

Submitted by: Chair of the Assembly at
the request of the Mayor

Prepared by: Planning Department

For reading: January 22, 2008

See AO 2008-15 (S-2)

ANCHORAGE, ALASKA

AO No. 2008-15

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS
21.10.028, 21.15.015, AND 21.15.030 TO GIVE SITE PLAN AUTHORITY OVER
CERTAIN DEVELOPMENTS TO THE URBAN DESIGN COMMISSION.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.10.028 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.028 **Urban design commission.**

*** *** ***

F. Review and decide upon [MAKE RECOMMENDATIONS TO THE
PLANNING AND ZONING COMMISSION ON] public facility site plans
for those facilities with a gross floor area of less than 100,000 square feet.

G. Review and decide upon site plans as determined in section 21.15.030.

*** *** ***

(CAC 2.64.010; AO No. 84-10(S); AO No. 91-173(S))

*The Code Reviser is instructed to re-letter the remaining sections.

Section 2. Anchorage Municipal Code section 21.15.015 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.15.015 **Public facility site review.**

A. Authority of planning and zoning commission. The planning and zoning
commission shall review and make recommendations regarding the
following under this section:

1. The selection of a site for a public facility, except where the location
of the site is:

a. Designated on a municipal plan adopted by the assembly;

- b. Determined by a dedication to the municipality on a final plat approved and recorded in accordance with this title; or
- c. Subject to approval of a conditional use under this title.

2. The site plan for a public facility, when the public facility has a gross floor area of 100,000 square feet or more [EXCEPT FOR SITE PLANS SUBJECT TO APPROVAL OF A CONDITIONAL USE UNDER THIS TITLE].

B. Authority of urban design commission. The urban design commission shall review and decide upon the site plan for a public facility, when the public facility has a gross floor area of less than 100,000 square feet.

C[B]. Required information. The agency proposing a site selection or site plan shall submit to the applicable commission all information necessary to its review under this section. This information shall include, but need not be limited to, an evaluation of alternative sites, or an explanation why no alternative sites were considered.

D[C]. Public hearing.

1. The planning and zoning commission shall hold a public hearing on any site selection that is subject to review under this section.
2. The planning and zoning commission and the urban design commission may, in their [ITS] discretion, hold a public hearing on any site plan subject to review under this section.

Notice of the public hearing shall be given in the manner prescribed for a public hearing on a conditional use application.

E[D]. Review required.

1. The planning and zoning commission shall review and make recommendations under[:]

[1.] Subsection A.1 of this section before the acquisition of a site for the public facility may be authorized or before publicly owned land is designated as the site for the public facility.

2. The planning and zoning commission and the urban design commission shall review and make recommendations under s[S]ubsections A.2 and B. of this section before the final commitment to the design of a public facility may be made, and

before any contract to construct or acquire the public facility's improvements may be awarded.

[UPON APPLICATION OF THE AGENCY PROPOSING THE SITE, THE COMMISSION MAY CONSOLIDATE ITS REVIEW UNDER SUBSECTIONS A.1 AND A.2 OF THIS SECTION.]

E. Standards. The commissions shall review a proposed site selection or site plan for consistency with the goals, policies and land use designations of the comprehensive plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site.

F. Conformance with recommendations of commission. No agency may proceed with a site selection or site plan that does not conform to the commission['s] recommendations under this section, unless the agency furnishes the applicable commission a written statement of the reasons for its decision to proceed at least 30 days before implementing that decision.

*** *** ***

(AO No. 84-20; AO No. 85-160, 1-8-86)

*The Code Reviser is instructed to re-letter the remaining sections.

Section 3. Anchorage Municipal Code section 21.15.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.15.030 Approval of site plans and conditional uses.

A. Scope. The following applications are subject to the procedures described in this section:

1. Site plan approval; and
2. Conditional use approval.

B. Decision-making body for site plans.

1. The planning and zoning commission shall review and decide upon site plans, when required under this title for the following types of development:

- a. Non-residential development with a gross floor area of 100,000 square feet or larger;

- b. Residential development of 140 units or more;
- c. Master plans for parks that are 150 acres or larger;
- d. Telecommunications towers;
- e. Design study reports for road projects; and
- f. Site plan reviews required by special limitations and directed to the planning and zoning commission.

2. The urban design commission shall review and decide upon all site plans required under this title that are not reviewed by the planning and zoning commission pursuant to B.1. above.

*** *** ***

H[G]. Modification of final approval.

1. The authority that approved a conditional use or site plan may, upon application by the petitioner, modify the conditional use or site plan:
 - a. When changed conditions cause the conditional use or site plan no longer to conform to the standards for its approval.
 - b. To implement a different development or operational plan conforming to the standards for its approval.
2. Upon the filing of an application for a modification of a conditional use or site plan and after a review of the application to determine that it is complete and meets the requirements of this title, the department staff shall place the requested modification on the consent agenda of either the planning and zoning commission, the urban design commission, or the assembly, as the case may be, for approval, denial, further inquiry, public hearing and, thereafter, action by the respective body.
 - a. The planning and zoning commission, the urban design commission, or the Assembly, upon an express finding that the proposed modifications will have a significant effect on the surrounding neighborhood or on owners or occupiers of adjacent property that is the subject of the modification application, may determine that a public hearing is necessary. In such event the hearing shall be scheduled as soon as practicable after the matter first comes before the body for conclusion.

3. The modification application shall be considered as an application for final approval under subsection F of this section and therefore subject to the provisions of that section.[]

*** **

(GAAB 21.05.060, 21.05.080; AO No. 77-355; AO No. 78-231; AO No. 79-34; AO No. 79-214; AO No. 82-22(S); AO No. 82-49; AO No. 84-70; AO No. 85-21; AO No. 85-72; AO No. 85-91, 10-1-85; AO No. 86-19; AO No. 86-155; AO No. 87-121, 11-27-87; AO No. 88-5(S); AO No. 94-62, § 1, 4-12-94; AO No. 95-129, § 5, 3-12-96; AO No. 2004-6, § 1, 10-1-03; AO No. 2004-108(S), § 1, 10-26-04; AO No. 2005-19, § 1, 3-1-05; AO No. 2006-90(S), § 1, 6-20-06)

*The Code Reviser is instructed to re-letter the remaining sections.

Section 4. This ordinance shall be effective immediately upon passage and approval of the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2008.

Chair

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2008- 15

Title: Planning and Zoning Commission, Case 2007-136;
recommendation of approval for an amending Anchorage
Municipal Code Sections 21.10.028, 21.15.015 and 21.15.030
to give site plan authority over certain developments to the
Urban Design Commission.

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant impact on the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant economic impact on the private sector.

Prepared by:	<u>Jerry Weaver Jr.</u>	Telephone: <u>343-7939</u>
Validated by OMB:	<u></u>	Date: <u></u>
Approved by:	<u></u> (Director, Preparing Agency)	Date: <u></u>
Concurred by:	<u></u> (Director, Impacted Agency)	Date: <u></u>
Approved by:	<u></u> (Municipal Manager)	Date: <u></u>



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 43-2008

Meeting Date: January 22, 2008

From: Mayor

Subject: Planning and Zoning Commission recommendation for an ordinance amendment to Anchorage Municipal Code Sections 21.10.028, 21.15.015 and 21.15.030 to give site plan authority over certain developments to the Urban Design Commission

1 This ordinance transfers site plan review authority for certain developments from the
2 powers and duties of the Planning and Zoning Commission to the Urban Design
3 Commission. Discussions among the Commissions and the Department over the last
4 two years have resulted in a decision to address the transfer of this authority for certain
5 cases.

6
7 Under the proposed ordinance, site plan review for the following structures would be
8 transferred to the Urban Design Commission:
9

- 10 • Non- residential development and public facilities with a gross floor area of less
11 than 100,000 square feet (SF)
- 12 • Residential development of less than 140 units
- 13 • Master plans for parks that are less than 150 acres

14
15 Telecommunication towers and design study projects for road projects will continue to
16 be reviewed by the Planning and Zoning Commission. This ordinance help will
17 implement the direction of *Anchorage 2020* and the Title 21 rewrite regarding
18 establishment of design review authority.
19

20 Any site plan review required by zoning special limitations would remain with the
21 Planning and Zoning Commission unless otherwise specified in the ordinance creating
22 the zoning with the special limitations.
23

24 There was no opposition to the ordinance at the public hearing. The Planning and
25 Zoning Commission supports the ordinance.
26
27
28
29
30

THE ADMINISTRATION RECOMMENDS ADOPTION OF THE
ORDINANCE.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

Concur: Tom Nelson, Director, Planning Department

Concur: Mary Jane Michaels, Director, Office of Economic
and Community Development

Concur: James N. Reeves, Municipal Attorney

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted, Mark Begich, Mayor

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-085

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDMENT TO THE ANCHORAGE MUNICIPAL CODE SECTIONS 21.10.028, 21.15.015 AND 21.15.030 TO GIVE SITE PLAN AUTHORITY OVER CERTAIN DEVELOPMENTS TO THE URBAN DESIGN COMMISSION.

(Case 2007-136)

WHEREAS, the Planning Department (Department) has submitted a draft ordinance which transfers site plan authority over certain developments to the Urban Design Commission; and

WHEREAS, a public hearing was held on November 19, 2007.

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

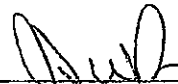
A. The Commission makes the following findings of fact:

1. This ordinance addresses the transfer of site plan review authority for certain developments from the powers and duties of the Planning and Zoning Commission to the Urban Design Commission. This is an interim transfer of authority within the structure of the existing land use code. Discussions among the Commissions and the Department over the last two years have resulted in a decision to address the transfer of this duty.
2. Under the proposed ordinance, site plan review for the following structures would be transferred to the Urban Design Commission:
 - Non-residential development and public facilities with a gross floor area of less than 100,000 square feet (SF).
 - Residential development of less than 140 units.
 - Master plans for parks that are less than 150 acres.
3. Any site plan review required by special limitations and directed to the Planning and Zoning Commission would not transfer to the Urban Design Commission. Any site plan required under this title not reviewed by the Planning and Zoning Commission due to the size threshold noted above, or items such as telecommunication towers and design study projects for road projects, will be reviewed by the Urban Design Commission. This ordinance will implement the direction of the *Comprehensive Plan* and the Title 21 rewrite regarding establishment of design review authority for the Urban Design Commission.
4. The Commission finds that this ordinance has been underway for two years. The Commission finds that this authority transfer will allow the architectural experts to deal with appropriate items and relieve the Commission of some of its workload. It also implements the goals of *Anchorage 2020*.

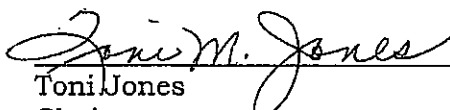
5. The Commission noted that there are some projects, such as the National Park Building, that are large and with which the Commission should be involved, but the Commission's workload is enormous, and to the extent the Urban Design Commission can carry some of that load, the Commission favored the transfer of site plan authority for certain project types.
 6. The Commission recommended approval of the ordinance unanimously.
- B. The Commission recommends to the Anchorage Assembly approval of an amendment to Title 21 regarding the transfer of site plan review authority for certain developments from the powers and duties of the Planning and Zoning Commission to the Urban Design Commission.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 19th day of November, 2007.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission
this 19th day of December, 2007.



Tom Nelson
Secretary



Toni Jones
Chair

(Case 2007-136)

ac

AYE: Josephson, Jones, Isham, Fredrick, Phelps, Wang, Cotten
NAY: None

PASSED

6. 2007-136 Municipality of Anchorage. An ordinance amending Anchorage Municipal Code Sections 21.10.028, 21.15.015, and 21.15.030 to give site plan authority over certain developments to the Urban Design Commission.

Staff member ANGELA CHAMBERS explained that this ordinance would transfer the site plan review authority for certain developments from the powers and duties of the Planning and Zoning Commission to the Urban Design Commission (UDC). This has been discussed at length with both the Planning and Zoning Commission and the UDC. This draft ordinance an interim transfer of authority within the structure of the existing land use code. Discussions over the last two years have resulted in a decision to transfer site plan authority to the UDC for: 1) non-residential development and public facilities with a gross floor area of less than 100,000 square feet (SF); 2) residential development of less than 140 units; an 3) master plans for parks that are less than 150 acres. This ordinance will implement the direction of *Anchorage 2020* and the Title 21 rewrite regarding establishment of design review authority for the UDC. This is the interim ordinance until that final direction is completed. MS. CHAMBERS noted that the Department provided a list of projects and their potential review bodies as it relates to this ordinance so the Commission could see which types of projects would go to the UDC.

The public hearing was opened and closed without public comment.

COMMISSIONER ISHAM moved for approval of an ordinance amending Anchorage Municipal Code Sections 21.10.028, 21.15.015, and 21.15.030 to give site plan authority over certain developments to the Urban Design Commission. COMMISSIONER WANG seconded.

COMMISSIONER ISHAM supported his motion, noting that this ordinance has been underway for two years. There is a matrix showing the types of uses for which site plan review authority would be transferred to the UDC. He felt this is a well chosen list of project types for authority transfer because it will allow the architectural experts to deal with appropriate items and relieve the

Commission of some of its workload. It also implements the goals of *Anchorage 2020*.

COMMISSIONER JOSEPHSON asked how often the UDC meets. MS. CHAMBERS replied that it generally meets once each month, but it can meet twice monthly. COMMISSIONER JOSEPHSON asked how long the UDC's meetings last. MS. CHAMBERS replied that the meetings could go until midnight, but they are currently approximately one to two hours. COMMISSIONER JOSEPHSON asked what is the composition of that body. MR. NELSON replied that there is no mandatory composition but there are several architects, an engineer, and an arborist.

COMMISSIONER JOSEPHSON supported the motion but noted that there are some projects, such as the National Park Building, that are large and with which he felt the Commission should be involved, but the Commission's workload is enormous and to the extent the UDC can carry some of that load, he favored the transfer of site plan authority for certain project types.

AYE: Josephson, Jones, Isham, Fredrick, Phelps, Wang, Cotten
NAY: None

PASSED

- | | |
|----------------|--|
| 7. S-11637 | Alaska Pacific University. To subdivide one parcel of land into six tracts of land with vacation of an approximate 33 ft x 298 ft section line easement running north-south along the west property boundary. Located within the N1/2 of the SW1/4 of Section 27, T13N, R3W, S.M., Alaska, less Tract A, University Lake Subdivision (per plat 85-299) |
|----------------|--|

POSTPONED TO DECEMBER 19, 2007

- | | |
|-----------------|--|
| 8. 2007-172 | Nana Development Corp. A conditional use to allow a hotel in the PLI zoning district (Public Lands & Institutions) and a site plan review per AMC 21.15.015 for proposed APU Endowment Subdivision, Tract A. Located in the N1/2 of the SW1/4 of Section 27, T13N, R3W, S.M. Alaska. |
|-----------------|--|

Municipality of Anchorage**Planning Department****MEMORANDUM**

DATE: November 19, 2007

TO: Planning and Zoning Commission

THRU: *TN* Tom Nelson, Director

FROM: *AC* Angela C. Chambers, AICP, Senior Planner

SUBJECT: Case 2007-136, An ordinance amending Anchorage Municipal Code Sections 21.10.028, 21.15.015 and 21.15.030 to give site plan authority over certain developments to the Urban Design Commission.

Discussion:

This ordinance addresses the transfer of site plan review authority for certain developments from the powers and duties of the Planning and Zoning Commission to the Urban Design Commission. This is an interim transfer of authority within the structure of the existing land use code. Discussions among the Commissions and the Department over the last two years have resulted in a decision to address the transfer of this duty.

Under the proposed ordinance, site plan review for the following structures would be transferred to the Urban Design Commission:

- Non-residential development and public facilities with a gross floor area of less than 100,000 square feet (SF)
- Residential development of less than 140 units
- Master plans for parks that are less than 150 acres

Any site plan review required by special limitations and directed to the Planning and Zoning Commission would not transfer to the Urban Design Commission. Any site plan required under this title not reviewed by the Planning and Zoning Commission due to the above noted size threshold above, or items such as telecommunication towers and design study projects for road projects, will be reviewed by the Urban Design Commission. This ordinance will implement the direction of *Anchorage 2020* and the Title 21 rewrite regarding establishment of design review authority for the Urban Design Commission.

Attached to this memorandum is a list of projects and their potential review bodies as it relates to this ordinance. Cost, acreage and project description information is also provided for each example.

Agency Comments:

No significant comments were received at the time of this writing.

RECOMMENDATION:

The Department recommends approval of the above captioned ordinance amendment.

Planning and Zoning Commission Site Plan Reviews 2002 - 2007

2002

<u>Project</u>	<u>Cost</u>	<u>Acreage</u>	<u>Description</u>	<u>Potential Rev. Body</u>
Elmore Road	\$7.9 million		road improvements	both
AWWU Emergency Operations Center	\$1 million	12.2	construction of a 10,000 SF one-story building	UDC
Chugach View Senior Housing	\$6.1 million	4.86	renovation of 120 apartment units	UDC
Lowe's Home Improv. Warehouse	not available	11.0	LRE - amended SPR garden center & storage	?
Russian Jack Springs Park	not applicable	148	master plan approval	PZC
Moen Park	not applicable	10	master plan approval	UDC
Denali Street	\$3 million		road improvements	both
AIA Quick Turnaround Facility	\$22 million	n/a	maintenance facility for airfield vehicles and vehicle warm storage building	UDC
MacInness Street	not available		road improvements	both
National Park Service Building	not available	2.0	construction of a five story, 75,000 SF building	UDC
Patterson Street	not available		road improvements	both
Permit Center Expansion	\$2.3 million	42	building expansion	UDC
Denali View Senior Housing	not available		elderly housing project of 20 one-bedroom units	UDC
UAA EcoBic Bldg	\$4.8 million	40	16,496 SF research laboratory	UDC
Strawberry Meadows	not available	1.88	24-unit, duplex condominiums	UDC
Centerpoint Development	not available	15	master plan approval	PZC (by SL)

Fire Station # 14	\$2.5 million	3.44	new construction	UDC
Service High School	\$11.9 million	55	renovation - 2 nd phase	UDC
Pine Street	\$3.2 million		road extension and improvements	both
West Northern Lights Boulevard	\$9.7 million		road improvements	both
Dimond High School	Phase 2 - \$6.3	61.3	new construction of 268,000 SF two-story school	PZC
Ptarmigan Elementary School	\$3.8 million	9.53	school expansion - 18,676 SF	UDC
Consortium Library		36.3		?
Anchorage Senior Center		5.13		UDC
<u>2003</u>				
Chugach Optional School	\$5.6 million	8.5	renovation and expansion	UDC
Polaris School	\$12 million	4.9	renovation and expansion	UDC
Turpin Street	\$2.6 million		road improvements	both
Bartlett High School Phase 2B	\$16.62 million	70	renovation	UDC
Beach Lake Trails Center	\$669,000	36.52	construction of recreational center	UDC
Food Safety Lab	\$9.8 million	30	testing facility for shellfish and finfish	UDC
Raspberry Road Extension	\$1.1 million		road improvement	both
Northwood Drive Reconstruction	\$5.2 million		road improvement	both
AT&T Wireless	not available	.60	85' cell tower and small building	PZC
Sadler's Furniture	not available	14.86	3-story warehouse & office addition	?
Bobby's Plaza	not available	.22	new retail commercial building	UDC

Loretta French Park	not applicable	111	minor amendment to master plan	UDC
Eagle River High School	\$37 million	50	new construction - 182,915 SF, two-story school	PZC
<u>2004</u>				
Renal Care Facility	not available	21.2	building for exam rooms, offices, a lab, and a large dialysis room	UDC
Southport Drive	\$4.3 million		road improvements	both
Drive-thru facility	not available	.25	drive-up coffee & espresso bar	UDC
Muldoon Middle School/Community Center/ Library	\$5.6 million	30.5	new facilities	?
Sand Lake Elementary School	\$7.3 million	9.24	renovation and expansion	UDC
Girdwood Post Office	\$2.6 million	.50	new facility	UDC
Alaska Zoo	not available	23.8	amend zoo master plan and SPR of a new 2- acre parking lot and new entrance bldg. (gift shop)	?
Timberlane Drive Reconstruction	\$1.7 million		road upgrade	both
Home Depot Tudor Rd. & Denali St.	not available	13.7	LRE expansion	UDC
Romig Middle School	\$637,000	44.7	improve traffic circulation congestion and more efficient bus routing	UDC
Fire Station #15	\$2.45 million	2.0	new station	UDC
Merrill Field Airport Master Plan Update	not applicable	.72	plan amendment - revised height zoning map	PZC
Chester Valley Elementary School	\$10.1 million	7.6	school expansion	UDC
E. 84 th & Spruce Street	\$7.4		road upgrade	both
St. Andrew Catholic Church	not available	15.0	restoration plan of a gravel pit	UDC

Service High School Relocatables	not available	55.3	adding 6 relocatables	UDC
ARR Operations Center	not available	2.2	new Ship Creek facility	UDC
Aero Avenue	\$1.6 million		road improvements	both
Bailey's Furniture	not available	6.3	LRE 119,000 SF	PZC
Hartzell Road	not available		road extension	both
Piper Street	not available		phase 1 - road improvements	both
Home Depot - Abbott Road	not available	11.6	LRE - new construction	PZC
Home Depot - Northway Mall	not available	11.3	LRE - renovation	UDC
<u>2005</u>				
Museum Expansion	\$44 million	4.5	70,000 SF addition	UDC
Sullivan Skateboard Park	\$991,000	23	skateboard & BMX	UDC
Chester Creek Trail	\$1.9 million		16,000 linear foot trail in U-Med District	UDC
Girdwood Streets and Drainage Improvements - Phase 1	\$2.5 million		infrastructure improvements	both
ADOT - Abbott Loop Road	\$27.5 million		new road between Abbott Road and 48th Avenue	both
Alaska Botanical Garden	\$228,000	77.2	provide fencing to protect the display gardens from moose browse	UDC
UAA Native Science & Engineering Facility	\$3.0 million	1	construction of a 12,030 SF two-story building	UDC
Piper Street - Phase 3	\$2.8 million		complete access from Tudor Rd. to Providence Dr.	both
Kincaid Park Trail	\$2.8 million		trail connection from the Nordic Ski Club to park entrance	PZC
Walmart - Dowling Road	not available	28	LRE - 230,000 SF Supercenter	PZC

Bayshore Drive	\$2.4 million	0.8 mile road improvement	both
Car Wash	not available	six bay car wash and two bay self-serve dog wash and office	UDC
Tudor Storage	not available	self-storage facility - 380 units	UDC
Amended Home Depot - Abbott Road	not available	modify enclosed heated space to covered, semi-enclosed, non-heated space	UDC
ADOT Abbott Loop Extension	\$27.5 million	new road construction	both
Morrison Auto Group	not available	minor amendment to SPR for auto dealership	UDC
Medical Office	not available	new construction on Lake Otis Parkway - U-Med	UDC
Fred Meyer - midtown	not available	fenced-in outdoor garden center	UDC
<u>2006</u>			
Amended SPR - East High School	not available	16 relocatable classrooms	UDC
Amend SPR Paratransit Facility	not available	7,725 square foot (SF) office building with vehicle maintenance and vehicle storage	UDC
Centerpoint Master Plan	not available	Centerpoint West , Tract C	PZC by SL
P.O.B. Montgomery	not available	LRE - retail mall	PZC
Dairy Queen	not available	Tudor Road fast-food restaurant	UDC
ADOT Glenn Hwy/Bragaw Street Interchange	not available	review of the draft RFP	both
Clark Middle School	\$45-\$49 million	new school construction	?
Amended South Anchorage Sports Park	not available	upgrade a baseball field & add another	UDC

Kincaid Park Road	\$3.2 million		connection from the Nordic Ski Club Bunker and the park entrance	both
Kloop Station Sand Storage	not available	20	construction of two additional storage structures on the 20-acre municipal property	UDC
APU Dormitory	not available		8,600 SF two-story building	UDC
Midas Muffler	not available	1.39	minor amendment to SPR	UDC
<u>2007</u>				
Publix Storage	not available	0.92	self-storage facility	UDC
Kincaid Park Improvements	\$6 million	360	soccer Fields, Snowmaking Facilities/Irrigation, and Disc Golf Course	PZC
Aurora Square	not available	1.85	29 unit multi-family residential development	UDC
CIRI/Browman	not available	95	LRE - 95 acres - 900,000 to 1,000,000 SF retail development	PZC

All site plan reviews go to the UDC except for the following, which go to PZC:

- New public or private non-residential development with a gross floor area of 100,000 sf or more
- Residential development of 140 units or more
- Master plans for parks that are 300 acres or more
- Design Study Reports for road projects
- Telecommunications towers

Municipality of Anchorage

Planning Department

MEMORANDUM

DATE: September 10, 2007

TO: Planning and Zoning Commission

THRU: *TN* Tom Nelson, Director

FROM: *AC* Angela C. Chambers, AICP, Senior Planner

SUBJECT: Case 2007-136, An ordinance amending Anchorage Municipal Code Sections 21.10.028, 21.15.015 and 21.15.030 to give site plan authority over certain developments to the Urban Design Commission.

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Under the proposed ordinance, site plan review for the following structures would be transferred to the Urban Design Commission:

- Non-residential development and public facilities with a gross floor area of less than 100,000 square feet (SF)
- Residential development of less than 140 units
- Master plans for parks that are less than 150 acres

Any site plan review required by special limitations and directed to the Planning and Zoning Commission would not transfer to the Urban Design Commission. Any site plan required under this title not reviewed by the Planning and Zoning Commission due to the above noted size threshold above, or items such as telecommunication towers and design study projects for road projects, will be reviewed by the Urban Design Commission. This ordinance will implement the direction of *Anchorage 2020* and the Title 21 rewrite regarding establishment of design review authority for the Urban Design Commission.

Agency Comments:

No significant comments were received at the time of this writing.

RECOMMENDATION:

The Department recommends approval of the above captioned ordinance amendment.

Submitted by:
Prepared by: Planning Department
For reading:

ANCHORAGE, ALASKA
AO No. 2007-_____

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS
2 21.10.028, 21.15.015, AND 21.15.030 TO GIVE SITE PLAN AUTHORITY OVER
3 CERTAIN DEVELOPMENTS TO THE URBAN DESIGN COMMISSION.
4

5
6 THE ANCHORAGE ASSEMBLY ORDAINS:
7

8 **Section 1.** Anchorage Municipal Code section 21.10.028 is hereby amended to
9 read as follows (*the remainder of the section is not affected and therefore not set*
10 *out*):
11

12 **21.10.028 Urban design commission.**
13

14 *** *** ***

15 F. Review and decide upon [MAKE RECOMMENDATIONS TO THE
16 PLANNING AND ZONING COMMISSION ON] public facility site
17 plans for those facilities with a gross floor area of less than 100,000
18 square feet.
19

20 G. Review and decide upon site plans as determined in section
21 21.15.030.
22

23 *** *** ***

24 (CAC 2.64.010; AO No. 84-10(S); AO No. 91-173(S))
25

26 *The Code Reviser is instructed to re-letter the remaining sections.
27

28 **Section 2.** Anchorage Municipal Code section 21.15.015 is hereby amended to
29 read as follows (*the remainder of the section is not affected and therefore not set*
30 *out*):
31

32 **21.15.015 Public facility site review.**
33

34 A. Authority of planning and zoning commission. The planning and
35 zoning commission shall review and make recommendations
36 regarding the following under this section:

- 37 1. The selection of a site for a public facility, except where the
38 location of the site is:

AM -2007

- a. Designated on a municipal plan adopted by the assembly;
- b. Determined by a dedication to the municipality on a final plat approved and recorded in accordance with this title; or
- c. Subject to approval of a conditional use under this title.

2. The site plan for a public facility, when the public facility has a gross floor area of 100,000 square feet or more [EXCEPT FOR SITE PLANS SUBJECT TO APPROVAL OF A CONDITIONAL USE UNDER THIS TITLE].

B. Authority of urban design commission. The urban design commission shall review and decide upon the site plan for a public facility, when the public facility has a gross floor area of less than 100,000 square feet.

C[B]. Required information. The agency proposing a site selection or site plan shall submit to the applicable commission all information necessary to its review under this section. This information shall include, but need not be limited to, an evaluation of alternative sites, or an explanation why no alternative sites were considered.

D[C]. Public hearing.

1. The planning and zoning commission shall hold a public hearing on any site selection that is subject to review under this section.
2. The planning and zoning commission and the urban design commission may, in their [ITS] discretion, hold a public hearing on any site plan subject to review under this section.

Notice of the public hearing shall be given in the manner prescribed for a public hearing on a conditional use application.

E[D]. Review required.

1. The planning and zoning commission shall review and make recommendations under[:]

[1.] Subsection A.1 of this section before the acquisition of a site for the public facility may be authorized or before publicly owned land is designated as the site for the public facility.

2. The planning and zoning commission and the urban design commission shall review and make recommendations under s[S]ubsections A.2 and B. of this section before the final commitment to the design of a public facility may be made, and before any contract to construct or acquire the public facility's improvements may be awarded.

[UPON APPLICATION OF THE AGENCY PROPOSING THE SITE, THE COMMISSION MAY CONSOLIDATE ITS REVIEW UNDER SUBSECTIONS A.1 AND A.2 OF THIS SECTION.]

- E. Standards. The commissions shall review a proposed site selection or site plan for consistency with the goals, policies and land use designations of the comprehensive plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site.

- F. Conformance with recommendations of commission. No agency may proceed with a site selection or site plan that does not conform to the commission["s"] recommendations under this section, unless the agency furnishes the applicable commission a written statement of the reasons for its decision to proceed at least 30 days before implementing that decision.

*** *** ***

*The Code Reviser is instructed to re-letter the remaining sections.

Section 3. Anchorage Municipal Code section 21.15.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.15.030 Approval of site plans and conditional uses.

- A. Scope. The following applications are subject to the procedures described in this section:

1. Site plan approval; and
2. Conditional use approval.

B. Decision-making body for site plans.

1. The planning and zoning commission shall review and decide upon site plans, when required under this title for the following types of development:

- a. Non-residential development with a gross floor area of 100,000 square feet or larger;
- b. Residential development of 140 units or more;
- c. Master plans for parks that are 150 acres or larger;
- d. Telecommunications towers;
- e. Design study reports for road projects; and
- f. Site plan reviews required by special limitations and directed to the planning and zoning commission.

2. The urban design commission shall review and decide upon all site plans required under this title that are not reviewed by the planning and zoning commission pursuant to B.1. above.

*** *** ***

H[G]. Modification of final approval.

1. The authority that approved a conditional use or site plan may, upon application by the petitioner, modify the conditional use or site plan:

- a. When changed conditions cause the conditional use or site plan no longer to conform to the standards for its approval.
- b. To implement a different development or operational plan conforming to the standards for its approval.

2. Upon the filing of an application for a modification of a conditional use or site plan and after a review of the application to determine that it is complete and meets the requirements of this title, the department staff shall place the requested modification on the consent agenda of either the planning and zoning commission, the urban design commission, or the assembly, as the case may be, for approval, denial, further inquiry, public hearing and, thereafter, action by the respective body.

- a. The planning and zoning commission, the urban design commission, or the Assembly, upon an express finding that the proposed modifications will have a significant effect on the surrounding neighborhood or on owners

1 or occupiers of adjacent property that is the subject of
2 the modification application, may determine that a
3 public hearing is necessary. In such event the hearing
4 shall be scheduled as soon as practicable after the
5 matter first comes before the body for conclusion.

6 3. The modification application shall be considered as an
7 application for final approval under subsection F of this
8 section and therefore subject to the provisions of that
9 section.[:]

10 *** **

11 *The Code Reviser is instructed to re-letter the remaining sections.
12

13 **Section 4.** This ordinance shall be effective immediately upon passage and
14 approval of the Assembly.
15

16 PASSED AND APPROVED by the Anchorage Assembly this ____ day of
17 _____, 2007.
18
19
20

21 _____
Chair

22 ATTEST:
23
24
25

26 _____
Municipal Clerk
27



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: August 7, 2007
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *L*
FROM: Lynn McGee, Senior Plan Reviewer *L*
SUBJ: Comments on Planning and Zoning Commission case(s) for September 10, 2007.

AUG 07 2007

Municipality of Anchorage
Zoning Division

Right of Way Division has reviewed the following case(s) due August 13, 2007.

07-131 Highland Hills #4, Tract 3A, grid SW0457
(Conditional Use, Hydro-electric Power Plant)
Right of Way Division has no comments at this time.
Review time 15 minutes.

07-133 Fairview, Block 11, Lot 13A, grid 1136
(Conditional Use, Quasi-institutional Use)
Right of Way Division has no comments at this time.
Review time 15 minutes.

07-136 Ordinance Amendment
(Title 21 for Amending UDC Authority)
Right of Way Division has no comments at this time.
Review time 15 minutes.

07-139 US Survey 3042, Lot 73, grid 5012
(Conditional Use, Public Facility)
Right of Way Division has no comments at this time.
Review time 15 minutes.

07-143 L Street Slide Replat, Block 57, Lot 7A, grid 1229
(Rezoning Request, R-3 to R-O)
Right of Way Division has no comments at this time.
Review time 15 minutes.



FLOOD HAZARD REVIEW SHEET

RECEIVED

JUL 12, 2007

Municipality of Anchorage
Zoning Division

Date: 07/11/07

Case: 2007-136

Flood Hazard Zone: NA

Map Number: NA

- ☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
- ☐ Flood Hazard requests that the following be added as a condition of approval:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

- ☐ A Flood Hazard permit is required for any construction in the floodplain.
- ☐ Other:
- ☒ I have no comments on this case.

Reviewer: Jeffrey Urbanus

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

JUL 10 2007

Municipality of Anchorage
Zoning Division

DATE: June 25, 2007
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU *PAH*
SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing September 10, 2007
Agency Comments due August 13, 2007

AWWU has reviewed the materials and has the following comments.

07-136 Urban Design Commission (UDC), An ordinance amending Title 21.

1. AWWU has no objection to the proposed amendment.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.



**Municipality of Anchorage
Development Services Department
Building Safety Division**

MEMORANDUM



JUL 05 2007

DATE: July 5, 2007

**Municipality of Anchorage
Zoning Division**

TO: Jerry Weaver, Jr., Platting Officer, CPD

FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due July 11, 2007

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2007 – 118 Urban Design Commission Review for a sign variance

No objection

2007 – 119 Landscape Plan Approval for a public Roadway.

No objection

2007 – 135 An ordinance amending Title 21 for Urban Design Commission (UDC)
autho

No objection

2007 – 136 An ordinance amending Title 21 for Urban Design Commission (UDC)
authority

No objection

NECC

Northeast Community Council

Resolution 4 – August 16, 2007

RECEIVED

TO: Anchorage Planning and Zoning Commission
MOA Planning Department (fax: 343-7927)

AUG 20 2007

FROM: Peggy Robinson, President
Northeast Community Council, 333-1831

Municipality of Anchorage
Zoning Division

SUBJECT: Ordinance Amending Title 21, sections 10.028, 15.015, and 15.030
Case 2007-136

The NorthEast Community Council Title 21 Committee met and reviewed these proposed changes to the authority of the Urban Design Commission. The chair presented their review to the NECC members at the August 16th meeting.

There was minimal discussion. The motion to support these changes as presented was approved with a vote of 16 in favor, 0 opposed, and 1 abstaining.

We ask that you act upon this motion as warranted in the interests of the NECC and the community of Anchorage as a whole. Thank you for your attention to this matter.

Signed:

Peggy Robinson

**Planning and Zoning Commission
Site Plan Reviews 2002 - 2007**

<u>2002</u>						
<u>Project</u>	<u>Cost</u>	<u>Acreeage</u>	<u>Description</u>	<u>Potential Rev. Body</u>		
Elmore Road	\$7.9 million		road improvements	both		
AWWU Emergency Operations Center	\$1 million	12.2	construction of a 10,000 SF one-story building	UDC		
Chugach View Senior Housing	\$6.1 million	4.86	renovation of 120 apartment units	UDC		
Lowe's Home Improv. Warehouse	not available	11.0	LRE - amended SPR garden center & storage	?		
Russian Jack Springs Park	not applicable	148	master plan approval	PZC		
Moen Park	not applicable	10	master plan approval	UDC		
Denali Street	\$3 million		road improvements	both		
AIA Quick Turnaround Facility	\$22 million	n/a	maintenance facility for airfield vehicles and vehicle warm storage building	UDC		
MacInness Street	not available		road improvements	both		
National Park Service Building	not available	2.0	construction of a five story, 75,000 SF building	UDC		
Patterson Street	not available		road improvements	both		
Permit Center Expansion	\$2.3 million	42	building expansion	UDC		
Denali View Senior Housing	not available		elderly housing project of 20 one-bedroom units	UDC		
UAA EcoBic Bldg	\$4.8 million	40	16,496 SF research laboratory	UDC		
Strawberry Meadows	not available	1.88	24-unit, duplex condominiums	UDC		
Centerpoint Development	not available	15	master plan approval	PZC (by SL)		

Fire Station # 14	\$2.5 million	3.44	new construction	UDC
Service High School	\$11.9 million	55	renovation - 2 nd phase	UDC
Pine Street	\$3.2 million		road extension and improvements	both
West Northern Lights Boulevard	\$9.7 million		road improvements	both
Dimond High School	Phase 2 - \$6.3	61.3	new construction of 268,000 SF two-story school	PZC
Ptarmigan Elementary School	\$3.8 million	9.53	school expansion - 18,676 SF	UDC
Consortium Library		36.3		?
Anchorage Senior Center		5.13		UDC
<u>2003</u>				
Chugach Optional School	\$5.6 million	8.5	renovation and expansion	UDC
Polaris School	\$12 million	4.9	renovation and expansion	UDC
Turpin Street	\$2.6 million		road improvements	both
Bartlett High School Phase 2B	\$16.62 million	70	renovation	UDC
Beach Lake Trails Center	\$669,000	36.52	construction of recreational center	UDC
Food Safety Lab	\$9.8 million	30	testing facility for shellfish and finfish	UDC
Raspberry Road Extension	\$1.1 million		road improvement	both
Northwood Drive Reconstruction	\$5.2 million		road improvement	both
AT&T Wireless	not available	.60	85' cell tower and small building	PZC
Sadler's Furniture	not available	14.86	3-story warehouse & office addition	?
Bobby's Plaza	not available	.22	new retail commercial building	UDC

Loretta French Park	not applicable	111	minor amendment to master plan	UDC
Eagle River High School	\$37 million	50	new construction - 182,915 SF, two-story school	PZC
<u>2004</u>				
Renal Care Facility	not available	21.2	building for exam rooms, offices, a lab, and a large dialysis room	UDC
Southport Drive	\$4.3 million		road improvements	both
Drive-thru facility	not available	.25	drive-up coffee & espresso bar	UDC
Muldoon Middle School/Community Center/ Library	\$5.6 million	30.5	new facilities	?
Sand Lake Elementary School	\$7.3 million	9.24	renovation and expansion	UDC
Girdwood Post Office	\$2.6 million	.50	new facility	UDC
Alaska Zoo	not available	23.8	amend zoo master plan and SPR of a new 2-acre parking lot and new entrance bldg. (gift shop)	?
Timberlane Drive Reconstruction	\$1.7 million		road upgrade	both
Home Depot Tudor Rd. & Denali St.	not available	13.7	LRE expansion	UDC
Romig Middle School	\$637,000	44.7	improve traffic circulation congestion and more efficient bus routing	UDC
Fire Station #15	\$2.45 million	2.0	new station	UDC
Merrill Field Airport Master Plan Update	not applicable	.72	plan amendment - revised height zoning map	PZC
Chester Valley Elementary School	\$10.1 million	7.6	school expansion	UDC
E. 84th & Spruce Street	\$7.4		road upgrade	both
St. Andrew Catholic Church	not available	15.0	restoration plan of a gravel pit	UDC

Service High School Relocatables	not available	55.3	adding 6 relocatables	UDC
ARR Operations Center	not available	2.2	new Ship Creek facility	UDC
Aero Avenue	\$1.6 million		road improvements	both
Bailey's Furniture	not available	6.3	LRE 119,000 SF	PZC
Hartzell Road	not available		road extension	both
Piper Street	not available		phase 1 - road improvements	both
Home Depot - Abbott Road	not available	11.6	LRE - new construction	PZC
Home Depot - Northway Mall	not available	11.3	LRE - renovation	UDC
<u>2005</u>				
Museum Expansion	\$44 million	4.5	70,000 SF addition	UDC
Sullivan Skateboard Park	\$991,000	23	skateboard & BMX	UDC
Chester Creek Trail	\$1.9 million		16,000 linear foot trail in U-Med District	UDC
Girdwood Streets and Drainage Improvements - Phase 1	\$2.5 million		infrastructure improvements	both
ADOT - Abbott Loop Road	\$27.5 million		new road between Abbott Road and 48th Avenue	both
Alaska Botanical Garden	\$228,000	77.2	provide fencing to protect the display gardens from moose browse	UDC
UAA Native Science & Engineering Facility	\$3.0 million	1	construction of a 12,030 SF two-story building	UDC
Piper Street - Phase 3	\$2.8 million		complete access from Tudor Rd. to Providence Dr.	both
Kincaid Park Trail	\$2.8 million		trail connection from the Nordic Ski Club to park entrance	PZC
Walmart - Dowling Road	not available	28	LRE - 230,000 SF Supercenter	PZC

Bayshore Drive	\$2.4 million	0.8 mile road improvement	both
Car Wash	not available	six bay car wash and two bay self-serve dog wash and office	UDC
Tudor Storage	not available	self-storage facility – 380 units	UDC
Amended Home Depot - Abbott Road	not available	modify enclosed heated space to covered, semi-enclosed, non-heated space	UDC
ADOT Abbott Loop Extension	\$27.5 million	new road construction	both
Morrison Auto Group	not available	minor amendment to SPR for auto dealership	UDC
Medical Office	not available	new construction on Lake Otis Parkway – U-Med	UDC
Fred Meyer - midtown	not available	fenced-in outdoor garden center	UDC
<u>2006</u>			
Amended SPR – East High School	not available	16 relocatable classrooms	UDC
Amend SPR Paratransit Facility	not available	7,725 square foot (SF) office building with vehicle maintenance and vehicle storage	UDC
Centerpoint Master Plan	not available	Centerpoint West, Tract C	PZC by SL
P.O.B. Montgomery	not available	LRE - retail mall	PZC
Dairy Queen	not available	Tudor Road fast-food restaurant	UDC
ADOT Glenn Hwy/Bragaw Street Interchange	not available	review of the draft RFP	both
Clark Middle School	\$45-\$49 million	new school construction	?
Amended South Anchorage Sports Park	not available	upgrade a baseball field & add another	UDC

Kincaid Park Road

\$3.2 million

connection from the Nordic Ski Club
Bunker and the park entrance

both

Kloep Station Sand Storage

not available

20 construction of two additional storage
structures on the 20-acre municipal property

UDC

APU Dormitory

not available

8,600 SF two-story building

UDC

Midas Muffler

not available

1.39 minor amendment to SPR

UDC

2007

Publix Storage

not available

0.92 self-storage facility

UDC

Kincaid Park Improvements

\$6 million

360 soccer Fields, Snowmaking
Facilities/Irrigation, and Disc Golf Course

PZC

Aurora Square

not available

1.85 29 unit multi-family residential development

UDC

CIRI/Browman

not available

95 LRE - 95 acres - 900,000 to 1,000,000 SF
retail development

PZC


All site plan reviews go to the UDC except for the following, which go to PZC:

- New public or private non-residential development with a gross floor area of 100,000 sf or more
- Residential development of 140 units or more
- Master plans for parks that are 300 acres or more
- Design Study Reports for road projects
- Telecommunications towers

**MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT**

MEMORANDUM

G.4.

DATE: October 8, 2007
TO: Planning and Zoning Commission
FROM:  Angela C. Chambers, AICP, Senior Planner
SUBJECT: 2007-136 Postponement Request

This memorandum is to advise the Commission that the Department requests a postponement of the public hearing for Case 2007-136 to allow the Department to provide additional information to the Commission. If approved by the Commission, the cases will be rescheduled for November 19, 2007.

Content Information

Content ID : 005858

Type: Ordinance - AO

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE

Title: SECTIONS 21.10.028, 21.15.015, AND 21.15.030 TO GIVE SITE PLAN AUTHORITY OVER CERTAIN DEVELOPMENTS TO THE URBAN DESIGN COMMISSION.

Author: weaverjt

Initiating Dept: Planning

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE

Description: SECTIONS 21.10.028, 21.15.015, AND 21.15.030 TO GIVE SITE PLAN AUTHORITY OVER CERTAIN DEVELOPMENTS TO THE URBAN DESIGN COMMISSION.

Date Prepared: 12/24/07 11:12 AM

Director Name: Tom Nelson

Assembly Meeting Date: 1/22/08

Public Hearing
Date Y: ~~2/26/08~~ 3/25/08

[illegible]

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	12/24/07 11:18 AM	Checkin	weaverjt	Public	005858
Planning_SubWorkflow	1/4/08 1:48 PM	Approve	nelsontp	Public	005858
ECD_SubWorkflow	1/4/08 3:55 PM	Approve	thomasm	Public	005858
OMB_SubWorkflow	1/10/08 4:11 PM	Approve	mitsonjl	Public	005858
Legal_SubWorkflow	1/10/08 5:23 PM	Approve	westoverrf	Public	005858
MuniManager_SubWorkflow	1/11/08 10:17 AM	Approve	leblancdc	Public	005858
MuniMgrCoord_SubWorkflow	1/13/08 11:03 AM	Approve	abbottmk	Public	005858