

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-045

A RESOLUTION APPROVING THE SECTION 36 PARK MASTER PLAN, CONTAINING APPROXIMATELY 640 ACRES, WITHIN SECTION 36 SUBDIVISION, TRACTS 1, 2, 3, AND 5, (PLAT 2008-100), IN ANCHORAGE.

(Case 2014-0083)

WHEREAS, a request was received from the Parks and Recreation Department for approval of the Section 36 Park Master Plan, containing approximately 640 acres, in Anchorage; and

WHEREAS, this request is being reviewed under the “new” Title 21, effective January 1, 2014; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on August 4, 2014.

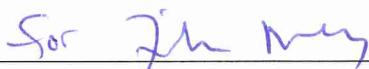
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
 - 1. This park master plan is not intended to become an element of the comprehensive plan according to the Parks and Recreation Department.
 - 2. The plan is consistent with the 2006 *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan* and the 2010 *Hillside District Plan*.
 - 3. The plan attempts to seek a balance between urban parks and the Chugach State Park to the east. The purpose of the plan is to set a basic framework so that the Parks and Recreation Department can seek funding for park improvements.
- B. The Commission approves the Section 36 Park Master Plan, subject to:
 - 1. In “Chapter 3: Site Inventory,” under the subheading “Background and History,” replace the last sentence on page 18 as follows: “A portion of Section 36 is currently managed by HLB and that portion will eventually be transferred to the MOA’s Parks and Recreation Department management upon the completion of this master plan. Pending transfer to Parks and Recreation, management authority of wetland and appropriate buffer areas (south of Clark’s Road) may be retained by the MOA Heritage Land Bank, and subject to a conservation easement to protect conservation values. Prior to transfer, development of appropriate low-impact improvements would be allowed, such as trails, including boardwalks, viewing platforms, and interpretive signage.”

2. In "Chapter 3: Site Inventory," under the subheading "Hillside District Plan," add a new paragraph at the top of page 37 stating: "*Hillside District Plan's* roadway connections map identifies the southwest corner of Section 36 as 'Special Study Area B.' This designation indicates the need for further study of a potential road alignment. At this time, the future road alignment has not yet been determined. The *Section 36 Master Plan* does not take a position on a road in this area, but does support the *Hillside District Plan* designation and allows for a future road through that process."
3. In "Chapter 5: The Master Plan," under the subheading "Preliminary Concepts," add the following sentence to the end of the last paragraph on page 45: "The primary emphasis of the park development is to accommodate uses which conserve and protect its natural resource values for diverse low impact individual recreational and educational experiences."
4. In "Chapter 5: The Master Plan," under the subheading "Trails," on page 52 replace: "All of the trails are intended to be multi-use with no excluded uses. The most stringent designed use will dictate the design parameters to be used," with the following: "The trails may be mix of single-use and multi-use with multi-use predominating. The most stringent design use will dictate the multi-use trail design parameter to be used."
5. In "Chapter 6: Funding Sources and Maintenance," under the subheading "Implementation Phasing" at the bottom of page 63, replace "Nordic Class 2 Parameters," with "Nordic Class 3 Parameters."

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 4th day of August, 2014.

ADOPTED by the Anchorage Planning and Zoning Commission this 8th day of September, 2014. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to the Anchorage Municipal Code 21.03.050.



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

(Case 2014-0083)