

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 1-24-03

Submitted by:  
Prepared by:  
For reading:

Chair of the Assembly at  
the Request of the Mayor  
Planning Department  
October 22, 2002

Anchorage, Alaska  
AO 2002-160

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING OF APPROXIMATELY 632 ACRES FROM PLI-p (PUBLIC LANDS  
AND INSTITUTIONS DISTRICT-PARK) AND R-10 (RESIDENTIAL  
ALPINE/SLOPE DISTRICT) TO PLI-p (PUBLIC LANDS AND INSTITUTIONS  
DISTRICT-PARK) FOR ALL OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 3  
WEST, SEWARD MERIDIAN, AK., MINUS THAT PORTION ZONED "AF" PER  
AO 92-122 (CONSISTING OF APPROXIMATELY 8 +/- ACRES); GENERALLY  
LOCATED IN THE UPPER HILLSIDE AREA ON EITHER SIDE OF CLARKS  
ROAD AND EAST OF RABBIT CREEK ROAD.

(Bear Valley & Rabbit Creek Community Councils) (Planning and Zoning Commission Case 2002-127)

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The zoning map shall be amended by designating the following described  
property as PLI-p(Public Lands and Institutions District-Park) zone:

All of Section 36, T 12 N, R 3 W, S.M., AK., minus that portion zoned  
"AF" per AO 92-122 (consisting of approximately 8 +/- acres);  
consisting of approximately 632 acres, as shown on Exhibit A attached  
hereto (Planning and Zoning Commission Case 2002-127).

**\*See attached amendment**

**Section 2.** The zoning map amendment described in Section 1 above shall be subject to  
the following effective clause regarding the uses of the property:

Section 1. shall not become effective until a plat is recorded creating a legal  
boundary for the entire property. At the time of platting, the platting authority  
shall resolve access and, if necessary, require dedicated access to adjoining  
residential properties to the east. The platting process shall include  
consideration and resolution of whether public access is needed to serve the  
properties to the east.

**Section 3.** The Director of the Planning Department shall change the zoning map  
accordingly.

**Amendment to AO 2002-160 – Section 1**

Section 1. shall not become effective until a plat is recorded creating a legal boundary for the entire property. At the time of platting, the platting authority shall resolve legal and physical access to the adjoining residential properties to the east. Currently, there are five access routes traversing the property consisting of: Rabbit Creek Road, Clarks Road, Heights Hill, Private Alascom Road and an historic and currently used homestead road, also known as Old Clark's Road, accessing property to the east. Recreational access shall be incorporated into the platting action.

1  
2 **Section 4.** This ordinance shall become effective within 10 days after the Director of  
3 the Planning Department has received confirmation that a plat has been recorded with  
4 the State District Records Office. ~~The rezone approval contained herein shall~~  
5 ~~automatically expire and be null and void unless a plat has been recorded within two~~  
6 ~~years after the date on which this ordinance is passed and approved.~~ In the event no  
7 special limitations are contained herein, this ordinance is effective immediately upon  
8 passage and approval.  
9

10 PASSED AND APPROVED by the Anchorage Assembly this 7<sup>th</sup>  
11 day of January, 2002

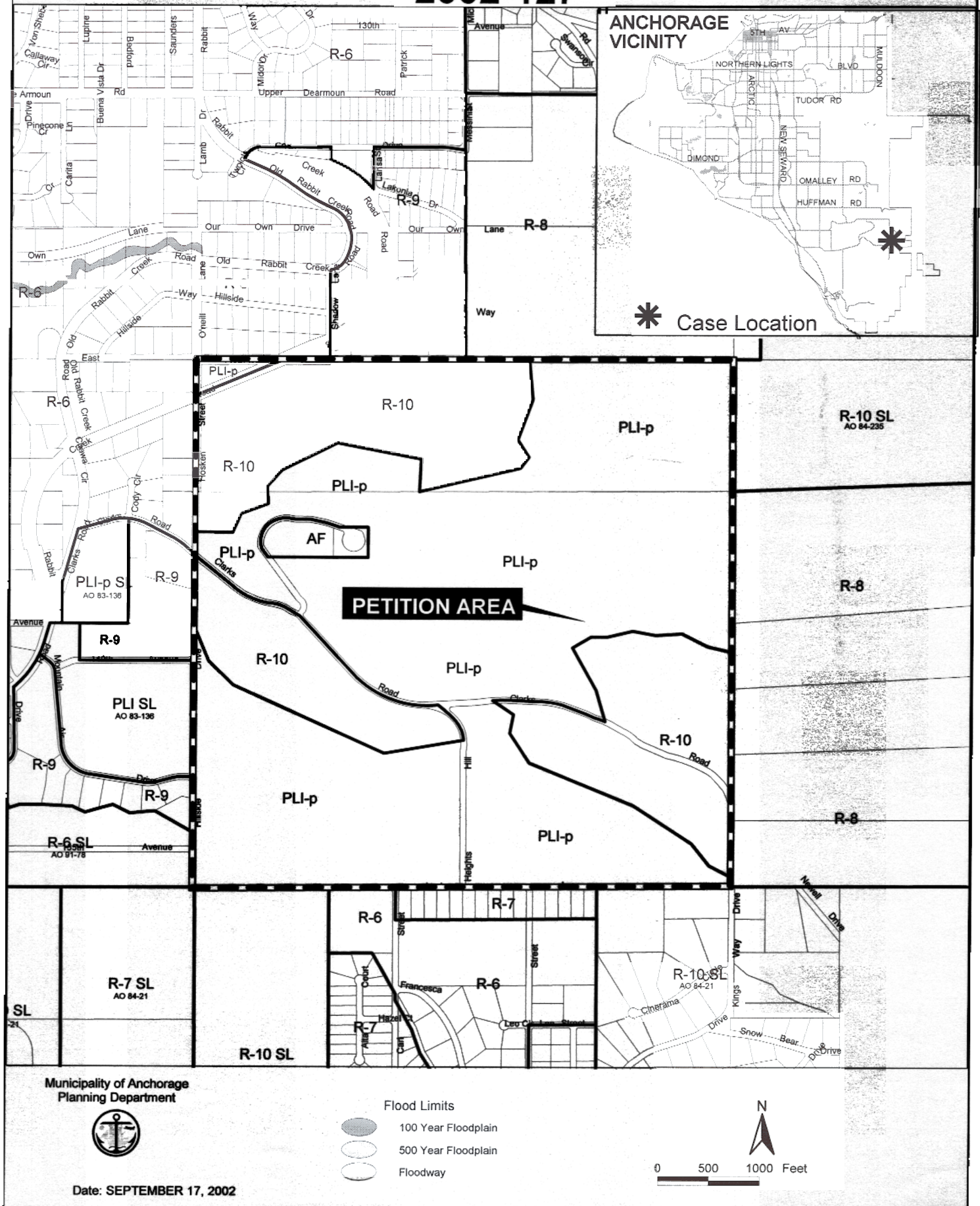
ATTEST:

  
Chair  
Municipal Clerk

Acting

(2002-127)  
(017-081-07; 017-131-04)

**EXHIBIT - A**  
**2002-127**



**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2002-160 Title: Rezoning of approx. 632 acres from PLI-p/R-10 to PLI-p for all of Section 36, Township 12 North, Range 3 West, S.M., AK minus that portion zoned "AF" per AO 92-122 (consisting of approximately 8 +/- acres), S.M., AK.

Sponsor: Municipality of Anchorage  
Preparing Agency: Planning Department  
Others Affected

**CHANGES IN EXPENDITURES AND REVENUES**

(Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Services					
5000 Capital Outlay					
TOTAL DIRECT COSTS					
6000 IGCs					
FUNCTION COST:					
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

At the time the Section 36 was rezoned to PLI-p, R-10 and AF, it was based on an exhibit map of a preliminary plat that would have created 12 tracts. A final plat was never recorded and the preliminary plat has since become null and void. Approval of this rezoning should have no significant economic impact on the public sector beyond the costs of replatting the property to tract out the property zoned AF (approximately 8 acres) and to resolve access to the adjoining residential properties to the east.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the private sector. The rezone will change the zoning of approximately 632 +/- acres from a PLI-p/R-10 to PLI-p for dedicated park and open space land.

Prepared by: Jerry Weaver Jr., Zoning Mgr.  
Validated by OMB: Cheryl Frasca  
Approved By: [Signature]  
Director Preparing Agency

Telephone: 343-4215  
Date: 10/10/02  
Date: 9.20.02



**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

**No. AM 896-2002**

**Meeting Date: October 22, 2002**

**From: Mayor**

**Subject: AO 2002-160**

Rezone approximately 632 acres from PLI-p/R-10 to PLI-p for all of Section 36, Township 12 North, Range 3 West S.M. AK., minus that portion zoned "AF: per AO 92-122 (consisting of approximately 8 +/- acres; generally located in the upper Hillside area on either side of Clarks Road and East of Rabbit Creek Road.

1 Heritage Land Bank has petitioned to rezone approximately 632 acres of land owned  
2 by the Municipality of Anchorage in Section 36 from PLI-p (Public Lands and  
3 Institutions-Park) and R-10 (Residential Alpine/Slope) District to PLI-p (Public Lands  
4 and Institutions-Park). The remaining portion of land will remain zoned "AF"  
5 (Antenna Farm) District.  
6

7 The Planning and Zoning Commission found PLI-p zoning generally meets the  
8 standards for zoning map amendments AMC 21.20.090, and implementation of the  
9 Anchorage Bowl Comprehensive Development Plan Maps, AMC 21.05.080. PLI-p  
10 zoning is consistent with Anchorage 2020 Bowl Plan policies #42, #45, #50, #65 -  
11 #67, #69 - #71, and #85. The Commission voted unanimously to recommend rezoning  
12 to PLI-p, with an effective clause that the zoning not become effective until a plat is  
13 recorded creating a legal boundary for the eight (8) acres of "AF" zoned property.  
14 And, to resolve access to adjoining residential properties to the east of Section 36 with  
15 the platting action.  
16

17 Section 36 includes a private road owned by Alascom leading to its antenna tower and  
18 the three additional antenna towers operated by the Alaska Department of  
19 Transportation & Public Facilities. There is an unimproved dirt trail that crosses  
20 Section 36 (west to east) and functions as a driveway to several land-locked residential  
21 properties to the east of Section 36. This jeep trail has no public easement but has  
22 historically served as the only road access to the residential properties to the east.  
23

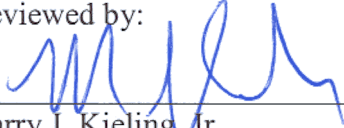
24 At the time AO 92-177 rezoned Section 36 to PLI-p, R-10 and "AF", the existing  
25 zoning boundaries (as shown on Exhibit A to AO 92-177) were established based on  
26 tracts depicted on a 12/30/91 preliminary plat that was never recorded. The Planning  
27 and Zoning Commission agreed to the Heritage Land Bank proposed effective clause  
28 that zoning shall not become effective until a plat is recorded creating a legal  
29 boundary for the "AF" zoned property.

1  
2 Nine people testified at the public hearing in favor of zoning the Heritage Land Bank  
3 land to PLI-p and preserve it as designated park and open space. Most people spoke in  
4 favor of the effective clause to record a new plat that defines the "AF" zoning  
5 boundaries and, as part of the plat, to resolve access to the adjoining residential  
6 properties to the east. The Planning and Zoning Commission also agreed that access  
7 to the these properties be resolved with a new plat.


8  
9 The Bear Valley and Rabbit Creek Community Councils have long supported rezoning  
10 Section 36 as PLI-p, recognizing that the antenna sites need to remain zoned "AF."

11  
12 The Administration supports the Planning and Zoning Commission's recommendation  
13 to PLI-p and effective clause.  
14  
15

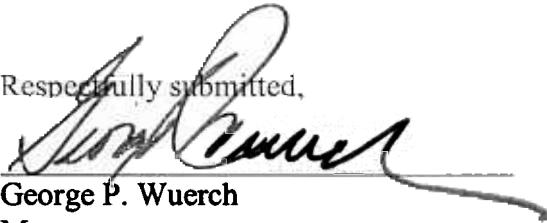
Reviewed by:

  
\_\_\_\_\_  
Harry J. Kieling, Jr.  
Municipal Manager

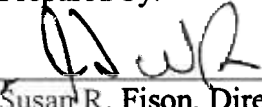
Reviewed by:

  
\_\_\_\_\_  
Craig E. Campbell, Executive  
Director Office of Planning,  
Development and Public Works

Respectfully submitted,

  
\_\_\_\_\_  
George P. Wuerch  
Mayor

Prepared by:

  
\_\_\_\_\_  
Susan R. Fison, Director  
Department of Planning



Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

AO 2002-160

<b>1</b>	<p><b>SUBJECT OF AGENCY DOCUMENT</b></p> <p>Rezoning from PLI-p and R-10 to PLI-p, approx 632 acres, for all of Section 36, Township 12 North, Range 3 West, S.M., AK. minus that portion zoned "AF" per AO 92-122 (consisting of approx. 8 +/- acres); generally located in the upper Hillside area on either side of Clarks Road and East of Rabbit Creek Road.</p> <p>(Bear Valley/Rabbit Creek Community Council) (Case 2002-127)</p>	<p><b>DATE PREPARED</b> September 20, 2002</p> <p><b>INDICATE DOCUMENTS ATTACHED</b>  <input checked="" type="checkbox"/>AO <input type="checkbox"/>AR <input checked="" type="checkbox"/>AM <input type="checkbox"/>AIM         </p>
<b>2</b>	<p><b>DEPARTMENT NAME</b> Planning Department</p>	<p><b>DIRECTOR'S NAME</b> Susan R. Fison, Director</p>
<b>3</b>	<p><b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b> Jerry Weaver Jr.</p>	<p><b>HIS/HER PHONE NUMBER</b> 343-4260</p>
<b>4</b>	<p><b>COORDINATED WITH AND REVIEWED BY</b></p>	<p><b>INITIALS</b></p>
<b>6</b>	<p>Mayor</p> <p>Heritage Land Bank</p> <p>Merrill Field Airport</p> <p>Municipal Light &amp; Power</p> <p>Port of Anchorage</p> <p>Solid Waste Services</p> <p>Water &amp; Wastewater Utility</p>	<p>DATE</p>
<b>5</b>	<p><b>Municipal Manager</b></p> <p>Cultural &amp; Recreational Services</p> <p>Employee Relations</p> <p>Finance, Chief Fiscal Officer</p> <p>Fire</p> <p>Health &amp; Human Services</p> <p>Office of Management and Budget</p> <p>Management Information Services</p> <p>Police</p> <p>Office of Planning, Development, &amp; Public Works</p> <p>Development Services</p> <p>Facility Management</p>	<p>10/15</p> <p>10/10/02</p> <p>9-20-02</p>
<b>4</b>	<p>Office of Planning, Development, &amp; Public Works</p> <p>Development Services</p> <p>Facility Management</p>	<p>9-20-02</p>
<b>1</b>	<p><b>Planning</b></p> <p>Project Management &amp; Engineering</p> <p>Street Maintenance</p> <p>Traffic</p> <p>Public Transportation Department</p> <p>Purchasing</p>	<p>9-20-02</p>
<b>3</b>	<p><b>Municipal Attorney</b> 1395B</p> <p><b>Municipal Clerk</b></p>	<p>10-8-02</p>
<b>5</b>	<p><b>SPECIAL INSTRUCTIONS/COMMENT</b></p> <p style="text-align: center; font-size: 1.2em;">introduction</p>	
<b>6</b>	<p><b>ASSEMBLY MEETING DATE REQUESTED</b> ASAP 10/22/02</p>	<p><b>PUBLIC HEARING DATE REQUESTED</b> 4 weeks after introduction 12/10/02</p>

**FULL TEXT OF  
DOCUMENT CAN BE  
OBTAINED AT MUNI  
CLERK'S OFFICE**