

CLERK'S OFFICE

APPROVED *As Amended*

ANCHORAGE, ALASKA

Date: 12-1-09

AO No. 2009-126

1 AN ORDINANCE ADOPTING THE TURNAGAIN ARM COMPREHENSIVE PLAN
2 AS AN ELEMENT OF THE COMPREHENSIVE PLAN, AND AMENDING
3 ANCHORAGE MUNICIPAL CODE SECTION 21.05.030 B., AND AO 2006-172,
4 ATTACHMENT A, TO REVISE PROVISIONALLY ADOPTED ANCHORAGE
5 MUNICIPAL CODE SECTION 21.01.080.

6
7 **THE ANCHORAGE ASSEMBLY ORDAINS:**

8
9 **Section 1.** The *Turnagain Arm Comprehensive Plan* draft, dated January 2009, is
10 adopted as an element of the Comprehensive Plan, replacing the 1987 *Turnagain*
11 *Arm Comprehensive Plan*, as recommended by the Planning and Zoning
12 Commission in Resolution No. 2009-018, and with the following additional
13 modifications by the Planning Department:

- 14
15 A. Retain the Industrial classification on **US Survey 3200, Lot 10(c)**
16 (Indian Valley Meats property) on the Indian Land Use Plan Map.
17
18 B. Change the land use on **US Survey 3201, Lot 20** in Bird Creek, to
19 Turnagain Arm Mixed Use, which reflects the traditional land use at this
20 site from prior to the areawide rezone.

21
22 **Section 2.** Anchorage Municipal Code section 21.05.030 B.1. is amended to read
23 as follows (*the remainder of the section is not affected and therefore not set forth*):

24
25 **21.05.030 Elements.**

26
27 The comprehensive plan consists of the following elements, which are
28 incorporated in this chapter by reference. While they may be valid planning
29 tools, plans or other elements that are not listed below or incorporated into
30 the comprehensive plan elsewhere in this Code are not official elements of
31 the comprehensive plan. If elements of the comprehensive plan conflict,
32 the element most recently adopted shall govern.

33
34 *** *** ***

35 **B. *Turnagain Arm***

- 36
37 1. Turnagain Arm Comprehensive Plan, as amended and adopted
38 (insert effective date, 2009) [JUNE 6, 1987] (AO No. 79-208; AO
39 No. 85-16; AO No. 87-22; AO No. 2006-15, § 1, 2-28-06; AO
40 No. 2009-____, § 1, (insert effective date)).

41
42 *** *** ***
43

Section 3. Anchorage Ordinance 2006-172, Attachment A, adopting Anchorage Municipal Code section 21.01.080 B.1., Table 21.01-1 Comprehensive Plan Elements, is amended to read as follows *(the remainder of the section is not affected and therefore not set forth)*:


| TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS | | | |
|--|----------------------------------|--|------------|
| Area/Topic | Plan | Adoption Date [1] | Amendments |
| Turnagain Arm | Turnagain Arm Comprehensive Plan | AO 2009-____; <u>(insert effective date of this ordinance)</u> | |

Section 4: This ordinance shall become effective immediately upon its passage and approval by the Assembly, except Section 3. Section 3 shall become effective simultaneous with the adoption of the rewrite of Title 21 and repeal of existing chapters.

PASSED AND APPROVED by the Anchorage Assembly this 1st day of December 2009.


Chair of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2009-126

Title: AN ORDINANCE ADOPTING THE TURNAGAIN ARM COMPREHENSIVE PLAN AS AN ELEMENT OF THE COMPREHENSIVE PLAN, AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.030 B., AND AO 2006-172, ATTACHMENT A, TO REVISE PROVISIONALLY ADOPTED ANCHORAGE MUNICIPAL CODE SECTION 21.01.080. (PZC Case 2009-024)

Sponsor: MAYOR
Preparing Agency: Planning Department
Others Impacted:

| CHANGES IN EXPENDITURES AND REVENUES: | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|
| (In Thousands of Dollars) | | | | | |
| | FY09 | FY10 | FY11 | FY12 | FY13 |
| 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 provides economic benefits to both public and private sectors in the Turnagain Arm communities. The purpose of the Turnagain Arm Comprehensive Plan is to guide future growth and development. This Plan creates a planning structure to guide public facilities development and to attract new residential and commercial investment. The Plan should facilitate new growth and support coordinated economic development.

PRIVATE SECTOR ECONOMIC EFFECTS:

In addition to the economic benefits noted above, the Turnagain Arm Comprehensive Plan is intended to provide more certainty to private investors, realtors, tour companies, developers, and residents regarding the direction of development in the communities in Turnagain Arm.

Prepared by: Thede Tobish

Telephone: 343-7918



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 623-2009

Meeting Date: November 3, 2009

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE ADOPTING THE TURNAGAIN ARM
4 COMPREHENSIVE PLAN AS AN ELEMENT OF THE
5 COMPREHENSIVE PLAN, AND AMENDING ANCHORAGE
6 MUNICIPAL CODE SECTION 21.05.030 B., AND AO 2006-172,
7 ATTACHMENT A, TO REVISE PROVISIONALLY ADOPTED
8 ANCHORAGE MUNICIPAL CODE SECTION 21.01.080.
9

10 The Planning Department worked with the Turnagain Arm communities including
11 Rainbow, Indian, Bird Creek, Twenty Mile River, and Portage Valley to accomplish
12 a rewrite of the 1987 Turnagain Arm Comprehensive Plan. The new Turnagain
13 Arm Comprehensive Plan provides new policies and community development and
14 growth guidelines for the Turnagain Arm communities within the Municipality of
15 Anchorage. Once adopted by the Assembly, the Plan replaces the 1987 Turnagain
16 Arm Comprehensive Plan as an element of the Comprehensive Plan.
17

18 The Plan revision involved extensive public outreach, beginning in 2007, and
19 included stakeholder interviews, a community-wide survey, a meeting on
20 community core values, and a community meeting on issues and opportunities of
21 the area.
22

23 A Public Hearing Draft of the Turnagain Arm Comprehensive Plan (entitled
24 Turnagain Arm Area Plan) was published in early January 2009 and approved by
25 the Planning and Zoning Commission on April 13, 2009 (PZC Resolution No. 2009-
26 018).
27

28 The revised Plan includes significant changes. The new Plan does not include
29 Girdwood because the Girdwood Area Plan was approved by the Anchorage
30 Assembly in 1995 as a stand-alone comprehensive plan for Girdwood Valley. The
31 revised Turnagain Arm Comprehensive Plan provides community-wide policies in
32 addition to community-specific recommendations for each area.

Key plan elements include:

- Community Values, Goals and Policy (Chapter 3, page 35-39)

An essential plan element is the community values and goals section (Chapter 6). It establishes the community's vision for their future. This section includes eight core strategies to guide the plan's policies and implementation.

- Community Growth Guidelines (Chapter 4, page 41-52)

An essential plan element is the guidelines for growth and public policy section (Chapter 4). It establishes goals (based on the community's core values) and outlines the objectives, policies, and strategies to achieve the goals the community set.

- Land Use Plan (Chapter 5, page 55-68)

The land use plan section provides a visual representation of the goals, objectives and policies outlined in Chapter 4. This section presents guidance for future growth and development for the community. A new land use classification, TMU or Turnagain Mixed Use, replaces the commercial category and allows a mix of commercial and residential uses with direct access to the Seward Highway. This revised Plan continues the direct relationship between the Turnagain Arm Comprehensive Plan and the area's zoning regulations. The Comprehensive Plan's land use plan maps for each community essentially serve as the zoning designations in the plan area. The original R-11 zoning district for Turnagain Arm, as adopted in 1979, intentionally included land use and development flexibility to reflect the patterns of development and community goals. Permitted uses are those land uses mapped in the Comprehensive Plan. All other uses are regulated via the Conditional Use Approval. The new code's Turnagain Arm District continues that intent.

- Plan Implementation (Chapter 6, page 71-76)

Plan implementation methods and Planning Department administration guidance are presented in Chapter 6. Planning decisions will be based on unique needs and recommendations generated from within each community.

The Planning and Zoning Commission's recommendations for the January 2009 Turnagain Arm Comprehensive Plan include the additional text recommendations approved at the April 13, 2009 meeting, outlined in PZC Resolution No. 2009-018.

Note that because the Turnagain Arm R-11 zoning district relies on the *Turnagain Arm Comprehensive Plan's* land use map to determine permitted uses and

1 densities, this plan adopting ordinance is being noticed to all Turnagain Arm
2 residents in a manner similar to a zoning map amendment.

3
4 **THE ADMINISTRATION SUPPORTS THE RECOMMENDATIONS OF THE**
5 **PLANNING AND ZONING COMMISSION AND RECOMMENDS APPROVAL OF**
6 **AN ORDINANCE ADOPTING THE TURNAGAIN ARM COMPREHENSIVE PLAN**
7 **AS AN ELEMENT OF THE COMPREHENSIVE PLAN, AND AMENDING**
8 **ANCHORAGE MUNICIPAL CODE SECTION 21.05.030 B., AND AO 2006-172,**
9 **ATTACHMENT A, TO REVISE PROVISIONALLY ADOPTED ANCHORAGE**
10 **MUNICIPAL CODE SECTION 21.01.080.**

11
12 Prepared by: Thede Tobish, Senior Planner
13 Reviewed by: Jerry T. Weaver, Jr., Acting Director, Planning Department
14 Concurred by: Greg Jones, Executive Director
15 Office of Community Planning & Development
16 Concurred by: Dennis A. Wheeler, Municipal Attorney
17 Concurred by: George J. Vakalis, Municipal Manager
18 Respectfully submitted: Daniel A. Sullivan, Mayor
19
20
21
22

23 Attachments: 1. Planning and Zoning Commission Resolution No. 2009-018
24 2. Planning and Zoning Commission Minutes of February 12, 2009
25 3. Planning and Zoning Commission Minutes of April 13, 2009
26 4. Planning and Zoning Commission Staff Report dated February 12, 2009
27 4. Planning and Zoning Commission Issue-Response dated April 6, 2009
28 6. Turnagain Arm Comprehensive Plan January 2009 Public Hearing Draft