

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 2-20-01

Submitted by: Chairman of the Assembly at the
Request of the Mayor, Assemblymember
Tesché

Prepared by: Department of Law

For reading: December 19, 2000

*Clerk's Note: See attached Exhibit A
for Assembly amendments made on the floor.*

ANCHORAGE, ALASKA
AO No. 2000-119(S)

1
2 AN ORDINANCE AMENDING CHAPTER 21.05, ADDING CHAPTER 21.06, ADOPTING THE
3 ANCHORAGE 2020 ANCHORAGE BOWL COMPREHENSIVE PLAN, DIRECTING
4 CODIFICATION THEREOF AND PROVIDING AN EFFECTIVE DATE.
5

6
7 WHEREAS, Anchorage Municipal Code chapter 21.05, and the documents incorporated in that
8 chapter constitute the comprehensive plan of the Municipality; and
9

10 WHEREAS Anchorage Municipal Charter §12.01 requires:

11
12 The assembly by ordinance shall adopt and implement, and from time
13 to time modify, a comprehensive plan setting forth goals, objectives and
14 policies governing the future development of the municipality;
15

16 WHEREAS, chapter 21.05 is amended as indicated herein to reflect the current goals, policies and
17 objectives of the Municipality, including adoption of Anchorage 2020, Anchorage Bowl
18 Comprehensive Plan. ~~It is the intent of this ordinance that plans and other elements not specifically~~
19 ~~referenced or incorporated in AMC 21.05.030 or not codified elsewhere in the municipal code may~~
20 ~~be valid planning tools, but are not part of the Municipality's comprehensive plan.~~ To the extent
21 any element listed in AMC 21.05.030 conflicts with an unlisted plan or element, the listed element
22 controls;
23

24 ~~WHEREAS, any referenced element previously adopted by resolution, but not later adopted or~~
25 ~~incorporated by ordinance, is hereby adopted by this ordinance and considered validly enacted,~~
26 ~~pursuant to the holding in the Alaska Supreme Court decision of *Lazy Mountain Land Club v.*~~
27 ~~*Matanuska-Susitna Borough*, 904 P.2d 373 (Alaska 1995); now therefore,~~
28

29 THE ANCHORAGE ASSEMBLY ORDAINS:

30
31 Section 1. Anchorage Municipal Code Section 21.05.020 is hereby repealed and reenacted to read as
32 follows:
33
34

21.05.020 Purposes.

The purpose of the comprehensive plan is to set forth the goals, objectives and policies governing the future land use development of the Municipality that guide the assembly in taking legislative action to implement the plan.

[THE COMPREHENSIVE PLAN HAS THE FOLLOWING PURPOSES:

- A. TO DECLARE PUBLIC POLICY CONCERNING THE PHYSICAL DEVELOPMENT OF THE MUNICIPALITY AND STATE THE OBJECTIVES AND ACTIONS THAT THE COMMUNITY WILL PURSUE TO ACHIEVE THE RECOMMENDATIONS IN THE PLAN.
- B. TO STATE GOALS AND POLICIES FOR LAND DEVELOPMENT AND MANAGEMENT THAT GUIDE BUT DO NOT BIND THE ASSEMBLY IN TAKING LEGISLATIVE ACTION.
- C. TO PROVIDE A LAND GUIDANCE SYSTEM FOR INTEGRATING PRIVATE AND PUBLIC FACILITY DECISIONS THAT AFFECT URBAN DEVELOPMENT.
- D. TO INFORM THE PUBLIC AND OTHER GOVERNMENT AGENCIES OF THE MUNICIPALITY'S GOALS AND POLICIES FOR LAND DEVELOPMENT AND MANAGEMENT.]

(AO No. 18-75; AO No. 82-85; AO No. 85-165)

Section 2. Anchorage Municipal Code Section 21.05.025 is hereby repealed as follows:

21.05.025 [GOALS.]

[THE COMPREHENSIVE PLAN HAS THE FOLLOWING GENERAL GOALS:

- A. TO CREATE A LIVING ENVIRONMENT OF THE HIGHEST POSSIBLE QUALITY BASED UPON COMPREHENSIVE PLANNING FOR THE POPULATION AND ITS GROWTH POTENTIAL, AND ADDRESSING THE ECOLOGICAL, ECONOMIC, HEALTH, SOCIAL, PUBLIC SAFETY AND PHYSICAL DEVELOPMENT NEEDS OF THE MUNICIPAL AREA.
- B. TO ENCOURAGE CITIZEN PARTICIPATION IN FORMULATING POLICIES, PLANS AND PROGRAMS OF THE MUNICIPALITY AT THE NEIGHBORHOOD, COMMUNITY AND REGIONAL LEVELS.

- 1 C. TO CREATE AND MAINTAIN CONDITIONS IN WHICH ALL RESIDENTS
2 HAVE AN EQUITABLE OPPORTUNITY TO SHARE IN EMPLOYMENT,
3 EDUCATION, HEALTH, HOUSING, SOCIAL SERVICE AND RECREATIONAL
4 RESOURCES.
5
6 D. TO DEVELOP A SAFE, CONVENIENT AND ECONOMICAL
7 TRANSPORTATION SYSTEM THAT PROVIDES ADEQUATE ACCESS TO
8 EMPLOYMENT, RESIDENTIAL, CULTURAL AND RECREATIONAL
9 FACILITIES; MAXIMIZES SAFETY; MINIMIZES ENVIRONMENTAL
10 IMPACTS; AND PROVIDES FOR ALTERNATIVE MODAL FACILITIES.
11
12 E. TO ENCOURAGE THE DEVELOPMENT OF A REGIONAL ECONOMY WITH
13 SUFFICIENT GROWTH AND DIVERSITY TO PROVIDE A STABLE
14 ECONOMIC BASE, YET MAINTAIN THE INTEGRITY OF CRITICAL HUMAN
15 AND ENVIRONMENTAL SYSTEMS.
16
17 F. TO ENSURE THAT THE NATURAL ENVIRONMENT IS ENHANCED,
18 MAINTAINED AND PROTECTED BY ESTABLISHING STANDARDS FOR THE
19 PROTECTION OF SOIL, VEGETATION, AIR, SOUND AND SIGHT, WITH
20 APPROPRIATE SURVEILLANCE AND ENFORCEMENT OF THESE
21 STANDARDS.
22
23 G. TO ENCOURAGE THE PROTECTION OF LIFE AND PROPERTY FROM
24 NATURAL DISASTERS AND HAZARDS.
25
26 H. TO DEVELOP THE COMMUNITY IN AN ORDERLY, SEQUENTIAL MANNER
27 WITH MAJOR PUBLIC FACILITIES AND SERVICES PROVIDED
28 CONSISTENT WITH ESTABLISHED LAND USE POLICIES AND WITH
29 MINIMAL IMPACTS UPON PUBLIC ECONOMIC AND ENVIRONMENTAL
30 RESOURCES.
31
32 TO ENCOURAGE ACCESS TO SAFE, DECENT, AFFORDABLE HOUSING,
33 PROVIDING A SAFE AND STRUCTURALLY SOUND HOUSING RESOURCE.
34
35 J. TO PROVIDE A WIDE RANGE OF CULTURAL AND RECREATIONAL
36 OPPORTUNITIES TO ALL SEGMENTS OF THE COMMUNITY.
37
38 K. TO PROVIDE A FULL CHOICE OF EDUCATIONAL OPPORTUNITIES TO ALL
39 SEGMENTS OF THE COMMUNITY, UTILIZING ALL COMMUNITY
40 FACILITIES AND PROGRAMS TO MAXIMUM ADVANTAGE.
41

42 THE SPECIFIC POLICIES, STANDARDS AND GOALS OF THE ADOPTED
43 TURNAGAIN ARM, EAGLE RIVER-CHUGIAK-EKLUKNA AND ANCHORAGE

BOWL COMPREHENSIVE PLANS SHALL BE CONTROLLING WHERE IN CONFLICT WITH THE GOALS OF THE COMPREHENSIVE DEVELOPMENT PLAN.]

(AO No. 18-75; AO No. 82-85; AO No. 85-165)

Section 3. The Anchorage 2020 Anchorage Bowl Comprehensive Plan Review Draft, Planning Department's recommended text revisions dated 1/26/01 as amended is hereby adopted.

Section 4. Anchorage Municipal Code Section 21.05.030 is hereby amended to read as follows:

21.05.030 Elements.

The comprehensive plan consists of the following elements, which are incorporated in this chapter by reference. While they may be valid planning tools, plans or other elements that are not listed below or incorporated into the comprehensive plan elsewhere in this Code are not official elements of the comprehensive plan. If elements of the comprehensive plan conflict, the element most recently adopted shall govern. [:]

A. Anchorage Bowl

- 1.[A.] Anchorage 2020, Anchorage Bowl Comprehensive [DEVELOPMENT] Plan, (*insert adoption\effective date*) [SEPTEMBER 1982] (AO No. 82-85, AO No. 2000-_____).
- 2.[R.] Anchorage Central Business District Comprehensive Development Plan, Fall 1983 (GAAB Resolution No. 73-46; AR 83-194(S)).¹
- 3.[O.] Spenard Commercial District Development Strategy, June 1986 (AR No. 86-121; AO 87-145).
- 4.[Q.] Section 36 Land Use Study (recommending Alternative 2), March 1991 (AO 92-125).
- 5.[U.] The Ship Creek/Waterfront Land Use Plan (dated May, 1991), including the Transportation Element (dated June 3, 1991). (AO 91-88, as amended by attachment of Assembly Information Memorandum (AIM) 178-91).
6. Potter Valley Land Use Analysis (AO 99-144).²

¹ This plan was adopted by the 1976 Comprehensive Plan ordinance, but is superceded by implication by the 1983 plan. This ordinance repeals the plan adopted in 1976 and elevates the 1983 plan to an element of the comprehensive plan.

² Previously enacted as an amendment to the Comprehensive Plan and herein codified.

- 7 Goose Lake Plan, August 1983 (AR No. 83-195).³
- 8 Tudor Road Public Lands and Institutions Plan, April 1986 (AR 86-162).⁴
- 9[P.] Utility Corridor Plan, February 27, 1990 (AO No. 90[3]-13(S)).
- B. Turnagain Arm
- [B.] Turnagain Arm Comprehensive Plan, June 6, 1987 (AO No. 79-208; AO No. 85-16; AO No. 87-22).
- 2.[S.] Girdwood Area Plan, February 1995 (AO No. 94-238(S); AO No. 98-176, § 1, 11-24-98).
- 3 Glacier-Winner Creek Access Corridor Study Final Routing Report, December 1996 (AO 97-11).⁵
- 4 Girdwood-Iditarod Trail Route Study, May 1997 (AR 97-84).⁶
- C. Chugiak, Eagle River, Eklutna
- 1.[C.] Chugiak-Eagle River Comprehensive Plan, January 1993; amended by Alternative 1 of HLB Parcel 1-085 Land Use Study, March 1996 (AO No. 79-136, AO No. 92-133; AO No. 96-86, § 1, 6-25-96).
- 2.[T.] Chugiak-Eagle River Transportation Plan, May 1996 (AO No. 96-104, § 2, 8-13-96).
- 3 Eagle River Greenbelt Plan, April 1985 (AR No. 85-88).⁷
- D. Environmental Quality
- [D.] Anchorage Coastal Zone Management Plan, July 1979 (AR No. 79-153; AO No. 81-3).
- 2.[L.] Anchorage Wetlands Management Plan, April 1995 (AO No. 82-

³ Not previously listed as an express element of the Comprehensive Plan.

⁴ Not previously listed as an express element of the Comprehensive Plan, but was originally conceived as a subelement of the Far North Bicentennial Park Plan, which is a part of the Comprehensive Plan.

⁵ Recommended for adoption as an element of the Comprehensive Plan.

⁶ Previously included in published versions of Title 21 as an editor's note and herein elevated to a plan element.

⁷ Not previously listed as an express element of the Comprehensive Plan.

33(S);[.] AO No. 84-16(SA);[.] AO No. 84-130(S);[.] AO No. 84-163;
AO No. 95-129, § 2, 3-12-96).

3.[H.] 208 Areawide Water Quality Management Plan, August 1979 (AR No. 79-151, executive summary contained in AIM 147-79; AO 82-33(S)).⁸

4.[M.] Hillside Wastewater Management Plan [AND TRANSITION AREA STANDARDS OF THE HILLSIDE WASTEWATER MANAGEMENT PLAN TECHNICAL REPORT]⁹, February 1982 [SEPTEMBER 24, 1985] (AO No. 82-52; AO No. 85-167; AO No. 85-168; AO No. 93-203; AO No. 97-64, § 1, 6-3-97; AO 98-78; AO No. 98-90, § , 8-18-98; AO No. 99-51, § 1, 3-23-99).

5.[I.] 1992 Air Quality Attainment Plan for Anchorage, Alaska, December 1992¹⁰ [AREAWIDE AIR QUALITY PLAN, JUNE 1982](AR No. 82-170;[.] AR 92-279).

6 Eagle River PM-10 Control Plan, September 1991 (AR No. 90-30; AR No. 91-197).¹¹

E. Streets and Highways

[K.] Official Streets and Highways Plan, August 1996 [86] (AO 79-70; AO No. 83-200; AO No. 84-255;[.] AO No. 86-132; AO No. 96-97(S), § 1, 8-13-96; AO No. 97-85, § 1, 6-3-97).

2.[E.] Street and Highway Landscape Plan, November 1981 (AO No. 81-180)

3.[F.] AMATS 1997 Anchorage Bowl Long-Range Transportation Plan (AO No. 85-165; AR No. 98-25). [LONG RANGE ELEMENT OF THE TRANSPORTATION PLAN (ANCHORAGE METROPOLITAN AREA TRANSPORTATION STUDY), OCTOBER 1977;]¹²

F Parks, Greenbelts and Recreation Facilities

[N.] Anchorage Park, Greenbelt and Recreation Facility Plan, December 17, 1985 (AO No. 85-188, AO No. 87-4). [PARKS, RECREATION

⁸ Refer to AMCR Chapter 21.67 for certain permitting requirements.

⁹ Superseded and otherwise codified by AMC 21.45.200 per AO 85-20.

¹⁰ Not previously an element of the Comprehensive Plan, but superseded by implication the 1982 plan

¹¹ Not previously an element of the Comprehensive Plan.

¹² This plan is superseded by the 1997 plan.

AND OPEN SPACE PLAN (GAAB 1973)]¹³

- 2.[G.] Areawide Trails Plan, January 1996 [(REVISED) BIKEWAYS AND RELATED TRAILS PLAN] (GAAB Resolution No. RE 73-100);¹⁴ AO No. 78-203; AO No. 85-16; AO No. 96-140, § 2, 4-8-97).
- 3.[J.] Areawide Library Facilities Plan, April 1984 (GAAB Resolution No. R17-71;¹⁵ AR No. 82-170).
4. Updated Far North Bicentennial Park Plan (GAAB Resolution No. RE 74-128; AR 85-87).¹⁶
5. Campbell Creek Park System Acquisition and Development Plan (GAAB Resolution No. R86-72).¹⁷
6. Chester Creek Greenbelt (AR No. -75).¹⁸
7. Rabbit Creek Greenbelt Plan, October 1986 (AM No. 882-79; AM No. 882-79A; AR No. 87-16).¹⁹

[CENTRAL ANCHORAGE PARK PLAN (AR NO. 13-75).²⁰
 MULDOON PARK SYSTEM PLAN (GAAB RESOLUTION NO. 73-50).²¹
 RABBIT CREEK-FOOTHILLS PARK PLAN (AR NO. 12-75).²²
 SPENARD PARK SYSTEM PLAN (GAAB RESOLUTION NO. R72-71).²³
 SAND LAKE PARK PLAN (GAAB RESOLUTION NO. 73-110).²⁴]

[IF ELEMENTS OF THE COMPREHENSIVE PLAN CONFLICT, THE ELEMENT MOST

¹³ This plan was adopted by the 1976 Comprehensive Plan ordinance, but is superseded by implication by the Anchorage Park, Greenbelt and Recreation Facility Plan. Historical research did not disclose the original enacting resolution or ordinance. This ordinance officially acknowledges and approves the supersedence.

¹⁴ Borough Bikeways plan was adopted by the 1976 Comprehensive Plan ordinance and not otherwise expressly revoked, repealed or superseded. However, it is superseded by implication by the Areawide Trails Plan. This ordinance officially acknowledges and approves the supersedence.

¹⁵ The 1976 Comprehensive Plan adopted the Comprehensive Library Services and Facilities Plan (GAAB R17-71), which has been superseded by implication by the Areawide Plan. This ordinance officially acknowledges and approves the supersedence.

¹⁶ This plan was adopted by the 1976 Comprehensive Plan ordinance and should remain listed as its removal may affect the federal and state patents under which the Municipality holds title to the property.

¹⁷ Not previously adopted as part of the Comprehensive Plan and not otherwise revoked, repealed or superseded.

¹⁸ Adopted by the 1976 Comprehensive Plan ordinance and not otherwise revoked, repealed or superseded.

¹⁹ Not previously an element of the Comprehensive Plan.

²⁰ Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

²¹ Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

²² Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

²³ Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

²⁴ Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

RECENTLY ADOPTED SHALL GOVERN.]

(AO No. 18-75; [AO NO. 79-70; AO NO. 79-136; AO NO. 79-208; AO NO. 81-3; AO NO. 81-180;] AO No. 82-49; [AO No. 82-33(S); AO No. 82-52; AO No. 82-85; AO No. 83-200; AO No. 84-16(SA); AO No. 84-163; AO No. 84-130(S); AO No. 84-255; AO No. 85-16; AO No. 85-167; AO No. 85-168;]AO No. 85-165; [AO No. 87-4; AO No. 87-145; AO No. 90-13(S); AO No. 91-88, §§ 1--3, 8-20-91; AO No. 92-125; AO No. 92-133; AO No. 94-238(S), § 2, 2-28-95; AO No. 95-129, § 2, 3-12-96; AO No. 96-86, § 1, 6-25-96; AO No. 96-97(S), § 1, 8-13-96; AO No. 96-104, § 2, 8-13-96; AO No. 96-140, § 2, 4-8-97; AO No. 97-64, § 1, 6-3-97; AO No. 97-85, § 1, 6-3-97)]

Section 5. Anchorage Municipal Code Section 21.05.040 is hereby amended to read as follows:

21.05.040 Procedure for modification.

- A. *Review by planning and zoning commission.* The planning and zoning commission shall review and make recommendations regarding a proposed modification to the comprehensive plan before the assembly may act on the proposed modification. Before making a recommendation under this section, the planning and zoning commission shall hold at least one public hearing on the proposed modification.
- B. *Levels of review.* The comprehensive plan and its elements [TURNAGAIN ARM, EAGLE RIVER AND ANCHORAGE BOWL COMPREHENSIVE PLANS] were developed around a given set of community attitudes and economic and demographic data and trends. To account for possible changes in these factors, it is necessary to establish a process for plan review and reevaluation. Because this review need not necessarily result in the complete revision of the plan, three levels of review are provided for:
 1. *Plan revision.* The plan must be reviewed and revised at least once every twenty [TEN] years, preferably following the decennial census.
 2. *Plan reevaluation.* A reevaluation of the major trends and policies of the comprehensive plan must occur ten [FIVE] years from the time of its initial adoption. If major deviations from those trends anticipated in the initial plan are not identified, a complete revision of the plan is not required. If major deviations are noted in this reevaluation, a revision of the plan is warranted and shall be initiated.
 3. *Plan review.* The plan may be reviewed once every five [TWO] years, or at the time of an areawide rezoning, in order to make it consistent with economic and demographic trends, recent and proposed land use decisions, and adopted studies and plans.

(AO No. 79-208; AO No. 82-33(S); AO No. 82-85; AO No. 85-165)

Section 6. Anchorage Municipal Code Section 21.05.050 is hereby amended to read as follows
(the remainder of the section is not affected and therefore is not set out):

21.05.050 Land use classifications.

A. The land use classifications in the [ANCHORAGE BOWL, TURNAGAIN ARM AND EAGLE RIVER-CHUGIAK-EKLUTNA] comprehensive plan[S] are categories of complementary land uses. These land use classifications constitute the comprehensive plan's functional land use classification system, which guides the municipality's entire land use regulation system.

(AO No. 18-75; AO No. 79-136; AO No. 79-208; AO No. 77-355; AO No. 82-85; AO No. 85-16; AO No. 85-165; AO No. 92-133)

✱

Section 7. Anchorage Municipal Code section 21.05.080 is hereby repealed and re-enacted to read as follows:

21.05.080 Implementation- Anchorage 2020 Anchorage Bowl Comprehensive Plan.

A. *Implementation of current plan.* The goals, policies and objectives of the Anchorage 2020 Anchorage Bowl Comprehensive Plan will be implemented through a series of land use plans and functional plans. In addition, the Anchorage 2020 Anchorage Bowl Comprehensive Plan will be implemented by amendments to this title.

B. *Applicability of former plan.* The Generalized Land Use Plan, and the Residential Intensity Plan in the 1982 Anchorage Bowl Comprehensive Development Plan shall remain elements of the comprehensive plan for the Anchorage Bowl, but only to the extent not in conflict with the Anchorage 2020 Anchorage Bowl Comprehensive Plan or until repealed or superceded by subsequent ordinances, including adoption of future plans.

C. *Transition.* Until more specific implementation strategies or plans for the Anchorage 2020 Anchorage Bowl Comprehensive Plan are adopted, the approving authority shall review an application for an entitlement for conformity to the plan in accordance with the following hierarchy and procedure:

The approving authority may approve an application for an entitlement only if it does not conflict with the goals, policies and objectives of the Anchorage 2020 Anchorage Bowl Comprehensive Plan.

2. If in conformance with the plan goals, policies and objectives, the approving authority must then determine if the application is in conformance with the Land Use Concept Plan, where applicable.
3. Where the Land Use Concept Plan is not applicable, the approving authority may approve an entitlement only if the approving authority also finds that the application is consistent with the other applicable elements listed in 21.05.030.
4. Where not governed by the Land Use Concept Plan or the elements listed in 21.05.030, the approving authority may approve an entitlement only if the approving authority finds that the application is consistent with the 1982 Generalized Land Use Plan and the Residential Intensity Plan.
 - a. *Generalized Land Use Plan.* Entitlements shall conform to the Generalized Land Use Plan, except where the approving authority finds one of the following:
 - 1 Existing uses that do not conform to the Generalized Land Use Plan are integrated compatibly into the area;
 2. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or
 3. The proposed use does not conflict with the Anchorage 2020 Anchorage Bowl Comprehensive Plan goals and policies pertaining to the surrounding neighborhood or the general area. Entitlements at a boundary between land use categories shall be subject to design standards that will make the entitlement compatible with land uses in the adjacent land use category.
 - b. *Generalized residential intensity map.*
 - 1 The densities on the Generalized Residential Intensity Plan refer to the range of dwelling units per gross acre within a large contiguous area. Residential density within smaller areas under common ownership, particularly those with wetlands or marginal soils or requiring transitional space, may exceed the density designated on the generalized residential intensity map. However, adequate internal circulation, open space and transitional space or buffering shall be provided. The average

density of the small area, including the areas devoted to open space and buffering, shall not exceed the density designated on the generalized residential intensity map.

2. Entitlements shall conform to the generalized residential intensity maps, interpreted in accordance with subsection 1 of this subsection, except where the approving authority finds that:

(a) A greater residential intensity does not alter the plan for the surrounding neighborhood or general area, because of one of the following:

(1) Development is governed by a cluster housing, planned unit development or planned unit development site plan;

(2) The area is near an existing high-density node, and, through approval of a zoning map amendment, has been determined to be appropriate for development at a greater intensity to concentrate housing at a focal location; or

(3) The area is adjacent to a neighborhood, community or regional shopping center, or to a principal transit corridor.

(b) A lesser residential intensity would provide a clear and overriding benefit to the surrounding neighborhood.

(c) The proposed residential density does not conflict with the Anchorage 2020 Anchorage Bowl Comprehensive Plan goals and policies pertaining to the surrounding neighborhood or the general area.

c. *Parcels near boundaries.* Because the comprehensive plan is necessarily generalized, entitlements at or within 500 feet of boundaries in the Generalized Land Use Plan and Generalized Residential Intensity Plan shall be treated as follows: Areas clearly within a particular classification shall follow the standards of that classification. The classification of areas at or near boundaries on the Generalized Land Use Plan and Generalized Residential Intensity Plan shall be interpreted in accordance with the goals, policies and objectives of the Anchorage 2020 Anchorage Bowl Comprehensive Plan, provided that

interpretation shall not be a basis for cumulative encroachment.

- 5 The decision of the approving authority shall include findings applying the above hierarchy as necessary to determine whether to approve, approve with conditions, or disapprove an application for an entitlement under the procedure in this subsection.

(AO No. 18-75; AO No. 79-136; AO No. 79-208; AO No. 77-355; AO No. 82-85; AO No. 85-58; AO No. 85-165)

21.05.080 [IMPLEMENTATION--ANCHORAGE BOWL COMPREHENSIVE DEVELOPMENT PLAN MAPS.]

[A. APPLICABILITY. THE FACILITY PHASING, LAND USE CLASSIFICATION AND GENERALIZED RESIDENTIAL INTENSITY MAPS OF THE ANCHORAGE BOWL COMPREHENSIVE DEVELOPMENT PLAN GOVERN THE USE OF LAND AND STRUCTURES ONLY AS PROVIDED IN THIS SECTION.

B. FACILITY PHASING MAP. ZONING MAP AMENDMENTS, CONDITIONAL USES AND SUBDIVISIONS SHALL REQUIRE THE EXTENSION OF PUBLICLY FINANCED WATER AND SEWERAGE FACILITIES ONLY IN ACCORDANCE WITH THE FACILITY PHASING MAP.

C. LAND USE CLASSIFICATION MAP. ZONING MAP AMENDMENTS, CONDITIONAL USES AND SUBDIVISIONS SHALL CONFORM TO THE LAND USE CLASSIFICATION MAP, EXCEPT WHERE THE APPROVING AUTHORITY FINDS ONE OF THE FOLLOWING:

EXISTING USES THAT DO NOT CONFORM TO THE LAND USE CLASSIFICATION MAPS ARE INTEGRATED COMPATIBLY INTO THE AREA;

- 2 THE PROPOSED USE MAY BE MADE COMPATIBLE WITH CONFORMING USES BY SPECIAL LIMITATIONS OR CONDITIONS OF APPROVAL CONCERNING SUCH MATTERS AS ACCESS, LANDSCAPING, SCREENING, DESIGN STANDARDS AND SITE PLANNING; OR
- 3 THE PROPOSED USE DOES NOT CONFLICT WITH THE ANCHORAGE BOWL COMPREHENSIVE DEVELOPMENT PLAN GOALS AND POLICIES PERTAINING TO THE SURROUNDING NEIGHBORHOOD OR THE GENERAL AREA. ZONING MAP AMENDMENTS,

1 CONDITIONAL USES AND SUBDIVISIONS AT A BOUNDARY
2 BETWEEN LAND USE CATEGORIES SHALL BE SUBJECT TO DESIGN
3 STANDARDS THAT WILL MAKE THE ZONING MAP AMENDMENT,
4 CONDITIONAL USE OR SUBDIVISION COMPATIBLE WITH LAND
5 USES IN THE ADJACENT LAND USE CATEGORY.
6

7 4 GENERALIZED RESIDENTIAL INTENSITY MAP.
8

9 B. THE DENSITIES ON THE GENERALIZED RESIDENTIAL
10 INTENSITY MAP REFER TO THE RANGE OF DWELLING UNITS PER
11 GROSS ACRE WITHIN A LARGE CONTIGUOUS AREA. RESIDENTIAL
12 DENSITY WITHIN SMALLER AREAS UNDER COMMON OWNERSHIP,
13 PARTICULARLY THOSE WITH WETLANDS OR MARGINAL SOILS OR
14 REQUIRING TRANSITIONAL SPACE, MAY EXCEED THE DENSITY
15 DESIGNATED ON THE GENERALIZED RESIDENTIAL INTENSITY
16 MAP. HOWEVER, ADEQUATE INTERNAL CIRCULATION, OPEN
17 SPACE AND TRANSITIONAL SPACE OR BUFFERING SHALL BE
18 PROVIDED. THE AVERAGE DENSITY OF THE SMALL AREA,
19 INCLUDING THE AREAS DEVOTED TO OPEN SPACE AND
20 BUFFERING, SHALL NOT EXCEED THE DENSITY DESIGNATED ON
21 THE GENERALIZED RESIDENTIAL INTENSITY MAP.
22

23 2. ZONING MAP AMENDMENTS, CONDITIONAL USES AND
24 SUBDIVISIONS SHALL CONFORM TO THE GENERALIZED
25 RESIDENTIAL INTENSITY MAPS, INTERPRETED IN ACCORDANCE
26 WITH SUBSECTION 1 OF THIS SUBSECTION, EXCEPT WHERE THE
27 APPROVING AUTHORITY FINDS THAT:
28

29 A A GREATER RESIDENTIAL INTENSITY DOES NOT ALTER THE
30 PLAN FOR THE SURROUNDING NEIGHBORHOOD OR
31 GENERAL AREA, BECAUSE OF ONE OF THE FOLLOWING:
32

33 (1) DEVELOPMENT IS GOVERNED BY A CLUSTER
34 HOUSING, PLANNED UNIT DEVELOPMENT OR
35 PLANNED UNIT DEVELOPMENT SITE PLAN;
36

37 (2) THE AREA IS NEAR AN EXISTING HIGH-DENSITY
38 NODE, AND, THROUGH APPROVAL OF A ZONING MAP
39 AMENDMENT, HAS BEEN DETERMINED TO BE
40 APPROPRIATE FOR DEVELOPMENT AT A GREATER
41 INTENSITY TO CONCENTRATE HOUSING AT A FOCAL
42 LOCATION; OR
43

(3) THE AREA IS ADJACENT TO A NEIGHBORHOOD, COMMUNITY OR REGIONAL SHOPPING CENTER, OR TO A PRINCIPAL TRANSIT CORRIDOR.

B. A LESSER RESIDENTIAL INTENSITY WOULD PROVIDE A CLEAR AND OVERRIDING BENEFIT TO THE SURROUNDING NEIGHBORHOOD.

C. THE PROPOSED RESIDENTIAL DENSITY DOES NOT CONFLICT WITH THE ANCHORAGE BOWL COMPREHENSIVE DEVELOPMENT PLAN GOALS AND POLICIES PERTAINING TO THE SURROUNDING NEIGHBORHOOD OR THE GENERAL AREA.

E. PARCELS NEAR BOUNDARIES. BECAUSE THE COMPREHENSIVE PLAN IS NECESSARILY GENERALIZED, REZONINGS, CONDITIONAL USES AND PLATS AT OR WITHIN 500 FEET OF BOUNDARIES IN THE LAND USE CLASSIFICATION AND GENERALIZED RESIDENTIAL INTENSITY MAPS SHALL BE TREATED AS FOLLOWS: AREAS CLEARLY WITHIN A PARTICULAR CLASSIFICATION SHALL FOLLOW THE STANDARDS OF THAT CLASSIFICATION. THE CLASSIFICATION OF AREAS AT OR NEAR BOUNDARIES ON THE LAND USE CLASSIFICATION OR GENERALIZED RESIDENTIAL INTENSITY MAP SHALL BE INTERPRETED IN ACCORDANCE WITH THE GOALS AND POLICIES OF THE ANCHORAGE BOWL COMPREHENSIVE DEVELOPMENT PLAN, PROVIDED THAT INTERPRETATION SHALL NOT BE A BASIS FOR CUMULATIVE ENCROACHMENT.]

(AO NO. 18-75; AO NO. 79-136; AO NO. 79-208; AO NO. 77-355; AO NO. 82-85; AO NO. 85-58; AO NO. 85-165)

Section 8. Anchorage Municipal Code section 21.25.060 is hereby repealed. Subsection 21.35.020B is hereby amended by adding a definition for *entitlement* to read as follows (*the remainder of the section is not affected and therefore is not set out*):

21.35.020 Definitions and rules of construction.

* * *

* * *

* * *

Entitlement means any permit or approval granted under this title, including, but not limited to ~~rezones~~ zoning map amendments, conditional use permits, preliminary or final plat approval, site plan approval, and variances.

21.25.060 [DEFINITIONS.]

[THE FOLLOWING WORDS, TERMS AND PHRASES, WHEN USED IN THIS CHAPTER, SHALL HAVE THE MEANINGS ASCRIBED TO THEM IN THIS SECTION, EXCEPT WHERE THE CONTEXT CLEARLY INDICATES A DIFFERENT MEANING:

ENTITLEMENT MEANS:


- A. A SPECIAL LIMITATION TO A ZONING MAP AMENDMENT; AND
- B. A PERMIT ISSUED OR APPROVAL GRANTED UNDER CHAPTER 21.15.]

(AO NO. 85-23)

Section 9. Elements of the comprehensive plan listed in Section 21.05.030 that were originally adopted by resolution are hereby ratified and confirmed, and for the purpose of the rules stated in section 21.05.030 for interpretation of conflicting plan elements, shall be deemed to have been adopted on the date that they were adopted by resolution.

Section 10. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 20th day of February 2001.


Chair of the Assembly
Fay Von Gemmingen

ATTEST:


Municipal Clerk

CHAPTER 1.

Chair Von Gemmingen suggested a separate TABLE OF CONTENTS with ascending page numbers, i.e. 1 – 2xx

CHAPTER 6.

Chair Von Gemmingen suggested that "Implementation strategies" be the 6th Chapter

CHAPTER 2:

- | | | |
|----|--|--|
| 1. | Ms Fairclough moved,
seconded by Mr. Sullivan
and it passed without objection, | to amend by inserting in Chapter 2, page 9, at line 20 after the
"endowment from a private donor will " the words
"help fund future expansion..." |
| 2. | Ms. Fairclough moved,
seconded by Ms. Taylor
and it passed without objection, | to amend in Chapter 2, page 10, at line 46 by deleting the
word "developed" and inserting the word "explored." |
| 3. | Ms. Abney moved ,
seconded by Ms. Fairclough
and it passed without objection, | to amend in Chapter 2, page 21, at line 35 by striking the
words "uniform design standards and..." |
| | Mr. Kendall moved,
seconded by Ms. Abney
and it was accepted as a substitute
amendment without objection, | to amend the amendment in Chapter 2, page 21, at line 35
by inserting text to read " <u>Lack of historical uniformity in
design standards and road construction,...</u> " |
| 4. | Ms. Abney moved,
seconded by Mr. Kendall
and it passed by a vote of 7 to 4, | to amend in Chapter 2, page 21, at line 35 by deleting the
words "and administrative duplication." |
| 5. | Mr. Tremaine moved,
seconded by Mr. Tesche
and it passed by a vote of 6 to 5, | to amend in Chapter 2, page 23, at line 43 by deleting the
words "...connecting to Gambell and Ingra Streets" |
| 6. | Mr. Sullivan moved,
seconded by Mr. Traini
and it passed without objection, | to amend in Chapter 2, page 21, after line 44 by adding a
bullet point under "issues" "A lack of public sports field
facilities," |
| 7. | Mr. Sullivan moved,
seconded by Ms. Abney
and it passed without objection, | to amend in Chapter 2, page 21, after line 44 by adding a
bullet point under "issues" "A lack of proactive plan for
acquiring additional sports fields." |
| 8. | Ms Clementson moved,
seconded by Ms. Taylor
and it passed without objection, | to amend in Chapter 2, page 21, at line 44 by amending the
text to read: "A deficiency in neighborhood parks, especially
in high-density neighborhoods and South Anchorage;" |
| 9. | Mr. Sullivan moved,
seconded by Mr. Kendall
and it passed without objection, | to amend the amendment in Chapter 2, page 21, at line 44
by substituting the words "shortage of" for the word
"deficiency in..." |

Ms Abney moved,
seconded by
and it was postponed to later,

to amend Chapter 2, page 23, at line 34 under "Municipal Facilities" to add the lack of a program for purchasing land for public facilities.

CHAPTER 3: none

CHAPTER 4:

10. Mr. Van Etten moved,
seconded by Mr. Kendall
and it passed without a objection,

to amend Chapter 4, page 2, at line 10, by inserting after the words "...establishing ferry service" the words "or a bridge to Point MacKenzie..."

Mr. Van Etten moved,
and Planning Staff, Mr. Nelson
agreed to do so,

to amend Chapter 4, page 20, at line 13, by inserting a specific number instead of the word "majority."

11. Mr. Tremaine moved,
seconded by Mr. Kendall
and it passed without objection,

to amend in Chapter 4, Land Use Policy Map at the "Conceptual Boundary" note to read: "... (conceptual location – boundary will be determined through Hillside District Plan)"

Ms. Taylor requested that

"Stuckagain Heights" be included in the note.

Mr. Tremaine moved,
seconded by Ms. Abney
and it was withdrawn,

to amend in Chapter 4, Land Use Policy Map at "Neighborhood Commercial Centers" by deleting the "*" and the notation at the bottom of the map.

Mr. Tesche moved,
seconded by Mr. Tremaine
and it failed by a vote of 5 to 6,

to amend the amendment so the Land Use Policy Map footnote referring to "Neighborhood Commercial Centers" read "Additional sites for Neighborhood Commercial Centers may be determined through neighborhood plans."

Mr. Tremaine moved,
seconded by Ms. Abney
and it failed by a vote of 4 to 6,

to renew his earlier motion to amend in Chapter 4, Land Policy Map at "Neighborhood Commercial Centers" by deleting the "*" and notation at the bottom of the map.

Clerk's Note: Mr.Traini was out of the room at the time of the vote.

Mr. Sullivan moved,
and it was withdrawn to later in
in the meeting,

to amend in Chapter 4, page 7, a new item number 7 to read: "Issue #7. Public Facilities. Near unanimous backing for parks, recreation and open space was identified by community residents. Planning for a retention of land for public facilities is a top priority for maintaining community quality of life as the population increases. Development pressures and funding constraints pose increasing challenges for acquisition of space for public facilities."

CHAPTER 5

12. Mr.Tremaine moved,
seconded by Ms. Fairclough
and it passed without objection,

to amend Chapter 5, page 2, at line 20 to insert at t of the sentence to read: "Higher density residential development if promoted near and within transit-supportive development corridors, town centers, redevelopment/mixed use areas, and major employment centers."

13. Mr. Tesche moved,
seconded by Mr. Van Etten
and it passed without objection,
to amend Chapter 5, page 3, Policy #5 and Policy #6
and on page 16, lines 16-19, by eliminating reference to
"Use Variances."
14. Ms. Clementson moved,
seconded by Ms. Taylor
and it passed without objection,
to amend Chapter 5, page 3, at Strategy No. 9, by deleting the
words "density bonus" as well as all such words on pages 3, 4,
5, 6, 9, and 11.
15. Mr. Tremaine moved,
seconded by Mr. Tesche,
and it passed without objection,
to amend Chapter 5, page 3, at Policy # 6, by adding a
a strategy "✧Neighborhood Park/Open Space Priority
System" with a ✧ symbol.
16. Ms. Taylor moved,
seconded by Ms. Clementson
and it passed without objection,
to amend Chapter 5, page 3, Item #3 to read: "Northeast 5,000
- 7,000."
17. Ms. Clementson moved,
seconded by Mr. Tremaine
and it passed without objection,
to amend Chapter 5, page 4, Item #9 add a ✧ symbol to "
"Neighborhood Park/Open Space Priority System"
18. Ms. Clementson moved,
seconded by Ms. Taylor
and it passed without objection,
to amend Chapter 5, page 4, Policy #12, to add a ✧
symbol to the "Strategy Underground Utilities."
19. Ms. Fairclough moved,
seconded by Ms. Taylor
and it passed without objection,
to amend Chapter 5, page 4, Policy #14, to read after the
words "...or District Plans is ~~prohibited~~ discouraged."
- Ms. Fairclough moved,
seconded by Ms. Abney
and it failed by a vote of 5 to 6,
to amend Chapter 5, page 5, Policy #19, to read: "Encourage
locating Municipal, state and federal administrative office in
the central Business District."
20. Mr. Tesche moved,
seconded by Ms. Clementson
and it passed without objection,
to amend Chapter 5, page 6, Policy #21 to add a new
subsection e to read" New strip commercial development is
strongly discourage."
21. Mr. Tesche moved,
seconded by Mr. Tremaine
and it passed without objection,
to amend Chapter 5, page 6, Policy #23 to add a new strategy
to read: "Large Retail Establishment" ordinance with a
sunburst designation.
22. Ms. Clementson moved,
seconded by Mr. Kendall
and it passed by a vote of 6 to 5,
to amend Chapter 5, page 6, Policy #21, by striking "Tax
Break Design Incentives" as well as striking same words on
page 12 and 15.
23. Mr. Tremaine moved,
seconded by Mr. Tesche,
and it passed by a vote of 10 to 1,
to amend Chapter 5, page 7, Policy #25 to add at the end of
subsection c) after the word "...neighborhoods" the following
words: "and designed with the goal of reducing vehicle trips
and distance for neighbor hood residents and minimize traffic
impacts on nearby residential areas."
24. Mr. Van Etten moved,
seconded by Mr. Tremaine,
and it passed without objection,
to amend Chapter 5, page 7 and 8, Policy #24 and 25
under strategies the words "Traffic Impact Assessment".

25. Mr. Van Etten moved,
seconded by Ms. Clementson
and it passed without objection,
to amend Chapter 5, page 7, Policy #25, at subsection b by inserting after the words "...and highly responsive to" the words: "and integrated with nearby residential areas and traffic patterns."
26. Mr. Tremaine moved,
seconded by Mr. Tesche,
and it passed without objection,
to amend Chapter 5, page 8, Policy #30, in the strategy section add "Neighborhood and District Plans" with a sunburst symbol and add a sunburst symbol after "Traffic Impact Assessment".
27. Ms. Taylor moved,
seconded by Mr. Tesche,
and it passed without objection,
to amend Chapter 5, page 8, Policy #30, subsection a adding the word "transit".
28. Mr. Tesche moved,
seconded by Ms. Clementson,
and it passed without objection,
to amend Chapter 5, page 8, Policy #27, to delete the word "ancillary" and insert the word "shall" in subsection a and c, and to amend subsection b to read: "may include complementary uses that are compatible with surrounding uses and areas;"
29. Ms. Fairclough moved,
seconded by Mr. Kendall
and it passed without objection,
to amend Chapter 5, page 8, Policy #30, by adding subsection h to read: "Adequate snow storage."
30. Mr. Tesche moved,
seconded by Mr. Tremaine,
and it passed without objection,
to amend Chapter 5, page 9, Policy #32, by adding a sunburst symbol to the strategy "Neighborhood and District Plans".
31. Ms. Clementson moved,
seconded by Ms. Taylor
and it passed without objection,
to amend Chapter 5, page 9, Policy #34, by adding a sunburst symbol to "Neighborhood Park/Open Space Priority System".
32. Mr. Van Etten moved,
seconded by Mr. Tesche,
and it passed without objection,
to amend Chapter 5, page 10, Policy #36, to read: "New transportation projects and significant project upgrades shall accommodate new trail sections and easements identified in the Areawide Trails Plan adjacent to the new projects."
33. Mr. Van Etten moved,
seconded by Mr. Tremaine,
and it passed without objection,
to amend Chapter 5, page 10, Policy #37, to read: "Design construct and maintain roadways/rights-of-way to accommodate pedestrians, bicycles, transit uses, the disabled, automobiles, and trucks [where appropriate]."

The Administration objected
and the deletion failed by a vote of 4 to 7,
to Mr. Van Etten's deletion of the words "where appropriate" in the preceding amendment.
34. Ms. Taylor moved,
seconded by Mr. Tremaine,
and it passed by a vote of 7 to 4,
to amend Chapter 5, page 10, Policy #36, 37 and 38, by adding a new strategy "To coordinate with the State Department of Transportation".
35. Mr. Tremaine moved,
seconded by Mr. Tesche,
and it passed without objection,
to amend Chapter 5, page 10, Policy #36 and 37, by adding the strategy "Pedestrian Access Plan."

36. Mr. Tremaine moved,
seconded by Mr. Tesche,
and it passed without objection,
to amend Chapter 5, page 12, Policy #43, by adding
a sunburst symbol to the strategies: "Design Standards"
and "Sign Ordinance".
37. Mr. Sullivan moved,
seconded by Ms. Fairclough,
and it passed without objection,
to amend Chapter 5, page 12, Policy #45, to read: "Connect
local activity centers, such as neighborhood schools and
community centers with parks, sport fields, where feasible,
greenbelts and trails."
38. Ms. Fairclough moved,
seconded by Mr. Kendall,
and it passed without objection,
to amend Chapter 5, page 12, Policy #43, by deleting the
words: "Big Box" and insert "Large Retail Establishment".

Mr. Tesche moved,
seconded by Mr. Kendall
and it was withdrawn,
to amend Chapter 5, page 13, Policy #54, to read: "Design
and construct neighborhood roads and trails to ensure safe
pedestrian..."
39. Mr. Van Etten moved,
seconded by Mr. Tremaine
and it passed without objection,
to amend Chapter 5, page 12, Policy #54, by inserting the
word "walkways" after "neighborhood roads".
40. Mr. Van Etten moved,
seconded by Ms. Clementson,
and it passed without objection,
to amend Chapter 5, page 13, Policy #57, by adding a new
strategy "Accessory Unit".
41. Ms. Taylor moved,
seconded by Ms. Clementson
and it passed without objection,
to amend Chapter 5, page 13, Policy #59, to read:
"Allow mobile home parks, co-ops, and common ownership
interests as viable affordable housing choices and
neighborhood lifestyle options."
42. Mr. Tremaine moved,
seconded by Mr. Tesche
and it passed without objection,
to amend Chapter 5, page 14, Policy #65, to read: "Fish
wildlife and habitat protection methods shall be ~~considered in~~
integrated into used land use planning, design and
development processes." (amended below see number 45)
43. Ms. Clementson moved,
seconded by Ms. Taylor
it was amended (below)
and passed by a vote of 8 to 2,
to amend Chapter 5, page 14, before Policy 62, by inserting a
new policy under Housing to read: "Equitable distribution of
residential facilities that are supported by government
agencies and operated for health, social services or
correctional purposes." The strategies would be "housing
update and consolidated housing plan."
44. Ms. Fairclough moved,
seconded by Ms. Abney
and it passed by a vote of 7 to 4,
to amend Ms. Clementson's amendment to insert the
words: "Distribution throughout the Municipality..."
45. Ms. Fairclough moved,
seconded by Ms. Clementson
and it passed without objection,
to amend Chapter 5, page 14, Policy #65, to delete the word
"integrated into" and insert the words "addressed".
46. Mr. Tremaine moved,
seconded by Mr. Tesche
and it passed without objection,
to amend Chapter 5, page 15, Policy #69, to read: "The
ecological and drainage functions of Anchorage's aquatic
resources shall be protected and where ~~feasible~~ appropriate
restored."

- Mr. Tremaine moved
seconded by Mr. Tesche
and it failed by a vote of 3 to 8,
- Ms. Taylor asked staff
and it was postponed to later,
- Mr. Tremaine moved
seconded by Mr. Tesche
and it failed by a vote of 3 to 8,
- Mr. Tremaine moved
seconded by Mr. Tesche
and Mr Tesche's amendments were,
accepted as friendly amendments, yet
the main amendment failed by a vote of 3 to 8,
- Mr. Sullivan moved,
seconded by Mr. Kendall
and it failed by a vote of 3 to 8,
47. Mr. Van Etten moved,
seconded by Mr. Traini
and it passed without objection,
48. Mr. Van Etten moved,
seconded by Mr. Kendall
and it passed without objection,
49. Mr. Sullivan moved,
seconded by Mr. Kendall
and it passed without objection,
50. Mr. Sullivan moved,
seconded by Mr. Kendall
and it passed without objection,
51. Mr. Sullivan moved,
seconded by Mr. Kendall
and it passed without objection,
52. Mr. Tesche moved,
seconded by Ms. Abney
and it passed without objection,
- to amend Chapter 5, page 15, Policy #70, to delete the words
"where appropriate."
- about policy #72, "level of service standards" priority
- to amend Chapter 5, page 15, Policy #70, to delete the words
"where appropriate."
- to amend Chapter 5, page 16, Policy #75, to add subsection c
and d to the Policy Statement to read: "c) ~~A process for
determining~~ Impact Fees ~~will be~~ based on the Level of Service
Standards and the results of impact analysis tools such as
Traffic Impact Assessment, Fiscal Impact Analysis,
Development Impact Assessment and Market Impact
Assessment shall be considered. d) Impact fees ~~will~~ can
contribute to the acquisition, design and construction of public
facilities and services such as roads, parks, school, trails,
sports fields, water and wastewater police, fire and others."
- to amend Chapter 5, page 16, Policy #75, subsection b to
delete the word "should" and insert the word "may."
- to amend Chapter 5, page 16, Policy #76, to reverse the order
of the text to read: "Design municipal facilities frequented by
the public, particularly schools, to accommodate year-round
multi-purpose activities."
- to amend Chapter 5, page 17, Policy #84, to insert the words
"sports fields" after the word "parks".
- to amend Chapter 5, page 17, Policy #82 to read: "Develop an
acquisition strategy to secure sufficient and suitable public
lands for parks, sports fields, greenbelts open space, trails and
other public facilities based upon applicable level of service
standards."
- to amend Chapter 5, page 17, Policy #82 by adding a sunburst
symbol to the "Capital Improvement Program Process"
strategy.
- to amend Chapter 5, page 17, Policy #82 by adding "Heritage
Land Bank "as a strategy.
- to amend Chapter 5, page 19, by adding Policy #95 to read:
"Every three years from plan adoption, an independent
Citizens' Committee appointed by the Mayor and confirmed
by the Assembly shall report to the community on the progress
toward implementation of Plan goals and objectives."

53. Mr. Van Etten moved,
seconded by Ms. Clementson
and it passed without objection,

to amend Chapter 5, page 19, Policy #93 to add the words after the words "to the greatest extent possible" the words "in conjunction with policy stated in the Anchorage 2020 Comprehensive Plan."

CLEAN UP AMENDMENTS

54. Ms. Fairclough moved,
seconded by Ms. Taylor
and it passed without objection,

to amend Chapter 5, page 11, line 3, to read: "Improved building/parking location, orientation, streetscape and form are important in order to achieve efficient and attractive development."

55. Ms. Clementson moved,
seconded by Ms. Taylor
and it passed without objection,

to amend Chapter 5, page 16, by inserting a new Policy #73, to read: "Level of service standards for transportation and snow removal along roads and sidewalks along designated transit development corridors shall be given high priority.." with the strategy as "Level of Service Standards" with a sunburst symbol.

56. Mr. Sullivan moved
seconded by Ms. Abney
and it passed without objection,

to amend Chapter 5, page 16, Policy #73 to add the words "sports fields" after the word "parks".

Ms. Fairclough asked staff

why an energy element, that was in the 1982 Comprehensive Plan, was not in this Plan.

Mr. Sullivan suggested

a subcommittee to work on such language as a future amendment and to go through the planning and zoning process. He volunteered to serve on such a subcommittee. Mr. Tremaine agreed to serve.

IMPLEMENTATION STANDARDS

57. Ms. Clementson moved
seconded by Ms. Taylor
and it passed without objection,

to amend Chapter 5, Implementation Strategies, page 1, line 11, at the end of affordable housing definition to add a sentence to read: "Design standards for affordable housing will be developed before additional units are encouraged."

58. Mr. Tremaine moved
seconded by Mr. Tesche
and it passed with one objection,
by Ms. Clementson,

to amend Chapter 5, Implementation Strategies, page 1, line 4 to add the words: "in selected zoning districts."

59. Mr. Traini moved
seconded by Ms. Fairclough
and it passed by a vote of 7 to 4,

to amend Chapter 5, Implementation Strategies, page 1, line 4 by deleting the words "or granny flats".

60. Mr. Tremaine moved
seconded by Ms. Clementson
and it passed without objection,

to amend Chapter 5, Implementation Strategies, page 1, line 6 after the words "timing of" insert "land acquisition and..."

61. Chair Von Gemmingen moved
seconded by Ms. Fairclough
and it passed without objection,

to amend Chapter 5, Implementation Strategies, page 5, line 6 insert after the words "hazards on " the words "our hillsides."

- | | |
|---|--|
| <p>Mr. Van Etten moved
seconded by Mr. Tremaine
and it was withdrawn,</p> | <p>to amend Chapter 5, Implementation Strategies, page 5, line 12, "Fiscal Impact Analysis" by adding at the end of the paragraph a sentence to read: "This fiscal impact analysis shall be updated every five years from the date of implementation of this plan."</p> |
| <p>Ms. Fairclough moved
seconded by Ms. Abney
and the Chair recognized the concern
as a problem area,</p> | <p>to amend Chapter 5, Implementation Strategies, page 6, line 9 "Groundwater Monitoring" by inserting after the words "identify problem areas, <u>cemeteries to be monitored...</u>"</p> |
| <p>62. Ms. Taylor moved
seconded by Mr. Tremaine
and it passed without objection,</p> | <p>to amend Chapter 5, Implementation Strategies, page 7, after line 10, a new item : "Improve Coordination with State Department of transportation" to read: "Improve the coordination process and procedures for road planning, design and maintenance between the Municipality and the State of Alaska Department of Transportation/PF."</p> |
| <p>63. Ms. Clementson moved
seconded by Ms. Taylor
and it passed without objection,</p> | <p>to amend Chapter 5, Implementation Strategies, page 9, line 15, adding a sentence to read: "Design standards from minimum residential density will be developed before this strategy takes effect."</p> |
| <p>64. Ms. Fairclough moved
seconded by Ms. Clementson
and it passed without objection,</p> | <p>to amend Chapter 5, Implementation Strategies, page 9, line 10 by deleting the words "Big Box stores," and inserting the words "<u>Large Retail Establishments.</u>"</p> |
| <p>65. Mr. Tremaine moved
seconded by Ms. Clementson
and it passed without objection,</p> | <p>to amend Chapter 5, Implementation Strategies, page 11, "Park, Greenbelt and Recreation Facility Plan" by deleting the the second sentence in the paragraph and inserting a sentence to read: "<u>New recreation facility needs will be addressed in the plan along with siting and acquisition strategies.</u> In addition this plan will..."</p> |
| <p>66. Mr. Sullivan moved
seconded by Mr. Kendall
and it passed without objection,</p> | <p>to amend Chapter 5, Implementation Strategies, page 12, line 7 by adding "Public Facilities Land Acquisition Program" as a new strategy to read: "<u>Once the Municipality has assessed the long-term need for public facilities of all types, the policies and procedures for Public Facilities Land acquisition will need to be updated. Park bond packages and the annual Capital Improvement Program process are likely funding methods.</u>"</p> |
| <p>Mr. Sullivan added to his amendment
seconded by Mr. Kendall
and it was amended and passed without
objection,</p> | <p>the locations where this strategy should be added: Policy #82, page 17; Policy #73, page 16; and Policy #45, page 12."</p> |
| <p>Ms. Clementson suggested,
seconded by Mr. Kendall,
which was accepted as a friendly amendment,</p> | <p>that the amendment also be added to Policy #12 and 34 regarding high density residential</p> |
| <p>67. Mr. Tremaine moved
Ms. Clementson seconded
and it passed without objection,</p> | <p>to amend Chapter 5, Implementation Strategies, page 13, line 11 "Regulatory Rezones" by inserting on line 12, after the words "...as the final authority <u>for some types of rezones...</u>"</p> |

Assembly amendments made to "ANCHORAGE 2020 REVIEW DRAFT" on February 20, 2001

68. Ms. Taylor moved
seconded by Mr. Tesche,
and it passed without objection,
to amend Chapter 5, Implementation Strategies, page 15, after
line 10, "Surface Drainage Management Plan" a new sentence
to read: "Particular attention should be given to monitoring
pesticide, parking lot and roadway runoff."
69. Mr. Tremaine moved
seconded by Ms. Abney
and it passed without objection,
to amend Glossary, page 1, "Impact Fees" by
inserting after "cost of" the word "public." and adding a new
sentence "Such fees may apply to any form of development:
commercial, industrial or residential."
70. Mr. Tremaine moved
seconded by Mr. Sullivan
and it passed without objection,
to amend Glossary, page 2, line 17, "Public Facilities" by
inserting after the words "...offices, parks," the words:
"recreation facilities, sport fields..."
71. Ms. Ms. Clementson moved
seconded by Ms. Fairclough
and it passed without objection,
to amend Chapter 5, Policy #24, page 7, subsection d) by
deleting the number "16" and inserting the number "12."

Chair Von Gemmingen requested that staff "clean up" the language of amendments if needed.

72. Mr. Tremaine moved
seconded by Ms. Clementson,
and it passed without objection,
to recognize the amendments were made to the "Anchorage
2020 Anchorage Bowl Comprehensive Plan" text. The maps
and graphics in the original document are still germane and
included in the final, adopted plan for publication.

In response to Municipal Attorney Greene's request that the record reflect that the maps referred to by Mr. Nelson of
Planning will be attachments to the enabling ordinance,

- Mr. Tesche moved
seconded by Ms. Fairclough,
to do so.
73. Mr. Van Etten moved
seconded by Mr. Tesche
and it passed without objection,
to include in the final, adopted document inclusion of
maps, illustrations, original diagrams, with photos, etc, in
original document, including any pictures or
acknowledgements that are necessary due to passage of time.
- Ms. Taylor reminded that
density numbers may change in graphs due to changes
made by the Assembly.
- Mr. Sullivan moved
seconded by Mr. Kendall
and included in the main motion,
to amend the ordinance AO 00-119(S) at section 3 to read:
"The Anchorage 2020 Anchorage Bowl Comprehensive Plan
Review Draft, Planning Departments recommended text
revisions dated 1/26/01 as amended is hereby adopted."

Question was called on the motion to adopt AO 2000-119(S) as amended and it passed by a vote of 11 to 0.

- Mr. Fairclough moved
seconded by Ms. Clementson
for immediate reconsideration of AO 00-119(S) as amended.

Question was called on the motion to reconsider AO 2000-119(S) as amended and it failed by a vote of 0 to 11