



Municipality of Anchorage

Planning Department

Memorandum



DATE: June 8, 2026

TO: Planning and Zoning Commission

THRU: *MB* Méliisa R. K. Babb, Planning Director

FROM: *EA* Elizabeth Appleby, Current Planning Manager and Platting Officer

SUBJECT: PZC Case 2026-0062, Text Amendment to Title 21 Chapter 21.05.040G.2.b., Use-Specific Standards for Turnagain Arm public or private parks, to Clarify the Review Process for Park Master Plans

This text amendment will clarify the review process for park master plans in the Turnagain Arm area, which includes Girdwood. It does not add new requirements. It clarifies that a park master plan should not go through a site plan review process. A site plan review process is appropriate for individual projects within parks, but not for a park master plan.

AMC 21.03.210 Title 21 - Text Amendments

C. Approval Criteria. Text amendments may be approved if the assembly finds that all the following approval criteria have been met:

1. The proposed amendment will promote the public health, safety, and general welfare.

This amendment promotes the public health, safety, and general welfare by making a clear and logical review process for park master plans.

2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title.

The proposed amendment is consistent with the purpose of Title 21 and the comprehensive plan, inclusive of the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*, *Anchorage 2040 Land Use Plan*, *Girdwood Comprehensive Plan*, and *Turnagain Arm Comprehensive Plan*.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

The original text will eliminate confusion for future park master plan reviews in Girdwood and the Turnagain Arm, including the forthcoming *Draft Girdwood Parks Plan*.

Departmental and Public Comments

State and Municipal reviewing agencies had no objections to this Ordinance. Please refer to Attachment 3, "Comments" for correspondence from State and Municipal reviewing agencies.

As of this writing, the Planning Department has not received public comments.

Department Recommendation

The Planning Department recommends that the Planning and Zoning Commission recommend approval to the Anchorage Assembly of the text amendment to Title 21 Chapter 21.05.040G.2.b., Use-Specific Standards for Turnagain Arm public or private parks, to clarify the review process for park master plans.

Suggested Findings

- The text amendment meets approval criteria in AMC 21.03.210.
- The Planning Department did not receive any comments in opposition.

Attachments to Memorandum

1. Reviewing Agency Memorandum
2. Draft Assembly Ordinance (AO)
3. Comments

Attachment 1.

Reviewing Agency Memorandum

Case 2026-0062



Municipality of Anchorage
Planning Department
Memorandum



DATE: April 14, 2026

TO: Reviewing Agencies

SUBJECT: 2026-0062, Amendment to Anchorage Municipal Code Title 21 Chapter 21.05.040G.2.b., Use-Specific Standards for Turnagain Arm public or private parks, to Clarify the Review Process for Park Master Plans

The purpose of this ordinance is to eliminate confusion regarding reviews of park plans for parks located in Turnagain Arm area, which includes Girdwood. The need for this Title 21 amendment came to light in pondering how to direct review of the forthcoming *Girdwood Parks Plan*. The proposed amendment updates the review process to match the existing review process for park projects in Anchorage. The intent is not to add any new requirements, but to provide clarity in the code so that a park plan goes through a park master plan review process, like they do in Anchorage, and not a site plan review process. The code change does not adjust the threshold for reviews.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, June 8, 2026, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2026-0062)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Elizabeth Appleby at 907-343-7925 in the Planning Department.

Attachment: Draft Ordinance

Attachment 2.

Draft
Assembly Ordinance (AO)

Case 2026-0062

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.

*** **

1 AO 2018-59, 7-31-2018; 2019-11, 2-12-19; 2021-54, 6-22-21; AO 2021-89(S), 2-
2 15-2022; AO 2024-24, 4-23-24; AO 2025-53AA, 5- 20-25; AO 2025-128, 11-18-
3 25)

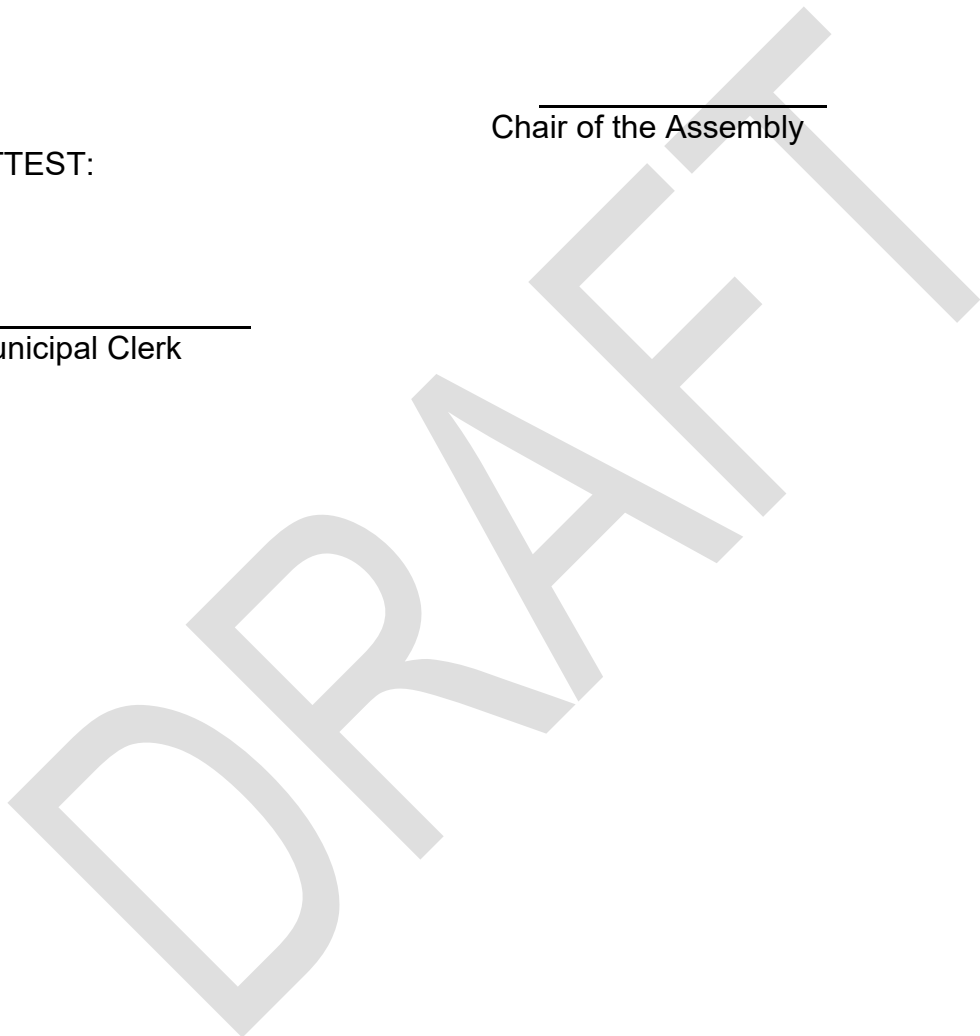
4
5 **Section 2.** This ordinance shall be effective immediately upon passage and
6 approval by the Assembly.

7
8 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
9 _____, 2026.

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11
12
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14 _____
Chair of the Assembly

15 ATTEST:

16
17
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19 _____
20 Municipal Clerk
21



Attachment 3.

Comments

Case 2026-0062



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: May 4, 2026

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2026-0062: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the June 8, 2026 Planning and Zoning Commission hearing:

- 2026-0062 – Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of a Draft 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.
 - WMS has no comments on or objections to this proposed ordinance.



May 4, 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:

- **2026-0063 – 12221, 16527, 16535 Farm Ave Rezone**
- **2026-0064 – 21507 Twin Peaks Drive Design Variance**
- **2026-0065 – 17026 Santa Maria Dr Rezone**

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

- **2026-0062 – Title 21 Turnagain Arm area park master plan process alignment**
 - No objection to the proposed amendment.
- **2026-0072 – Little Millers Site Plan Review (Abbott & Golovin)**
 - Applicant should be aware of the DOT&PF pavement preservation project on this section of Abbott Road. Project management has reviewed the site plans and does not anticipate any conflicts with the project. However, site access may be affected during construction. The applicant can contact project manager Julia Hanson for questions and project updates. (Julia.hanson@alaska.gov 907-269-4409).

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.

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

MEMORANDUM

DATE: April 27, 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: June 8, 2026

Agency Comments due: May 4, 2026



AWWU has reviewed the materials and has the following comments:

2026-0062 Title 21 Amendment - Request for Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of a Draft 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.

1. AWWU has no objections to this Title 21 amendment.

If you have any questions pertaining to public water or sewer, please call (907) 564-2739 or send an e-mail to landuse@awwu.biz.





MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

DATE: April 27, 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

2026-0062 Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of a Draft 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.

Traffic Engineering has no comment on the issue.

Anchorage2040

From: Walters, Michael S.
Sent: Wednesday, April 22, 2026 5:20 PM
To: Anchorage2040
Subject: 2026-0062 Request for Reviewing Agency Comments

ROW has the following comments for case number 2026-0062:

ROW has no comment or objections on the proposed action.

Regards,

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



Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Tuesday, April 21, 2026 1:12 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Cc: Wilson, Karleen K.
Subject: FW: 2026-0062 Address Reviewing Agency Comment
Attachments: 2026-0062 Routing Coversheet.pdf; 2026-0062 Memorandum.pdf

No comments.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
https://maps.ancgis.com/AGOL_AddressOfficial

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Tuesday, April 21, 2026 9:07 AM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>; Babb, Melisa R.K. <melisa.babb@anchorageak.gov>
Subject: FW: 2026-0062 Request for Reviewing Agency Comment

Great Day All! The reviewing docs are now visible on the portal. Thank you for your patience!!



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

3/3/2026: SCAM ALERT- Please be aware of scam emails that appear to come from the Planning Department or the Planning and Zoning Commission with requests for payment. The Municipality will never ask for a wire transfer and most payments are completed at the time of application. Please contact the Department directly (907-343-7900) if you have any questions about a fee.

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Monday, April 20, 2026 2:21 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>; Babb, Melisa R.K. <melisa.babb@anchorageak.gov>
Subject: FW: 2026-0062 Request for Reviewing Agency Comment

Good Afternoon. I am reaching out to all who may have received the below email this past Friday (late afternoon). We had a program "upgrade" Friday night that has thrown a wrench in the document visibility factor