

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: August 19, 2008

CLERK'S OFFICE  
**AMENDED AND APPROVED** ANCHORAGE, ALASKA  
Date: 8/19/08 AO No. 2008-15(S-2)

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.  
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5

6 THE ANCHORAGE ASSEMBLY ORDAINS:  
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8 **Section 1.** Anchorage Municipal Code section 21.10.028 is hereby amended to read as  
9 follows (*the remainder of the section is not affected and therefore not set out*):  
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11 **21.10.028 Urban design commission.**  
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14 F. Review and decide upon [MAKE RECOMMENDATIONS TO THE  
15 PLANNING AND ZONING COMMISSION ON] public facility site plans  
16 as determined in section 21.15.015.  
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18 \*\*\* \*\*

19 (CAC 2.64.010; AO No. 84-10(S); AO No. 91-173(S))  
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21 **Section 2.** Anchorage Municipal Code section 21.15.015 is hereby amended to read as  
22 follows:  
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24 **21.15.015 Public facility site review.**  
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26 A. *Authority of planning and zoning commission.* The planning and zoning  
27 commission shall review and make recommendations regarding the  
28 following under this section:

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

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

2. A recommendation of a site for a school facility shall be forwarded to the Anchorage s[S]chool b[B]oard for its review and recommendation.

a. The school board and the planning and zoning commission may meet in joint public hearing; however, the school board and the planning commission shall separately consider and make recommendations to the assembly.

b. Both recommendations shall then be forwarded as a package to the a[A]ssembly for approval.

3. Action by the assembly. Upon receipt of recommendations from the planning and zoning commission and the Anchorage school board, the assembly shall hold a public hearing and take one of the following actions:

a. Approve a specific recommended site;

b. Reject some or all recommended sites; or

c. Remand the evaluated and recommended sites to planning and zoning commission and the school board for further investigation, review and evaluation.

4. The design study report for road projects. [THE SITE PLAN FOR A PUBLIC FACILITY, INCLUDING A SITE PLAN FOR A SCHOOL FACILITY, 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 approve site plans for public facilities, including site plans for school facilities, but not site plans subject to approval by conditional use under this title, or the design study report for road projects.

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. For a site selection, t[T]his 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]. Review of park projects. Prior to the urban design commission action on any public facility site plan review which includes municipal parks and recreation facilities and/or parkland, the parks and recreation commission (for projects in the Anchorage Bowl) or the Chugiak-Eagle River parks and

1                    recreation board of supervisors (for projects in Chugiak-Eagle River), shall  
2                    review the site plan and make a recommendation to the urban design  
3                    commission.

4                    E.     *Public hearing.*

- 5                    1.        The planning and zoning commission shall hold a public hearing on  
6                    any site selection that is subject to review under this section.
- 7                    2.        The urban design commission [SHALL] {may in its discretion,}  
8                    hold a public hearing on any site plan subject to review under this  
9                    section.

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

12                  F[D].   *Review required.* The applicable commission shall review and [MAKE  
13                  RECOMMENDATIONS UNDER]:

- 14                  1.        Make recommendations under s[S]ubsection A[.1] of this section  
15                  before the acquisition of a site for the public facility may be  
16                  authorized or before publicly owned land is designated as the site for  
17                  the public facility.
- 18                  2.        Decide on the site plan under s[S]ubsection B[A.2] of this section  
19                  before the final commitment to the design of a public facility may be  
20                  made, and before any contract to construct or acquire the public  
21                  facility's improvements may be awarded.

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

25                  G[E].   *Standards.* The applicable commission shall review a proposed site  
26                  selection or site plan for consistency with the goals, policies and land use  
27                  designations of the comprehensive plan and other municipal plans adopted  
28                  by the assembly, conformity to the requirements of this title, and the effects  
29                  of the proposal on the area surrounding the site.

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

I[G]. *Delegation of authority.* The planning and zoning commission or the urban design commission may promulgate regulations under Chapter 3.40 that delegate all or part of its authority under this section to the director of the department of community planning and development or to other municipal boards and commissions.

J[H]. *Definitions.* As used in this section, the term “public facility” means any of the following owned, or leased for no less than ten years, by a government agency not exempt by law from municipal land use regulation: any building in which government operations or activities occupy more than 4,000 square feet, [ANY DEDICATED PARK EXCEEDING 1 ½ ACRES IN AREA,] any street of collector or greater capacity, and any snow disposal site. “Public facility” shall also include any dedicated park exceeding 1 ½ acres in area, except as limited below:

1. In the Anchorage Bowl, this definition shall only include Community Use Areas and Special Use areas, and Natural Resource Use Areas exceeding 50 acres in area, as defined in the Anchorage Bowl Park, Natural Resource, and Recreational Facility Plan, dated April 2006.

2. In Chugiak-Eagle River, this definition shall only include Community, Large Urban, and Regional Parks, as defined in the Anchorage Park, Greenbelt and Recreation Facility Plan Volume 2: “Eagle River-Chugiak Eklutna”, dated December 1985.

K[I]. This section shall not apply to any facility site selection or site plan:

1. Reviewed by the commission or approved by the assembly before January 31, 1984;
2. Under which there have been substantial expenditures for design or construction before January 31, 1984.

(AO No. 84-20; AO No. 85-160, 1-8-86; AO No. 2007-124(s), §2, 9-25-07)

**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.**

