

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2013-017

A RESOLUTION SUPPORTING THE APPROVAL AND ADOPTION OF THE
ANCHORAGE WETLANDS MANAGEMENT PLAN.

(Case 2012-029)

WHEREAS, the Anchorage Assembly adopted the *Anchorage Wetland Management Plan* (AWMP) in 1982 as one of the nation's first local wetlands plans specifically to provide a balance to conflicting land use needs for extensive wetland acreage across the Municipality; and

WHEREAS, the AWMP provided wetland area maps and management strategies to guide planning, development, and land management of the Municipality's wetlands; and

WHEREAS, in 1983, the Corps of Engineers issued the Municipality a suite of General Permits, which authorized the Planning Department to administer permits for fill in lower value wetlands; and

WHEREAS, the original adopting ordinance of the 1982 AWMP required that the Plan be reviewed and revised after ten years; and

WHEREAS, the Community Development Department undertook a complete review of the 1996 version of the Plan and produced a technical review draft and a public hearing draft of a revised Plan; and

WHEREAS, the Community Development Department provided a notification of public hearing to all landowners of record across the Municipality whose parcels included wetlands or were immediately adjacent to wetlands, which generated dozens of calls and requests for clarification from the public to the Department; and

WHEREAS, the Planning and Zoning Commission held public hearings on the Draft AWMP on December 3, 2012, and April 1, 2013; and

WHEREAS, staff included a suite of additional recommendations as Plan amendments in response to public comments and Commission requests.

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

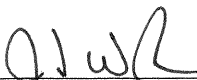
A. The Commission makes the following findings of fact:

1. The *Anchorage Wetland Management Plan* as a "functional plan" recommended for approval by the Anchorage Planning and Zoning Commission will serve as the basis for continuing and future municipal administration of General Permits as authorized from the Corps of Engineers.


2. The March 2012 Public Hearing Draft *Anchorage Wetlands Management Plan*, with Commission recommendations and staff amendments highlighted in the December 3, 2012 and April 1, 2013 Staff Packets, meets the standards for functional plans as an element of the Comprehensive Plan.
 3. The *Anchorage Wetland Management Plan* maps, individual site management strategies, and the General Permits administered by the Community Development Department facilitate development and are important to the community in general.
 4. The Planning and Zoning Commission requests that Planning Division staff provide quarterly updates to the Commission outlining designation changes and wetland boundary changes as done by the Corps of Engineers and municipal staff.
- B. The Planning and Zoning Commission forwards a recommendation of approval of the March 2012 Public Hearing Draft *Anchorage Wetlands Management Plan* to the Anchorage Assembly with the amendments listed in Attachment A.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 8th day of April 2013.

ADOPTED by the Anchorage Planning and Zoning Commission on this 3rd day of June 2013.



Jerry T. Weaver, Jr.
Secretary



for Connie Yoshimura
Chair

Attachment: A. Planning and Zoning Commission Amendments Table

(Case No. 2012-029)

Attachment A

Planning and Zoning Commission Resolution No. 2013-017

Anchorage Wetlands Management Plan March 2012 Public Hearing Draft

Planning and Zoning Commission Amendments

June 3, 2013

- Table summarizes all Planning and Zoning Commission amendments approved on April 8, 2013.
- Page numbers refer to location of subject/issue or new text recommendations in the Public Hearing Draft (PHD).
- TCV numbers refer to pages in the Track-Changes Version of the PHD.
- Items are presented in the order as listed in their respective staff packets.
- Underlined text is new.

Item # Page # (in PHD)	Anchorage Wetlands Management Plan Subject/Issue	Recommendation or Amendment (New wording underlined)	PZC Action
From: December 3, 2012 Staff Packet			
#1 Pages 105-112 (TCV 109-123)	Figures 2 through 9, Wetland Maps MOA-Watershed Management Add disclaimer.	Add a disclaimer regarding mapped streams per MOA-Watershed Management Section: <i>MOA-WMS data is shown for informational purposes only.</i> The text above was modified and included on the revised maps as shown below: <u>Stream data is approximate and shown as informational only.</u> Add language per Chapter 5, Implementation, stating a role of MOA-WMS is to map watercourses per APDES and Clean Water Act: <i>Any potential discrepancies in watercourse mapping can be appealed to MOA-WMS to be re-investigated.</i>	Accept

Item # Page # (in PHD)	Anchorage Wetlands Management Plan Subject/Issue	Recommendation or Amendment (New wording underlined)	PZC Action
		<p>The suggested text was modified and included on the revised maps as shown below:</p> <p><u>Inquiries regarding stream locations should be made to MOA-Watershed Management Section at (907) 343-8135.</u></p>	
<p>#2</p> <p>Page 103 (TCV 105)</p>	<p>Site #213—ALYESKA SUBDIVISION</p> <p>Recommend changing the management strategy.</p>	<p>Change the management strategy to include:</p> <p><u>The area within Tract B-1 requires a wetland delineation to determine the wetland boundary and a COE Jurisdictional Determination. This area of Alyeska Basin was identified in the Girdwood Area Plan as in need of a neighborhood park. Given the relative deficiency of available land for a neighborhood park, Tract B-1 is designated as “B” to reflect this public need. Portions of the wetland adjacent to the stream channel and headwater ponds shall be retained, but the wetland fringes and mapped uplands could potentially provide an area for neighborhood park uses. Lots located within Alpine View Estates Phases 1 and 2 were previously permitted by the Corps of Engineers; those lots remain fully developable under the terms of that permit (POA-2002-1031). Updated mapping of the stream channel may be required to verify the channel location and subsequent setbacks relative to any proposed development.</u></p>	Accept

Item # Page # (in PHD)	Anchorage Wetlands Management Plan Subject/Issue	Recommendation or Amendment (New wording underlined)	PZC Action
#3 Page 47 (TCV 49)	Site #19—NORTHWEST CORNER OF NORTHERN LIGHTS/BRAGAW, EAST OF NICHOLS ST. Remove the Mental Health Trust property.	Remove Lot 3, Block 1; Tract 3A; and Lot 1, Block 2; Community Park Subdivision; Anchorage, Mental Health Trust property located NW of Northern Lights Boulevard and Bragaw Street due to an approved Jurisdictional Determination from COE resulting in a non-wetland delineation. Add text below: <u>Note: Lot 3, Block 1, Tract 3A, and Lot 1, Block 2 Community Park Subdivision (NW of Northern Lights Boulevard and Bragaw Street) is no longer considered jurisdictional per Corps determination.</u>	Accept
#4 Page 26 (TCV 28)	Turnagain Community Council Suggested language to be included at end of first full paragraph, last line.	Replace “ <i>For permits requiring mitigation within Anchorage International Airport properties, the priority for compensation is off-site, in order to comply with federal guidelines for aircraft safety</i> ” with text below: For permits requiring mitigation within Anchorage International Airport properties, <u>when not in conflict with FAA regulations/guidelines and applicable airport safety standards, and where feasible, a buffer shall be provided in wetlands permitted for development when abutting residential areas. The remaining undeveloped wetlands shall be shielded from permitted development to maintain social, habitat, and hydrology/water quality function values.</u>	Accept

Item # Page # (in PHD)	Anchorage Wetlands Management Plan Subject/Issue	Recommendation or Amendment (New wording underlined)	PZC Action
#5 Page 41 (TCV 43) Page 81 (TCV 83) Page 97 (TCV 99)	Turnagain Community Council Table 4.1; Table 4.2; Table 4.3 Wetland Designations, Enforceable and Administrative Policies and Management Strategies Tables Suggested new language.	Under the fourth paragraph under "Management Strategies, Enforceable and Administrative Policies," add the following to clarify when wetland assessment scores were derived: <u>AWAM assessment scores are listed from the previous wetland plan of 1996. The scores for former "U", undesignated sites now classified as "C", were generated most recently.</u>	Accept
#6 Page 49 (TCV 52)	Turnagain Community Council Sites #26A & B—TURNAGAIN BOG PROPER Substitute first paragraph in management strategy with language relevant to AO 2000- 151(S-2).	Replace first paragraph with: <u>Fill permit actions shall be consistent with the land use designations and the alternatives analysis contained in the Anchorage International Airport (ANC) Master Plan, The West Anchorage District Plan (July, 2012) and the directive in AO 2000- 151(S-2) that any future development of the natural portions designated as 'lands not permitted' shall occur only after a master plan for that area is prepared jointly by ANC and the MOA and approved by the Anchorage Assembly after a public hearing. Link to AO 2000-151(S-2): http://www.muni.org/ Departments/Assembly/legislation/2000%20Ordinan ces/AO2000-151_(S_2).pdf. Priority shall be given to airport location-dependent enterprises. Development planning and permitting shall fully consider other municipal planning documents such as trails, roads, and drainage plans for the airport area. Cumulative impacts shall be considered for future fill actions, as the bog has lost approximately 200 acres since 1996.</u>	Accept

Item # Page # (in PHD)	Anchorage Wetlands Management Plan Subject/Issue	Recommendation or Amendment (New wording underlined)	PZC Action
#7 Page 49 (TCV 52)	Turnagain Community Council Sites #26A & B—TURNAGAIN BOG PROPER Suggested adding “minimum.”	Use term <u>minimum</u> before listing setback distances: <i>Maintain a <u>minimum</u> 65-foot setback from all waterbodies. Maintain a <u>minimum</u> 25-foot buffer from fill authorized by the GP and “A” wetlands, 15 feet from “B” wetlands.</i>	Accept
#8 Page 49 (TCV 52)	Turnagain Community Council Sites #26A & B—TURNAGAIN BOG PROPER Retain specific language from the 1996 AWMP regarding a requirement for an impervious barrier when developing wetlands.	Include language regarding an impervious barrier requirement because such language would require an amendment to the GP, instead, this requirement can still be accomplished through the permit process with customized conditions, whether a GP or other permit type is used.	Accept
#9 Page 49 (TCV 52)	Turnagain Community Council Sites #26A & B—TURNAGAIN BOG PROPER Suggested adding word “values.”	For "A" and "B" sites, include the following language with “values” at the end: Projects that address airport safety issues and neighborhood conflicts (e.g. noise impacts, clear-zone requirements), including minor road, trail, utility lines, should be permitted. The main Turnagain Bog core contains patterned ground wetlands and shall be maintained and buffered to the maximum extent possible. The wetland provides high value functions for groundwater recharge, water quality, stormwater attenuation, aesthetic and noise buffering, and habitat <u>values</u> .	Accept

Item # Page # (in PHD)	Anchorage Wetlands Management Plan Subject/Issue	Recommendation or Amendment (New wording underlined)	PZC Action
#10 Page 50 (TCV 53)	Turnagain Community Council Site #26D—POSTMARK DRIVE WEST Suggested adding new language.	Add the following after the first sentence of this section: <u>Cumulative impacts shall be considered for future fill actions, as the bog has lost approximately 27 acres (1/3 of its size) since 1996. The wetland provides high value functions for groundwater recharge, water quality, stormwater attenuation, aesthetic and noise buffering, and habitat values.</u>	Accept
#11 Page 50 (TCV 53)	Turnagain Community Council Site #26E—LAKE SPENARD Assessing sites and including Anchorage Wetlands Assessment Methodology (AWAM) scores.	Note that Lake Spenard wetlands were not previously assessed for the 1996 AWMP. Consider assessing previously unassessed sites to justify designations. Include AWAM scores (assessed in fall 2012) under Scores: <u>(Scores: Hydrology = 67, Habitat = 52, Species Occurrence = 21, Social Function = 61)</u>	Accept
#12 Page 90 (TCV 92)	Site #128—LOWER FIRE LAKE Change map and text for Lower Fire Lake, Eagle River	Figure 6, Eagle River to Eklutna map, site #128, Lower Fire Lake: remove open water area from mapped wetlands. Change text for Lower Fire Lake: define wetlands location relative to the lake's OHWM (Ordinary High Water Mark) as variable along the shoreline. Where <u>The wetlands fringe is</u> varies <u>on the lake edge, so setbacks shall be a minimum of 65 feet, extending from OHW inland to the extent . . .</u>	Accept

Item # Page # (in PHD)	Anchorage Wetlands Management Plan Subject/Issue	Recommendation or Amendment (New wording underlined)	PZC Action
From: April 1, 2013 Staff Packet			
#13 Page 41 (TCV 43) and throughout document	Table 4.1—ANCHORAGE BOWL Delete “D” and “P” wetland designations and references from text and maps.	<p>To address concerns that have been raised by the Planning and Zoning Commission regarding the sites originally recommended and mapped in the Draft AWMP as “D” and “P”, the final Plan shall have all of these areas and related details <u>stricken</u> from both maps and text. Instead, the final plan shall include the following summary paragraph to generally address potentially new, or modifications to known, wetland areas. This text shall be placed as a new note at the beginning of Table 4.1 on page 41 of the document:</p> <p><u>Given continued field work and advancement of new information, especially soils mapping and high quality aerial imagery, new wetlands and/or modified boundaries of existing mapped wetlands will continue to be found especially on the hillsides and remote areas of the Municipality. Landowners and developers of hillsides and more remote areas of the Municipality should consult with Planning staff and or the Corps of Engineers during development plans for evaluation of potential wetlands on site. It is the Planning Department’s intent to continue working with the Corps of Engineers to systematically identify, map, and then assign formal designations for these area over the course of this current Plan’s life, and to have these new areas delineated and designated by the time the Municipality undertakes a review and revision of this Plan in the future.</u></p>	Accept

Item # Page # (in PHD)	Anchorage Wetlands Management Plan Subject/Issue	Recommendation or Amendment (New wording underlined)	PZC Action
		All the final plan maps will include these changes.	
#14 Page 103 (TCV 105)	Site #213—ALYESKA SUBDIVISION Map correction.	The configuration of designations in the Alyeska Basin Subdivision in Girdwood for that portion of wetland unit #213 at Timberline Drive and Chateau Circle shall be changed as shown on the attached map. This change corrects an older mapping error of what was originally adopted in the 1982 and 1996 plans. These designations change what was shown in the draft plan as “D” areas to “A” and “C”.	Accept
#15 Page 103 (TCV 105)	Site #213—ALYESKA SUBDIVISION Delete text.	The text regarding “D” wetlands in Table 4.1 for wetland unit #213 for this area in Girdwood shall be deleted.	Accept
#16 Page 76 (TCV 79)	Site #83—BEAR VALLEY: EAST OF LITTLE RABBIT CREEK (T11N R3W SEC 1) Add new text.	Add the following text: <u>The “C” wetlands in lower Bear Valley may require further field delineation and mapping adjustments but should only be pursued with permission of landowners.</u>	Accept





Attachment: Correction to Wetland Map Designations in a portion of Girdwood at Alyeska Basin, Site 213, Item #14



Legend

— STREAMS

Wetlands_edited DESGNATION

-  A
-  B
-  C
-  Undesignated

Portion of Site 213

PZC Resolution No. 2013-017

