** Anchorage Municipal Code section 21.01.080, Comprehensive Plan,  
39 Table 21.01-1 Comprehensive Plan Elements, is hereby amended to read as follows  
40 (*the remainder of the section is not affected and therefore not set out*):  
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**21.01.080 COMPREHENSIVE PLAN**  
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TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date <sup>1</sup>	Amendments
***	***	***	
Environmental Quality	Anchorage Wetlands Management Plan	AO 1995-129; 3-12-1996	AO 2006-94; 7-25-2006 AO 2013-132(S); 7-8-2014 <u>(note to revisor: insert the new date of passage of this ordinance)</u>
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***	***	***	

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016- 32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-17; AO 2017-116, as amended; 9-26-17; AO 2017- 134, 11-7-17; AO 2018-23, 3-20-18; AO 2019-123, 11-5-19; AO 2019-142, 12-17-19; AO 2021-40, 5-12-21; AO 2021-25(S), 8-24-21; AO 2021-78, 11-1-21; AO 2021-80, 11-1-21; AO 2022-1, 2-15-22; AO 2022- 27, 4-26-22; AO 2022-54, 5-24-22; AO 2023-21, 4-11-23; AO 2023-22, 4-11-23; AO 2023-83, 9-12-23; AO 2024-21, 2-27-24; AO 2024-1, 2-27-24; AO 2024-10, 2-27-24; AO 2024-114(S), 3-18-25; AO 2025-2, 2-11- 25; AO 2025-44AA, 4-16-25)

**Section 5.** 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

(Planning and Zoning Commission Case No. 2026-0036)

# EXHIBIT A

**PZC Case No. 2026-0036**

**Anchorage Wetlands Management Plan Phase I Update**

**2014 Wetlands Management Plan Responsibility Assignments**

Page in Paper Version	Excerpt Outlining Responsibility
All Maps	<u>The Municipality of Anchorage</u> [MOA LONG-RANGE PLANNING STAFF ARE] <u>is</u> responsible for maintaining wetland maps and datasets to service the Municipality of Anchorage. For the most accurate, up-to-date wetlands mapping information, contact the MOA [LONG-RANGE PLANNING SECTION] staff at (907)343-[7921]8301.
11 para 5	The Municipality of Anchorage[MOA'S LONG-RANGE PLANNING STAFF] is responsible for maintaining wetland maps and datasets to service the Municipality. For the most accurate, up-to-date wetlands mapping information, contact the MOA [LONG-RANGE PLANNING SECTION] staff at (907)343-[7921]8301.
12 para 4	<u>Contact the Municipality for the most recent copy of any Anchorage Wetlands Assessment Methodology.</u> [THE MOST RECENT COPY OF THE ANCHORAGE WETLANDS ASSESSMENT METHODOLOGY IS AVAILABLE ON THE COMMUNITY DEVELOPMENT DEPARTMENT'S PLANNING DIVISION'S WEBSITE AT: <a href="http://www.muni.org/departments/ocpd/planning/physical/envplanning/pages/creditdebitmethod.aspx">HTTP://WWW.MUNI.ORG/DEPARTMENTS/OCPD/PLANNING/PHYSICAL/ENVPLANNING/PAGES/CREDITDEBITMETHOD.ASPX</a> ]
20, Para bottom	The Corps re-issued five Regional General Permits in the Municipality of Anchorage on April 15, 2010, which cover permitting in "C" designated wetlands as classified in the Anchorage Wetlands Management Plan. Depending on the specifics of the project, opinions of compliance for regulated activities under these Regional General Permits have been administered by the Municipality Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT] or verified by the Corps. Regional General Permits are generally issued for five-year periods.[ THE CURRENT REGIONAL GENERAL PERMITS FOR THE MUNICIPALITY OF ANCHORAGE WILL EXPIRE ON APRIL 15, 2015.] Since the Regional General Permits expire every five years, it is important to ensure the latest Regional General Permits are reviewed for eligibility of projects. [COPIES OF THE CURRENT VERSION CAN BE OBTAINED THROUGH THE MUNICIPALITY OF ANCHORAGE’S COMMUNITY DEVELOPMENT DEPARTMENT OR THE CORPS OF ENGINEERS.] Note that verifications issued for particular projects are good for only two years. For further details on the Municipality’s role in administering the GP, see Chapter 5, Section II.B. General Permit Implementation. However, as of April 30, 2021, the Corps had not authorized

Page in Paper Version	Excerpt Outlining Responsibility
	<u>these General Permits for the Municipality. Regardless, the Municipality still maintains an obligation to permit wetlands under this plan.</u>
29, Para bottom  30, Para 1	<p>Best Management Practices and fill avoidance or minimization may be required in permits for “C” sites. The more significant and valuable portions of “C” wetlands are identified in the Table 4 Management Strategies, or will be delineated, as necessary and required by the Municipality of Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT] during processing of a General Permit. Management strategies and General Permit conditions for many “C” sites include setbacks from watercourses. These are meant to be minimum distances to retain the functions of those watercourses under the impact guidelines of Section 404 regulations. Projects that require fill within setbacks would not be able to use the General Permit, but would instead require a Section 404 Permit from the Corps of Engineers.</p> <p>All General Permits for “C” sites must comply with the stated terms and conditions of the General Permits and with additional conditions imposed by the Municipality of Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT] and/or Corps of Engineers and at the time of permit processing.</p>
34, Para 1	<p>Customized Setback:</p> <p>Where a setback distance has not been specified in Table 4, or as a condition of the General Permits, the Municipality of Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT ]][MDR8.1]shall determine, if any, and what size setback will be required as a site-specific condition on a General Permit. Such setbacks shall also be determined by the agencies during a Section 404 Permit review. These setbacks shall be required where new information for a Permit application identifies a previously unknown permanent or ephemeral stream channel, drainageway, or other watercourse in or adjacent to the subject wetland. These customized setbacks shall be a minimum of 50 feet from the Ordinary High Water Mark and shall conform to the minimum identified in the “New” Code, Title 21 (January, 2014).</p>
35, Para 8	<p>“REV” stands for Relative Ecological Value of a wetland. REV values are defined within the Anchorage Debit-Credit Methodology, a quantitative methodology to determine appropriate compensatory mitigation for projects in wetlands and jurisdictional waters. <u>Contact the Municipality for the most current methodology.</u> [THE METHODOLOGY CAN BE FOUND ON THE PLANNING DIVISION’S WEBSITE AT:</p> <p><a href="http://www.muni.org/departments/ocpd/planning/physical/env/planning/pages/creditdebitmethod.aspx">HTTP://WWW.MUNI.ORG/DEPARTMENTS/OCPD/PLANNING/PHYSICAL/ENV PLANNING/PAGES/CREDITDEBITMETHOD.ASPX</a>]</p>
36, Para 5	<p>2. The platting and subdivision design processes will be used to provide for viable economic use of “B” wetlands while retaining key functions. <u>This may include tools such as planned unit developments or cluster subdivisions.</u> [THE PLANNED COMMUNITY ZONING DESIGNATION (AMC 21.40.250), PLANNED UNIT DEVELOPMENT STANDARDS (AMC</p>

Page in Paper Version	Excerpt Outlining Responsibility
	<p>21.50.130), AND THE CLUSTER HOUSING SITE PLAN REVIEW (AMC 21.50.210) SHALL BE USED WHENEVER FEASIBLE TO MODIFY DEVELOPMENT DENSITIES AND SUBDIVISION DESIGN IN ORDER TO PRESERVE KEY WETLAND FUNCTIONS, ESPECIALLY ON LARGE UNPLATTED TRACTS (“OLD” CODE). UNDER THE “NEW” CODE (JANUARY, 2014), CONSERVATION SUBDIVISION STANDARDS UNDER AMC 21.08.070 AND PLANNED UNIT DEVELOPMENT AT 21.03.080F. WOULD APPLY.]</p>
36, Para bottom–37, top	<p>6. The Municipality of Anchorage[, COMMUNITY DEVELOPMENT DEPARTMENT, LONG-RANGE PLANNING SECTION,] shall be responsible for requiring site analyses and Best Management Practices, outlined in the following section, as part of a General Permit application, or in its response to a Section 404 review, <u>or when regulating wetlands mapped as part of the adopted Anchorage Wetlands Management Plan.</u> The applicant shall be responsible for supplying the appropriate information and data, which shall in turn be reviewed and determined adequate by the Municipality [PUBLIC WORKS DEPARTMENT—WATERSHED MANAGEMENT (INCLUDING FLOOD HAZARD) AND DESIGN AND ENGINEERING SECTIONS—AND THE COMMUNITY DEVELOPMENT <u>PLANNING</u> DEPARTMENT].</p>
37, Para 4	<p>1. DRAINAGE IMPACT ANALYSIS. When required as a specific permit condition or as deemed necessary for municipal reviews, a Drainage Impact Analysis (i.e., hydrogeologic analysis) shall be supplied by the applicant to the Municipality [OF ANCHORAGE’S COMMUNITY DEVELOPMENT DEPARTMENT] with consultation by the MOA Watershed Management Section. Information for this analysis includes but is not limited to:</p>
40, Para bottom	<p>Wetland maps for the entire Municipality are presented at the end of Table 4. These maps are at a scale such that exact wetland boundaries may not be discernable. Updated wetland maps are available online at: <a href="http://anchoragestormwater.com/maps.html">http://anchoragestormwater.com/maps.html</a>. [FOR THE MOST ACCURATE AND UPDATED WETLAND MAP INFORMATION, CONTACT THE WETLANDS COORDINATOR, MOA LONG-RANGE PLANNING SECTION, AT 343-7921.] Any wetland area not shown in these maps would require a Corps of Engineers jurisdictional determination and could only be filled with either an Individual or Nationwide Section 404 Permit. [The General Permits cannot apply to a previously undesignated site.]</p>
Through-out	<p>Designation: Reference Chapter 4, pages 25–30, of the plan for definitions of A, B, and C designations. Given continued field work and advancement of new information, especially soils mapping and high quality aerial imagery, new wetlands and/or modified boundaries of existing mapped wetlands will continue to be found, especially on the hillsides and remote areas of the Municipality. Landowners and developers of hillsides and more remote areas of the Municipality should consult with [<u>PLANNING</u>] <u>Municipal</u> staff and/or the Corps of Engineers prior to excavation of potential wetlands on site. It is the Planning Division’s intent to continue working with the Corps of Engineers to systematically</p>

Page in Paper Version	Excerpt Outlining Responsibility
	<p>identify, map, and then assign formal designations for these areas over the course of the current plan’s life, and to have these new areas delineated and designated by the time the Municipality undertakes a review and revision of this plan in the future.</p>
<p>129, Para 3 thru 130, Para 5</p>	<p>I. Plan implementation responsibility</p> <p>Fulfillment of wetlands program objectives and local implementation/enforcement of coastal management policies is the responsibility of the Municipality of Anchorage[S COMMUNITY DEVELOPMENT DEPARTMENT. IMPLEMENTATION OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN IS CARRIED OUT BY THE LONG-RANGE PLANNING SECTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.THE WETLANDS COORDINATOR CAN BE REACHED AT THE FOLLOWING ADDRESS:]</p> <p>[WETLANDS COORDINATOR LONG-RANGE PLANNING SECTION, PLANNING DIVISION COMMUNITY DEVELOPMENT DEPARTMENT] [MUNICIPALITY OF ANCHORAGE P.O. BOX 196650 ANCHORAGE, AK 99519-6650 PHONE: 343-[7921]8443 FAX: 343-7927]</p> <p><u>[THE WETLANDS COORDINATOR PERFORMS SEVERAL KEY FUNCTIONS TO ENSURE THAT COMMUNICATION, INFORMATION TRANSFER, AND PROJECT REVIEWS ARE HANDLED PROPERLY. THE WETLANDS COORDINATOR WILL FUNCTION UNDER THE DIRECTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR IN REPRESENTING LOCAL INTERESTS IN COASTAL AND WETLANDS AFFAIRS].</u></p> <p><u>The Municipal Development Services Director or their designee will oversee the following in concert with other departments:</u></p> <p>[THE WETLANDS COORDINATOR WILL:]</p> <ol style="list-style-type: none"> <li>1. Act as a point of contact for information on the wetlands management program;</li> <li>2. Provide staff support and guidance for development activities, and convey comments to state and federal permitting agencies, the planning and zoning commission, Anchorage Assembly, and municipal departments as needed;</li> <li>3. Circulate informational and/or project review materials among municipal staff, as appropriate;</li> <li>4. Provide guidance in the application of program policies to municipal staff during local reviews;</li> </ol>

Page in Paper Version	Excerpt Outlining Responsibility
	<p>5. Decide which projects are routine, and which projects have great significance to wetlands, watercourses and/or waterbodies and should be reviewed and discussed with other departments and commissions; routine approvals would be processed by the wetlands coordinator;</p> <p>6. Determine if the information received from a state or federal permitting agency is adequate to provide comments; if not, the coordinator would submit a timely request for more information;</p> <p>7. Evaluate the proposed project to identify potential impacts and appropriate conditions or project modifications based on the wetlands management plan policies;</p> <p>8. Prepare and submit to the state or federal permitting agency the department's recommendation in a timely manner, and participate in any subsequent discussions and elevations, as appropriate; <u>and</u></p> <p>[9. MANAGE THE MUNICIPALITY'S FIVE GENERAL PERMITS FOR WETLAND FILLS UNDER THE AUSPICES OF THE CORPS OF ENGINEERS; AND]</p> <p>[10]9. Provide coordination between federal and state agencies with municipal departments to resolve violations and permit non-compliance when appropriate.</p>
130, Para 6	<p>[II. LOCAL IMPLEMENTATION</p> <p>A. INSTITUTIONAL RESPONSIBILITIES</p> <p>MUNICIPAL IMPLEMENTATION OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN SHALL TAKE PLACE THROUGH THE MANAGEMENT STRATEGIES AND ENFORCEABLE POLICIES IDENTIFIED THROUGHOUT CHAPTER 4; THE IMPLEMENTATION DIRECTION PROVIDED IN THIS CHAPTER; AND, WHERE NOT IN CONFLICT WITH THIS PLAN, THE IMPLEMENTATION PROVISIONS OF ANY FUTURE PLAN ASSOCIATED WITH THE ANCHORAGE COASTAL MANAGEMENT PROGRAM, SHOULD THAT PROGRAM BE REINSTATED. FUTURE MUNICIPAL DISTRICT OR COMPREHENSIVE PLAN REVISIONS MAY RECOMMEND POLICY OR WETLAND DESIGNATIONS RELEVANT TO THIS PLAN. FOR WETLAND DEVELOPMENT ACTIVITIES, THAT REQUIRE LOCAL APPROVALS AND MAY NOT REQUIRE STATE AND FEDERAL PERMITS, THE MUNICIPALITY OF ANCHORAGE WILL USE ITS AUTHORITY UNDER ALASKA STATE STATUTES, TITLE 29, TO IMPLEMENT AND ENFORCE THIS PROGRAM AT THE LOCAL LEVEL. THE MUNICIPALITY OF ANCHORAGE INTENDS TO CONTINUE TO IMPLEMENT THE ANCHORAGE WETLANDS MANAGEMENT PLAN AT THE LOCAL LEVEL AS FOLLOWS:</p>

Page in Paper Version	Excerpt Outlining Responsibility
	<ul style="list-style-type: none"> <li>• PRIOR TO ISSUING A CONDITIONAL PERMIT, VARIANCE, PLAT APPROVAL, OR GENERAL PERMIT, PROJECTS WILL BE SUBJECT TO A LOCAL CONSISTENCY REVIEW THAT EVALUATES A PROPOSED PROJECT AGAINST THE ENFORCEABLE POLICIES WITHIN THE ANCHORAGE WETLANDS MANAGEMENT PLAN.</li> <li>• THE LATEST COMPREHENSIVE PLANS WILL BE REVIEWED AND REVISED, AS APPROPRIATE, TO BE COMPATIBLE WITH THE WETLANDS MANAGEMENT PROGRAM.</li> <li>• ZONING AND/OR SUBDIVISION ORDINANCES WILL BE REVISED AS NECESSARY, TO INCORPORATE ENFORCEABLE POLICIES AND OTHER MEASURES OUTLINED IN THE PLAN.</li> <li>• THE ORIGINAL ANCHORAGE WETLANDS MANAGEMENT PLAN ADOPTING ORDINANCE (ADMINISTRATIVE ORDER #82-33S) BOTH INCORPORATED THE PLAN INTO MUNICIPAL CODE AND AFFECTED ADDITIONAL CHANGES TO VARIOUS OTHER MUNICIPAL ORDINANCES AS APPROPRIATE. THE ORDINANCE PRESENTED TO THE ASSEMBLY FOR THE UPDATED AWMP FINAL ADOPTION CONTAINED APPROPRIATE CHANGES TO THE MUNICIPAL CODE IN ORDER TO INCORPORATE NEW POLICIES AND MAINTAIN CONSISTENCY BETWEEN THE AWMP AND REVISED ANCHORAGE MUNICIPAL CODE, TITLE 21. TABLE 5 OUTLINES MUNICIPAL DEPARTMENT RESPONSIBILITIES RELATED TO IMPLEMENTATION OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN.]</li> </ul>
131	[Table 5]
132, Para 1-5	<p>[THE CURRENT ANCHORAGE WETLANDS MANAGEMENT PLAN 2014 UPDATE HAS BEEN BUILT AROUND EXISTING ORDINANCES, PROGRAMS, AND OTHER LAND USE PLANS, ALL OF WHICH ARE ADMINISTERED BY THE MUNICIPALITY OF ANCHORAGE.</p> <p>COMMUNITY DEVELOPMENT DEPARTMENT</p> <p>IMPLEMENTATION OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN SHALL BE THE RESPONSIBILITY OF THE MUNICIPALITY OF ANCHORAGE'S COMMUNITY DEVELOPMENT DEPARTMENT. MOST MANAGEMENT STRATEGIES AND ENFORCEABLE POLICIES DEAL WITH LAND USE REGULATIONS WHICH ARE ADMINISTERED BY THIS DEPARTMENT. THE DEPARTMENT SHALL BE RESPONSIBLE FOR VARIOUS REVIEWS CONDUCTED, THE GENERAL PERMITS AND OTHER PERMITS ISSUED UNDER LOCAL, STATE, AND FEDERAL ENVIRONMENTAL AND LAND USE DECISION-MAKING PROCESSES. THE DEPARTMENT SHALL BE RESPONSIBLE FOR DEVELOPMENT OF ADDITIONAL TECHNIQUES NECESSARY TO IMPLEMENT THE ANCHORAGE WETLANDS MANAGEMENT PLAN. THE DEPARTMENT SHALL ALSO BE RESPONSIBLE FOR PLAN MAINTENANCE AND FUTURE REVISIONS....</p>



Page in Paper Version	Excerpt Outlining Responsibility
	<p>municipal departments as applicable. If the project is limited in wetland impacts and meets all Site-Specific Conditions, the Municipality may issue an opinion of compliance. The Municipality solicits resource agency input and determines if the project complies with the terms and conditions of the General Permits. The Corps of Engineers may impose additional special conditions as appropriate, and provides the information to the Municipality to complete processing. Further information including the General Permit application, fees, and Corps of Engineers guidelines and conditions may be obtained through the <b>Municipality Of Anchorage</b> [’S WETLANDS COORDINATOR, COMMUNITY DEVELOPMENT DEPARTMENT; OR AT THE DEPARTMENT’S WEBSITE UNDER THE LONG-RANGE PLANNING SECTION.]  <a href="http://www.muni.org/departments/ocpd/planning/physical/env/planning/pages/wetlandpermit.aspx">HTTP://WWW.MUNI.ORG/DEPARTMENTS/OCPD/PLANNING/PHYSICAL/ENV/PLANNING/PAGES/WETLANDPERMIT.ASPX</a></p>
133, Para 5	<p>IV. MONITORING AND ENFORCEMENT</p> <p><b>The Municipality of Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT ] continues to monitor and enforce General Permit conditions and other projects in wetlands, watercourses and water bodies.</b> Potential wetland violations are reported to the Corps of Engineers for resolution. Municipal enforcement is implemented for municipal standards and regulations via the Municipality’s Land Use Enforcement Section.</p> <p>The Municipality of Anchorage will notify the appropriate state or federal agency if it observes an action that appears to violate a state or federally issued permit or statute. The Municipality will work with the state or federal agency involved to ensure compliance by the permittee and/or violator. In cases where only a municipal permit is issued, the appropriate departments will enforce permit conditions through its own municipal authorities.</p>
134, Full page	<p>V. PROGRAM AMENDMENTS</p> <p>Any changes to adopted wetland designations or enforceable management strategies require Anchorage Assembly approval and shall be based on results of applying the Anchorage Wetland Assessment Methodology, and presenting any new site information. Final designation changes or management strategy changes shall be made only after necessary approvals by the Corps of Engineers and Environmental Protection Agency. Proposed development in any newly identified wetland is subject to conditions attached to any Corps of Engineers Section 404 Individual or Nationwide Permit. The following is an outline of the process that must be followed to amend a wetland designation. <b>Designation change requests can be submitted to the Municipality of Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT] at any time</b>, but must include the following data to justify a change request:</p>

Page in Paper Version	Excerpt Outlining Responsibility
	<ol style="list-style-type: none"> <li>1. A map of the wetland site indicating existing wetland boundaries and designation;</li> <li>2. A Jurisdictional Determination from the Corps of Engineers approving the new wetlands determination;</li> <li>3. A completed Anchorage Wetland Assessment Methodology for the subject site;</li> <li>4. Any and all new relevant data from the site, including soils, hydrology, plant community, fish and wildlife, and social function information; and</li> <li>5. A formal written request for the change and the reasons for the request.</li> </ol> <p>Upon receiving a complete packet for each designation change request, the Municipality <b>[OF ANCHORAGE’S COMMUNITY DEVELOPMENT DEPARTMENT]</b> will determine the validity of the request and the supporting data. If the information is complete and appropriate, the department can forward the request, with a staff recommendation, to the Assembly for Public Hearing. If the Assembly approves the request, the Municipality would then submit the formal amendment and back-up data to the Corps of Engineers for review. Because of the time and expense involved with processing amendments, the process may be deferred until the next Wetlands Management Plan update is due, at which time the site can be evaluated and recommended for a designation change. Amending the plan to change a designation is not necessary before applying for a permit from the Corps of Engineers. It may be in the best interest of the project to work with the Municipality and the Corps of Engineers on the best means to permit a project rather than seeking a designation change</p> <p>Wetlands not previously designated as “C” when the General Permits are issued can only be added after a public review by the Corps of Engineers. A public notice would be issued to solicit comments from resource agencies and the public. Once the site is verified by the Corps of Engineers that its inclusion would have no more than minimal impacts when considered individually or cumulatively, that site may use the General Permit for development.</p> <p>Although this updated plan incorporates many previously undesignated wetlands which were missed in the original plan, it is likely that there remain wetlands which are still unidentified. Land owners and contractors should be conscious of this fact and be alert to the possibility that areas may be technically wetland, but not included in this plan. <b>[PLANNING DIVISION STAFF,]</b> the Corps of Engineers, or qualified wetland delineation consultants can provide wetland delineations of these areas. <b>[ANY PREVIOUSLY UNMAPPED, UNDESIGNATED WETLAND IS NOT ELIGIBLE FOR THE GENERAL PERMIT. PERMITTING MAY OCCUR UNDER INDIVIDUAL OR NATIONWIDE SECTION 404 PERMITS THROUGH THE CORPS OF ENGINEERS.]</b> Wetlands not previously designated, but</p>

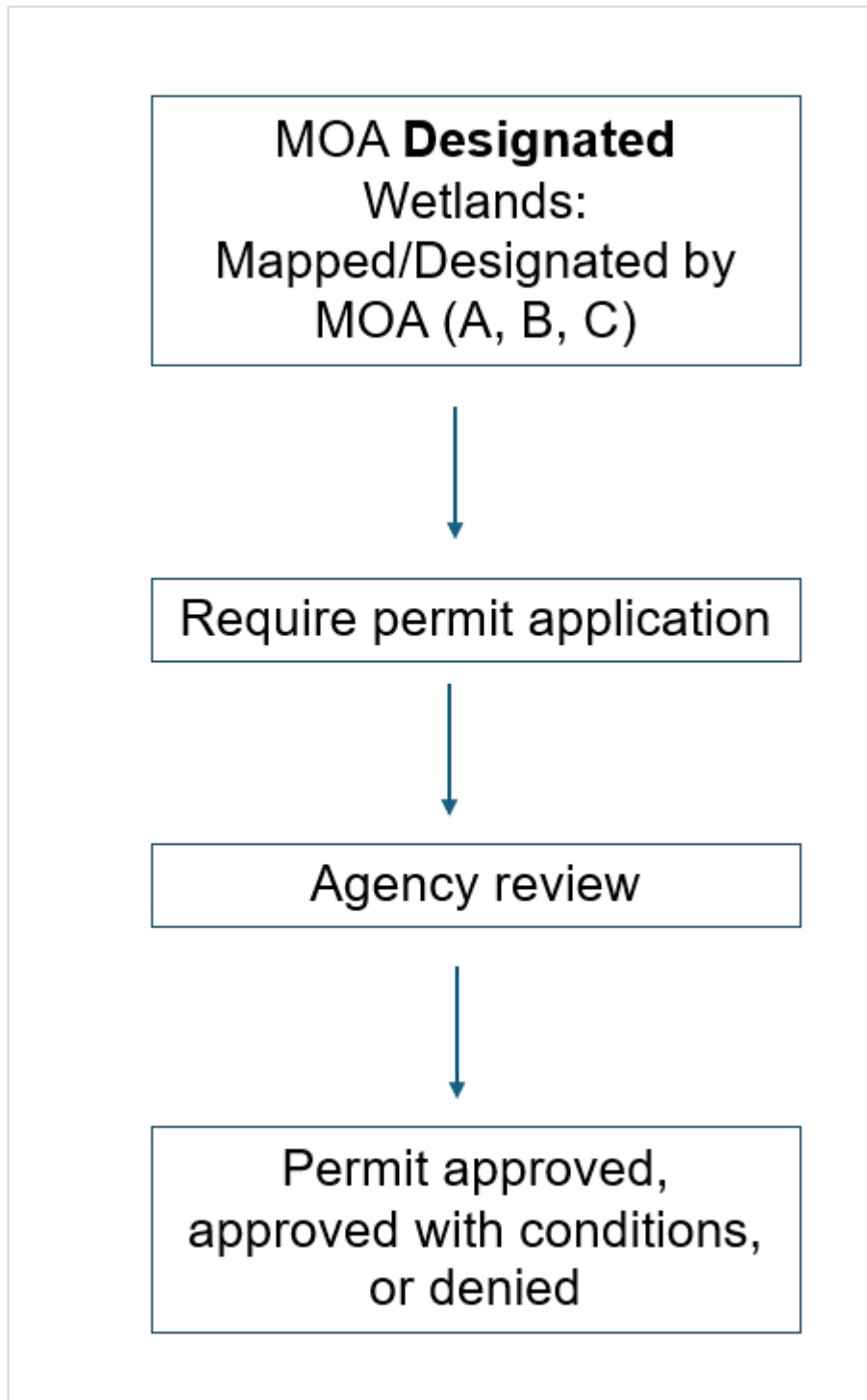
Page in Paper Version	Excerpt Outlining Responsibility
	determined to be of a lower value, could be included under the General Permit only after undergoing the previously outlined public notice and review procedure.
135, Para 5	<p>IV. WETLANDS PLAN REVIEW PROCESS *** **</p> <p>If significant discrepancies are revealed during this review, the plan should be revised accordingly. If the review reveals mixed results or indicates that the plan is continuing to be effective, a minor update could be done; otherwise, a full revision could be deferred another five years. The Municipality of Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT] shall be responsible for the evaluation effort.</p>
144, Para 1	<p>These techniques, and the Planned Unit Development standards, allow development to take place at specific, limited areas on the site, actually in a concentrated pattern, and usually to the underlying densities of the district use zone. [THE “NEW” CODE ADDRESSES THE PLANNED UNIT DEVELOPMENT IN 21.03.080H.]</p>
144, Para 4	<p>Contact the Municipality for the most current debit-credit methodology. [THE ANCHORAGE DEBIT-CREDIT METHODOLOGY CAN BE ACCESSED ON THE PLANNING DIVISION’S WEBSITE AT: <a href="http://www.muni.org/departments/ocpd/planning/physical/envplanning/pages/creditdebitmethod.aspx">HTTP://WWW.MUNI.ORG/DEPARTMENTS/OCPD/PLANNING/PHYSICAL/ENVPLANNING/PAGES/CREDITDEBITMETHOD.ASPX</a>]</p>

## **EXHIBIT B**

**PZC Case No. 2026-0036**

**Anchorage Wetlands Management Plan Phase I Update**

**Amendment to Plan Review Process**



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# EXHIBIT C

**PZC Case No. 2026-0036**

## **Anchorage Wetlands Management Plan Phase I Update**

### **ANCHORAGE WETLANDS MANAGEMENT PLAN**

<b>Page</b>	<b>Excerpts undergoing change</b>
Front Page	[PLANNING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT] <u>Municipality of Anchorage</u>
i	[PLANNING DIVISION COMMUNITY DEVELOPMENT DEPARTMENT] <u>Municipality of Anchorage</u>
viii	2.[ IT DOES NOT FORCE A PROPERTY OWNER TO COMPLY WITH THE MANAGEMENT STRATEGIES IN ORDER TO DEVELOP A WETLAND AREA. IF THE PROPERTY OWNER DOES NOT AGREE WITH THESE MANAGEMENT STRATEGIES, THEY MAY STILL PETITION THE CORPS OF ENGINEERS AND APPLY FOR A SECTION 404 INDIVIDUAL PERMIT THAT MODIFIES THE ENFORCEABLE POLICIES.]
viii	<p><b><u>2025 Update to the Anchorage Wetlands Management Plan</u></b></p> <p><u>This update focuses primarily on making textual corrections throughout this plan including grammatical improvements and correction of spelling mistakes. In addition to these general edits, the update introduces one significant structural change. The plan assigned oversight and implementation responsibilities to the Municipality of Anchorage’s Community Development Department. However, this department no longer exists following a major municipal reorganization. Years of experience implementing the plan have demonstrated that an interdepartmental approach led by Development Services is better suited for managing and administering wetlands. Accordingly, this update replaces all references to “Community Development Department” with “Municipality of Anchorage” or “Municipality” to ensure a more collaborative approach to implement this plan.</u></p> <p><u>Other non-textual revisions include updates to reflect current regulations in the Anchorage Municipal Code Title 21, such as changes to setback requirements. These adjustments ensure the plan remains consistent with existing code. This update is intended to improve clarity and accuracy while the Planning Department continues to work on a comprehensive, major update to the plan.</u></p>

4/13/2026 Revised

Page	Excerpts undergoing change
x	Theede Tobish, Senior Planner, MOA Community Develo[L]pment
6	The climate of Anchorage is [CONSIDERED TO BE]more continental than maritime (Newman and Branton 1972). For the Anchorage Bowl, the climate tends to be a dry sub-humid type, and that of Girdwood is humid with little or no water deficiency. The effects of such climatic differences on wetland development in the Anchorage Bowl and Girdwood subareas are most obviously manifested in the varying forms and species of vegetation; these differences necessitated differentiating between the Anchorage Bowl and Girdwood subareas in the wetland designation.
13	Unlike the resource analysis contained in the original plan, the 1996 assessment method did not weigh[T] individual functions, nor did it add the four scores into a single total score for each site.
17	Anchorage Bowl streams with more extensive and regular flooding problems, notably Little Campbell/Campbell, Chester, Fish, and Furrow Creeks, are also the watersheds with the most wetland fills and channel alterations. As an example, the Corps of Engineers' Environmental Assessment for the 1987 reauthorization of Anchorage's General Permits included an accounting of past General Permits issued in each Anchorage Bowl watershed. Of the 75 permits issued, 50 were in the Little Campbell/Campbell Creek watershed, 10 were in the Furrow Creek watershed, and 6 were [LOCATED ] in the Chester Creek watershed. That trend generally held true with this AWMP update. For the 2010 General Permit reauthorization, the Corps of Engineers reported the largest proportion of General Permit impacts were documented for Campbell, Chester, Fish, and Furrow Creeks.

**Watershed & Natural Resources  
Advisory Commission  
Resolution No. 2026-01**

**Anchorage Wetlands Management Plan  
Phase 1  
PZC Case No. 2026-0036**

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**MUNICIPALITY OF ANCHORAGE**  
**WATERSHED & NATURAL RESOURCES ADVISORY COMMISSION**  
**RESOLUTION NO. 2026-01**

**A RESOLUTION SUPPORTING THE PROPOSED PHASE I UPDATE TO THE 2014 ANCHORAGE WETLANDS MANAGEMENT PLAN.**

(WNRAC Case No. 2026-01)

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WHEREAS, the Municipality of Anchorage is undertaking a Phase I update to the 2014 *Anchorage Wetlands Management Plan* in order to reflect that the Municipality no longer issues General Permits on behalf of the U.S. Army Corps of Engineers; and

WHEREAS, the update also clarifies the Municipality's ongoing responsibilities for local wetland-related reviews and approvals, consistent with its remaining regulatory authority; and

WHEREAS, the Planning Department has prepared a draft ordinance and accompanying materials for public hearing before the Planning and Zoning Commission (PZC) as PZC Case No. 2026-0036; and

WHEREAS, the Watershed & Natural Resources Advisory Commission previously adopted WNRAC Resolution No. 2025-01, making a case and supporting the need for updating the 2014 *Anchorage Wetlands Management Plan*; and

WHEREAS, the Commission has reviewed the draft ordinance and associated revisions presented in PZC Case No. 2026-0036 and finds that these changes appropriately align the Plan with current roles, authorities, and permitting processes.

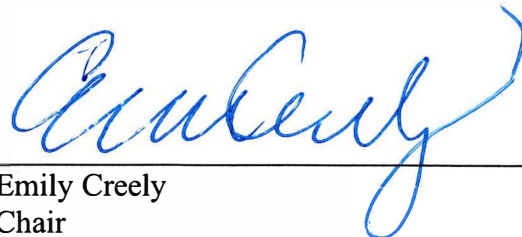
NOW, THEREFORE, BE IT RESOLVED that the Watershed & Natural Resources Advisory Commission:

- A. Supports the proposed Phase I Update to the 2014 *Anchorage Wetlands Management Plan* as provided in PZC Case No. 2026-0036; and
- B. Recommends that the Planning and Zoning Commission forward PZC Case No. 2026-0036 to the Anchorage Assembly for adoption.

PASSED AND APPROVED by the Anchorage Watershed & Natural Resources Advisory Commission on the 15th day of April 2026.



Melisa R. K. Babb  
Secretary



Emily Creely  
Chair

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# **Comments Received**

**Anchorage Wetlands Management Plan  
Phase 1  
PZC Case No. 2026-0036**

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# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Private Development Section

Phone: 907-343-8301  
Fax: 907-343-8200

*Mayor Suzanne LaFrance*

## MEMORANDUM

### Comments for Planning and Zoning Commission

**DATE:** April 17, 2026

**TO:** Michael Nti Ababio, Senior Planner

**FROM:** Paul LaFrance, Private Development Manager  
Steve Ellis, Private Development  
CJ Weed, Private Development

**SUBJECT: Case 2026-0036**

**Case 2026-0036:** Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of the Phase I update to the 2014 Anchorage Wetlands Management Plan, reassigning implementation and oversight responsibilities, and correction of errors.

#### **PD Comments and Recommendations:**

1. General Comment – most of the hyperlinks take you to pages that don't exist. Guessing you know this and this will be fixed during Phase II.
2. General Comment – Delete all references to the "General Permit".
3. Exhibit A, Table, Page 34 – Customized Setback – First sentence - Change "Community Development Department" to "Watershed Management Services" and delete "on a General Permit".
4. Page 129-130 - Suggest changing "Wetlands Coordinator" to "Wetlands Coordination Team" to include Private Development and Long-Range Planning (since we will both have roles). For example, will permits be submitted to Long-Range Planning and then distributed by Michael for review (#3) (similar to what just happened for Glenn Ball's permit)? It might be a good idea to meet soon to get this sorted out.
5. Page 129-130 - Suggest deleting Greg's contact information. I believe PD is ok with acting as the point of contact for information on the wetlands management program (#1). Maybe we direct calls to Tana and then she would reach out to CJ, Steve, or Paul. Changes to the Wetlands Coordinator text could be further refined during Phase II.

6. Page 134 – Recommend deleting Assembly approval. It would be nice to not have to get their approval for changes to our wetlands maps. Does the Assembly know anything about wetlands?
7. Page 144 – Do we have an Anchorage Debit-Credit Methodology? I don't think we do, but we should probably set one up.

## Anchorage2040

---

**From:** Ellis, Steve M.  
**Sent:** Tuesday, March 24, 2026 9:13 AM  
**To:** LaFrance, Paul J.  
**Cc:** Weed, Charles J.; Doehl, Robert A. (ECD); Soule, Gregory G.; Mckenna-Foster, Daniel R.; Nti Ababio, Michael; Anchorage2040  
**Subject:** RE: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

Paul,

I agree. This AO should be tabled for now. I think Long Range Planning and Private Development need to sit down and outline the required tasks for the program. Then determine if all tasks or what portion of the tasks will be transferred. As you stated this could be done under a MOU between departments for the short term.

I feel the AO needs to list a wetlands coordinator and the tasks of the department or departments. The coordinator position will not be assigned to a department in the AO. Planning and Development Services will list the Wetland Coordinator contact information on their websites.

[Steven M. Ellis](#)  
[Flood Hazard Administrator](#)  
[Private Development Division](#)  
[Development Services Department](#)  
[907-343-8078, \[steven.ellis@anchorageak.gov\]\(mailto:steven.ellis@anchorageak.gov\)](#)

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**From:** LaFrance, Paul J. <[Paul.J.LaFrance@anchorageak.gov](mailto:Paul.J.LaFrance@anchorageak.gov)>  
**Sent:** Tuesday, March 24, 2026 8:53 AM  
**To:** Anchorage2040 <[Anchorage2040@muni.org](mailto:Anchorage2040@muni.org)>; Nti Ababio, Michael <[Michael.NtiAbabio@anchorageak.gov](mailto:Michael.NtiAbabio@anchorageak.gov)>; Mckenna-Foster, Daniel R. <[daniel.mckenna-foster@anchorageak.gov](mailto:daniel.mckenna-foster@anchorageak.gov)>; Soule, Gregory G. <[gregory.soule@anchorageak.gov](mailto:gregory.soule@anchorageak.gov)>  
**Cc:** Ellis, Steve M. <[steven.ellis@anchorageak.gov](mailto:steven.ellis@anchorageak.gov)>; Weed, Charles J. <[charles.weed@anchorageak.gov](mailto:charles.weed@anchorageak.gov)>; Doehl, Robert A. (ECD) <[Robert.A.Doehl@anchorageak.gov](mailto:Robert.A.Doehl@anchorageak.gov)>  
**Subject:** RE: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

Hi Michael/Daniel/Greg,

First off, I apologize for my comments being late (Case No. 2026-0036 comments were due yesterday). The truth is, I have been having a hard time making comments. I started at the detailed level and got frustrated. I had to step back and look at the big picture. After doing that, I think we have gotten ahead of ourselves. Here are my thoughts:

- 1) I would suggest holding off on submitting the AO. Think it is too early. We should first work out who is doing what. I know Long Range Planning wants out of the wetlands business, and that it might fall into Private Development's lap, but we have not done any type of memorandum of

understanding to reassign the duties. Nor have we transferred budget for this work (is there budget for this work?).

- 2) I don't think Greg's phone number should be used as the main point of contact for info.
- 3) The General Permit no longer exists (some of the references to this might have to be cleaned up).
- 4) I believe all the changes to the Wetlands Plan should be done as once. I don't really see the benefit of doing a few small changes now.
- 5) No reason for Exhibit B at this time. The Permit Application Process will be significantly more complex. When it does get modified, we should start with what is in the 2014 Plan, not Exhibit B.

Sorry to slow this up, but I think we are jumping ahead with this AO.

Thank you,

[Paul LaFrance, PE](#)

*Private Development Engineer  
Development Services Department  
Municipality of Anchorage  
(907) 343-8310*

## Anchorage2040

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**From:** LaFrance, Paul J.  
**Sent:** Tuesday, March 24, 2026 9:24 AM  
**To:** Anchorage2040; Nti Ababio, Michael; Mckenna-Foster, Daniel R.  
**Cc:** Soule, Gregory G.; Doehl, Robert A. (ECD); Ellis, Steve M.  
**Subject:** FW: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

Thanks CJ – good comments. I am forwarding them on to the rest of the group to keep them in the loop.

[Paul LaFrance, PE](#)

*Private Development Engineer  
Development Services Department  
Municipality of Anchorage  
(907) 343-8310*

---

**From:** Weed, Charles J. <[charles.weed@anchorageak.gov](mailto:charles.weed@anchorageak.gov)>  
**Sent:** Tuesday, March 24, 2026 9:19 AM  
**To:** LaFrance, Paul J. <[Paul.J.LaFrance@anchorageak.gov](mailto:Paul.J.LaFrance@anchorageak.gov)>  
**Cc:** Ellis, Steve M. <[steven.ellis@anchorageak.gov](mailto:steven.ellis@anchorageak.gov)>  
**Subject:** RE: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

Thanks Paul,

That covers my concerns, I think I'm more confused by the proposed changes than anything. There are a few things I'm concerned about, for one is the planning department wanting to remain responsible for updating the wetlands mapping? The Exhibit B edit is confusing and seems unnecessary. With the elimination of the wetland coordinator position there will be a lot of responsibilities that are not designated to any individual or department. I agree that we should slow this down and reach a MOU with long range planning determining exactly what everyone's roles will be.

CJ Weed  
*Storm Water Inspector*  
Private Development  
Development Services  
Municipality of Anchorage  
4700 Elmore Road, Anchorage, AK 99507  
(907) 343-8008  
(907) 727-8839 work cell  
[charles.weed@anchorageak.gov](mailto:charles.weed@anchorageak.gov)  
[www.muni.org/Departments/project\\_management/WM/Pages/default.aspx](http://www.muni.org/Departments/project_management/WM/Pages/default.aspx)

---

**From:** LaFrance, Paul J. <[Paul.J.LaFrance@anchorageak.gov](mailto:Paul.J.LaFrance@anchorageak.gov)>  
**Sent:** Tuesday, March 24, 2026 8:53 AM

**To:** Anchorage2040 <[Anchorage2040@muni.org](mailto:Anchorage2040@muni.org)>; Nti Ababio, Michael <[Michael.NtiAbabio@anchorageak.gov](mailto:Michael.NtiAbabio@anchorageak.gov)>; Mckenna-Foster, Daniel R. <[daniel.mckenna-foster@anchorageak.gov](mailto:daniel.mckenna-foster@anchorageak.gov)>; Soule, Gregory G. <[gregory.soule@anchorageak.gov](mailto:gregory.soule@anchorageak.gov)>  
**Cc:** Ellis, Steve M. <[steven.ellis@anchorageak.gov](mailto:steven.ellis@anchorageak.gov)>; Weed, Charles J. <[charles.weed@anchorageak.gov](mailto:charles.weed@anchorageak.gov)>; Doehl, Robert A. (ECD) <[Robert.A.Doehl@anchorageak.gov](mailto:Robert.A.Doehl@anchorageak.gov)>  
**Subject:** RE: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

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Sorry to slow this up, but I think we are jumping ahead with this AO.

Thank you,

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

## Anchorage2040

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**From:** LaFrance, Paul J.  
**Sent:** Tuesday, March 24, 2026 7:04 AM  
**To:** Anchorage2040  
**Cc:** Nti Ababio, Michael  
**Subject:** FW: Request for comment: 2026-0036

Please see below for comments from Parks.

Thank you,

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

---

**From:** Billups, Kenna J. <[Kenna.Billups@anchorageak.gov](mailto:Kenna.Billups@anchorageak.gov)>  
**Sent:** Monday, March 23, 2026 2:26 PM  
**To:** LaFrance, Paul J. <[Paul.J.LaFrance@anchorageak.gov](mailto:Paul.J.LaFrance@anchorageak.gov)>  
**Subject:** FW: Request for comment: 2026-0036

Can you please add these comments to your submittal?

*Kenna Billups* – Watershed Manager

Watershed Management Services  
Project Management & Engineering  
Municipality of Anchorage  
(907) 343-8023 | [kenna.billups@anchorageak.gov](mailto:kenna.billups@anchorageak.gov)

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**From:** Dent, Nicolette J. <[nicolette.dent@anchorageak.gov](mailto:nicolette.dent@anchorageak.gov)>  
**Sent:** Tuesday, March 10, 2026 12:37 PM  
**To:** Mayer, Jennifer (P&R) <[Jennifer.X.Mayer@anchorageak.gov](mailto:Jennifer.X.Mayer@anchorageak.gov)>; Muir, Bradley H. <[bradley.muir@anchorageak.gov](mailto:bradley.muir@anchorageak.gov)>; Keegan, Taylor H <[taylor.keegan@anchorageak.gov](mailto:taylor.keegan@anchorageak.gov)>; Devine, Ellen E. <[Ellen.Devine@anchorageak.gov](mailto:Ellen.Devine@anchorageak.gov)>; Hess, Melanie M. <[Melanie.Hess@anchorageak.gov](mailto:Melanie.Hess@anchorageak.gov)>; Sharp, Evan <[Evan.Sharp@anchorageak.gov](mailto:Evan.Sharp@anchorageak.gov)>  
**Cc:** Billups, Kenna J. <[Kenna.Billups@anchorageak.gov](mailto:Kenna.Billups@anchorageak.gov)>  
**Subject:** RE: Request for comment: 2026-0036

I would echo Brad's comments, would like to know:

- Who/where specifically in the Municipality is responsible for oversight of the plan
- What the process is for updating the plan and on what timeline. This is called "Phase I Update," is there a Phase II planned or recommended?

Thank you!  
Nico

---

**From:** Mayer, Jennifer (P&R) <[Jennifer.X.Mayer@anchorageak.gov](mailto:Jennifer.X.Mayer@anchorageak.gov)>  
**Sent:** Tuesday, March 10, 2026 12:30 PM  
**To:** Muir, Bradley H. <[bradley.muir@anchorageak.gov](mailto:bradley.muir@anchorageak.gov)>; Keegan, Taylor H <[taylor.keegan@anchorageak.gov](mailto:taylor.keegan@anchorageak.gov)>; Dent, Nicolette J. <[nicolette.dent@anchorageak.gov](mailto:nicolette.dent@anchorageak.gov)>; Devine, Ellen E. <[Ellen.Devine@anchorageak.gov](mailto:Ellen.Devine@anchorageak.gov)>; Hess, Melanie M. <[Melanie.Hess@anchorageak.gov](mailto:Melanie.Hess@anchorageak.gov)>; Sharp, Evan <[Evan.Sharp@anchorageak.gov](mailto:Evan.Sharp@anchorageak.gov)>  
**Cc:** Billups, Kenna J. <[Kenna.Billups@anchorageak.gov](mailto:Kenna.Billups@anchorageak.gov)>  
**Subject:** RE: Request for comment: 2026-0036

Thank you so much, Brad!

Planners, please let me know if you have anything else to add.  
Again, by 3.19 would be fantastic!



**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)



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**From:** Muir, Bradley H. <[bradley.muir@anchorageak.gov](mailto:bradley.muir@anchorageak.gov)>  
**Sent:** Friday, March 6, 2026 12:48 PM  
**To:** Keegan, Taylor H <[taylor.keegan@anchorageak.gov](mailto:taylor.keegan@anchorageak.gov)>; Mayer, Jennifer (P&R) <[Jennifer.X.Mayer@anchorageak.gov](mailto:Jennifer.X.Mayer@anchorageak.gov)>; Dent, Nicolette J. <[nicolette.dent@anchorageak.gov](mailto:nicolette.dent@anchorageak.gov)>; Devine, Ellen E. <[Ellen.Devine@anchorageak.gov](mailto:Ellen.Devine@anchorageak.gov)>; Hess, Melanie M. <[Melanie.Hess@anchorageak.gov](mailto:Melanie.Hess@anchorageak.gov)>; Sharp, Evan <[Evan.Sharp@anchorageak.gov](mailto:Evan.Sharp@anchorageak.gov)>  
**Cc:** Billups, Kenna J. <[Kenna.Billups@anchorageak.gov](mailto:Kenna.Billups@anchorageak.gov)>  
**Subject:** RE: Request for comment: 2026-0036

Hi All-

Here's my comment:

I recently attended the Watershed and Natural Resource meeting, and this topic came up.

From what I understand is that wetlands management will be removed from the Long-Range Planning Department. The new verbiage basically says that Anchorage Wetlands Management will now go to "Municipality staff" but does not specify a department or position. It seems very important that potential excavation of wetlands/management needs to go to a designated department/position that has extensive knowledge of wetlands and their importance and necessity to specific areas.

Thank you!



**Brad Muir**  
Natural Resource Manager

Municipality of Anchorage Parks and Recreation  
P 907.343.4287 W [www.muni.org/Parks](http://www.muni.org/Parks)



---

**From:** Keegan, Taylor H <[taylor.keegan@anchorageak.gov](mailto:taylor.keegan@anchorageak.gov)>  
**Sent:** Friday, March 6, 2026 11:09 AM  
**To:** Mayer, Jennifer (P&R) <[Jennifer.X.Mayer@anchorageak.gov](mailto:Jennifer.X.Mayer@anchorageak.gov)>; Dent, Nicolette J. <[nicolette.dent@anchorageak.gov](mailto:nicolette.dent@anchorageak.gov)>; Devine, Ellen E. <[Ellen.Devine@anchorageak.gov](mailto:Ellen.Devine@anchorageak.gov)>; Hess, Melanie M. <[Melanie.Hess@anchorageak.gov](mailto:Melanie.Hess@anchorageak.gov)>; Sharp, Evan <[Evan.Sharp@anchorageak.gov](mailto:Evan.Sharp@anchorageak.gov)>; Muir, Bradley H. <[bradley.muir@anchorageak.gov](mailto:bradley.muir@anchorageak.gov)>  
**Subject:** Re: Request for comment: 2026-0036

Looping in Brad Muir as well.

Thank you!

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**From:** Mayer, Jennifer (P&R) <[Jennifer.X.Mayer@anchorageak.gov](mailto:Jennifer.X.Mayer@anchorageak.gov)>  
**Sent:** Wednesday, March 4, 2026 10:30 AM  
**To:** Dent, Nicolette J. <[nicolette.dent@anchorageak.gov](mailto:nicolette.dent@anchorageak.gov)>; Devine, Ellen E. <[Ellen.Devine@anchorageak.gov](mailto:Ellen.Devine@anchorageak.gov)>; Hess, Melanie M. <[Melanie.Hess@anchorageak.gov](mailto:Melanie.Hess@anchorageak.gov)>; Sharp, Evan <[Evan.Sharp@anchorageak.gov](mailto:Evan.Sharp@anchorageak.gov)>  
**Cc:** Keegan, Taylor H <[taylor.keegan@anchorageak.gov](mailto:taylor.keegan@anchorageak.gov)>  
**Subject:** FW: Request for comment: 2026-0036

Hello Planners,

This request for comment is regarding an update to the Anchorage Wetlands Management Plan. I don't think we have comments, but I want to double check with you guys to make sure since some wetlands are park land.

This ordinance is doing the following:

- Reassigning implementation and oversight responsibilities for the 2014 Anchorage Wetlands Management Plan.
- Updating the plan review process diagram to fit current practice.
- Correcting textual errors and introducing new text where needed.

**File Path: G:\Parks and Recreation\Planning\Project Reviews\Planning and Zoning Cases\2026\2026-0036 Wetlands Management Update**

Please let me know by March 19.

Thanks,  
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)



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**From:** Rohlfing, Megan E. <[Megan.Rohlfing@anchorageak.gov](mailto:Megan.Rohlfing@anchorageak.gov)>  
**Sent:** Friday, February 27, 2026 8:59 AM  
**Cc:** Rohlfing, Megan E. <[Megan.Rohlfing@anchorageak.gov](mailto:Megan.Rohlfing@anchorageak.gov)>  
**Subject:** Request for comment: 2026-0036

Good morning,

Attached please find the Routing Coversheet for the above referenced case 2026-0036, which is scheduled as a Public Hearing before the Planning and Zoning Commission on April 20<sup>th</sup>, 2026.

Routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting “2026-0036 Reviewing Agency Routing.”

**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 right hand corner of the Routing Coversheet.

**2026-0036:** <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18401>

Thank you,



Planning Department  
MUNICIPALITY OF ANCHORAGE

Megan Rohlfing  
Associate Planner • Planning Department  
Current Planning Division - Zoning & Platting  
Email: [Megan.rohlfing@anchorageak.gov](mailto:Megan.rohlfing@anchorageak.gov)  
Phone: (907) 343-8329  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)



March 20, 2026

Elizabeth Appleby, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2026-0036 – Anchorage Wetlands Management Plan Update, Phase 1**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2026-0048 – Girdwood DOT&PF and ARRC Avalanche Program Shared Magazine Site Conditional Use Permit**
  - No objection to the proposed CUP for governmental services for the Girdwood Quarry Avalanche Program Shared Magazine Storage Site.
  - The applicant should ensure that the proposed gate at the Seward Highway access is located to provide sufficient space for vehicles to safely stage off the highway while opening the gate.
  - Applicant should ensure that access to the Seward Highway is designed in accordance with the DOT&PF pre-construction manual and meets all applicable sight distance and design standards for interstate access.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or [mark.eisenman@alaska.gov](mailto:mark.eisenman@alaska.gov).

Sincerely,



Mark Eisenman  
Anchorage Area Planner, DOT&PF

cc:

Christopher Post P.E., Acting Highway Design Group Chief, DOT&PF  
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Black, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF  
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

# MUNICIPALITY OF ANCHORAGE



**Eagle River Street Maintenance**  
Eagle River Town Center, Room 131  
12001 Business Blvd., Eagle River 99577

*Mayor Suzanne LaFrance*

Phone: 907-343-1510  
Fax: 907-694-1540

Current Planning Division  
P.O. Box 196650  
Anchorage, AK 99519

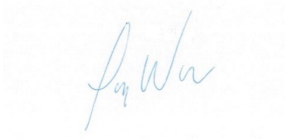
March 18, 2026

RE: 2026-0036 Phase I Update of the 2014 Anchorage Wetlands Management Plan

The Eagle River Street Maintenance staff have reviewed the case and no comments or concerns with the request.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

Sincerely,



***Tony Winsor***  
***Deputy Officer***  
Eagle River Street Maintenance  
Administration, M.O.A.  
Office: 343-1512  
Email: Anthony.winsor@anchorageak.gov

## Kimmel, Corliss A.

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**From:** Mayer, Jennifer (P&R)  
**Sent:** Tuesday, March 17, 2026 9:54 AM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Subject:** Request for comment: 2026-0036

Good morning,

Thank you for the opportunity to comment. Anchorage Parks and Recreation Department has the following comments and questions on 2026-0036 Anchorage Wetlands Management Plan:

Our understanding is that wetlands management will be removed from the Long-Range Planning Department. The new verbiage basically says that Anchorage Wetlands Management will now go to "Municipality staff" but does not specify a department or position. It seems very important that potential excavation of wetlands/management needs to go to a designated department/position that has extensive knowledge of wetlands and their importance and necessity to specific areas.

- Who/where specifically in the Municipality is responsible for oversight of the plan?
- What the process is for updating the plan and on what timeline?
- This is called "Phase I Update," is there a Phase II planned or recommended?

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)





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## MEMORANDUM

DATE: March 13, 2026

TO: Current Planning Division Supervisor.  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

**2026-0036**     **Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of the Phase I update to the 2014 Anchorage Wetlands Management Plan, reassigning implementation and oversight responsibilities, and correction of errors.**

Traffic Engineering has no comments.

# MEMORANDUM

**DATE:** March 9, 2026

**TO:** Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

**FROM:** Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

**RE:** Zoning Case Comments

Decision date: April 20, 2026

Agency Comments due: March 23, 2026



AWWU has reviewed the materials and has the following comments:

**2026-0036 Request for Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of the Phase I update to the 2014 Anchorage Wetlands Management Plan, reassigning implementation and oversight responsibilities, and correction of errors.**

1. AWWU has no objections to this proposed amendment to the 2014 Anchorage Wetlands Management Plan.

If you have any questions pertaining to public water or sewer, please call (907) 564-2717 or send an e-mail to [landuse@awwu.biz](mailto:landuse@awwu.biz).



## **Kimmel, Corliss A.**

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**From:** Walters, Michael S.  
**Sent:** Sunday, March 1, 2026 9:24 AM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** Zoning Case Request for Reviewing Agency Comments

Right of Way has reviewed the following zoning cases and has no comments or objections:

2025-0127  
2026-0023  
2026-0034  
2026-0035  
2026-0036  
2026-0041  
2026-0045  
2026-0048

Thank you,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910

