



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM 764-2025

Meeting Date: October 21, 2025

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE**
4 **TITLE 2 SECTIONS 2.40.035: RECOGNITION OF COMMUNITY**
5 **COUNCILS; 2.40.040: ESTABLISHMENT OF COMMUNITY**
6 **COUNCILS; AND 2.40.090: COMMUNITY COUNCIL MAPS, IN**
7 **ORDER TO CARRY OUT THE 10-YEAR REVIEW AND**
8 **ADJUSTMENT OF COMMUNITY COUNCIL DISTRICT**
9 **BOUNDARIES.**

10
11 This ordinance brings forward the recommendations of the *10-Year Review of*
12 *Community Council Boundaries*. It recommends changes to community council
13 districts in 12 areas. The ordinance incorporates revised Community Council District
14 Maps for adoption in Exhibit A.

15
16 Community council districts are established in Anchorage Municipal Code (AMC)
17 Section 2.40, *Community Councils*. Section 2.40 lists the community councils' names
18 and keeps the maps of their district boundaries. This project fulfills the requirement in
19 subsection 2.40.040 for the Municipality to review community council boundaries
20 every 10 years and seek public input to determine if any boundaries should be
21 adjusted. The project also replaces the existing set of community council maps, which
22 are 22 years old, with a refreshed map set (Exhibit A).

23
24 During this *10-Year Review*, community councils and members of the public identified
25 more than 40 boundary study areas for the Municipality to consider. The Planning
26 Department, with the assistance of the *Community Councils Boundary Advisory*
27 *Committee*, evaluated the study areas using the boundary review criteria from AMC
28 Section 2.40. Public hearing draft recommendations were released in October 2024
29 for a 4-month public review period. The Planning and Zoning Commission held a public
30 hearing regarding these recommendations as PZC Case No. 2024-0100 and has
31 recommended approval with 6 changes to the public hearing draft (Exhibit B).

32 **Recommended Changes to Community Council Boundaries**

33
34
35 In most boundary study areas, the recommendation is to retain the existing
36 community council boundaries. Minor border adjustments are recommended in a few
37 areas to more accurately follow boundary features like creeks or the perimeter fence
38 line of JBER. However, in 12 cases substantive changes to community council
39 boundaries are recommended by the draft ordinance and maps (Exhibit A) for
40 adoption. These changes are as follows:
41

- 1 a. Merge the Portage Valley Community Council district into the Turnagain Arm
2 Community Council district. (*Boundary Study Area #5*)
3
- 4 b. Transfer the area bounded by Boniface Parkway, E. Northern Lights
5 Boulevard, Baxter Road, and Tudor Road, from University Area Community
6 Council to Scenic Foothills Community Council. (*Boundary Study Area #8*)
7
- 8 c. Merge the Tudor Area Community Council district into the University Area
9 Community Council district. (*Boundary Study Area #12*)
10
- 11 d. Transfer Anchor Park Subdivision on the northeast corner of Lake Otis
12 Parkway and E. Northern Lights Boulevard from Rogers Park Community
13 Council to Airport Heights Community Council. (*Boundary Study Area #16*)
14
- 15 e. Transfer the western half of the Merrill Field Airport open space area south of
16 15th Avenue and west of Sitka Street from Airport Heights Community
17 Council to Fairview Community Council. (*Boundary Study Area #21*)
18
- 19 f. Transfer the area south of 13th Avenue between Cordova and A Streets (and
20 north of Central Lutheran Church) from South Addition Community Council to
21 Fairview Community Council. (*Boundary Study Area #23*)
22
- 23 g. Transfer the area bounded by A and C Streets, 15th Avenue, and Chester
24 Creek from Fairview Community Council to South Addition Community
25 Council. (*Boundary Study Area #24*)
26
- 27 h. Transfer the area bounded by C Street, O'Malley Road, Seward Highway,
28 and Klatt Road from Bayshore/Klatt Community Council to Old
29 Seward/Oceanview Community Council. (*Boundary Study Area #35*)
30
- 31 i. Remove three parcels of Chugach State Park, which were once privately
32 owned but are now a part of the park, from the Basher, Glen Alps, and Rabbit
33 Creek Community Council districts. Transfer HLB Parcels 1-079 and 1-080
34 and the adjoining BLM parcel, which are not in Chugach State Park, into the
35 Eagle River Valley Community Council district. (*Boundary Study Area #40*
36 *Chugach State Park*)
37
- 38 j. For community councils with shoreline along Cook Inlet including Knik Arm
39 and Turnagain Arm, adjust the coastal district boundaries to follow "mean high
40 water" instead of "mean low or lower water." (*Boundary Study Area #40 Tidal*
41 *Flats*)
42
- 43 k. Transfer the portion of Far North Bicentennial Park southeast of Campbell
44 Airstrip Trailhead between Campbell Airstrip Road and South Fork Campbell
45 Creek, from Hillside Community Council to Basher Community Council. From
46 Campbell Airstrip Trailhead northward to Tudor Road, shift the western
47 boundary of Basher Community Council with Hillside and Campbell Park
48 Community Councils to become a combination of the trail connecting from the
49 pedestrian bridge over Campbell Creek to Campbell Airstrip Trailhead, and

1 the multi-use trail that runs along the west side of Campbell Airstrip Road.
2 (*Additional Boundary Study Area*)
3

- 4 I. Transfer the 40-acre quarter-section east of Michael Road between Upper
5 Huffman Road and Upper De Armoun Road/Canyon Road from Hillside
6 Community Council to Glen Alps Community Council. (*Additional Boundary*
7 *Study Area*)
8

9 Exhibit C, *Summary of Key Boundary Study Areas*, provides more details, maps, and
10 references to further information in the Assembly packet for each of these 12 changes.
11 Exhibit C additionally highlights five other boundary study areas that garnered
12 community discussion or disagreement, but did not result in any recommended
13 boundary change.
14

15 **10-Year Boundary Review Process**

16
17 AMC Section 2.40.040 requires that, for any review of community council boundaries,
18 the Planning Department must obtain public input and the participation of community
19 councils on possible changes to community council district boundaries and then
20 submit a report and recommendations to the Planning and Zoning Commission and
21 the Assembly. Each of these bodies must hold a public hearing and solicit and
22 consider the recommendations of community councils concerning changes in district
23 boundaries.
24

25 *Boundary Review Criteria.* Section 2.40.040 also establishes the standards for
26 reviewing community council districts. The Assembly must define community council
27 districts to:
28

- 29 • Group residents within natural communities; and
- 30 • Recognize community desires as to boundaries.

31
32 The code defines “natural communities” as areas that:

- 33 • Are divided from one another by physical or traffic barriers;
- 34 • Have common interests; and
- 35 • Have or are achieving a distinct identity by reason of geography, history,
36 population, transportation, and other factors.
37

38
39 Population is not a criterion. (AMC 2.40.040A., *Standards*)
40

41 To assist in the boundary reviews, the project staff translated these generalized
42 municipal code standards into a set of 7 boundary review criteria that could be more
43 easily, equitably applied to the evaluation of the individual boundary study areas
44 (Exhibit D-3, pages 9-11).
45

46 *Boundary Study Areas.* The current 10-Year Review of Community Council
47 Boundaries began with outreach to the Federation of Community Councils and
48 community councils’ executive boards. A questionnaire survey regarding community
49 council boundaries was posted for four months and emailed to approximately 9,500
50 recipients. 425 survey responses and emails were received (Exhibit D-3, pages

1 13-15). Most commenters supported the existing districts or had no boundary issues.
2 However, one fourth of the respondents identified a range of boundary issues. These
3 became approximately 40 *boundary study areas* evaluated for the project. Staff
4 reached out to the officers of the community councils where boundary study areas
5 were identified, to get their initial feedback.
6

7 *Boundary Advisory Committee.* With the assistance of the Federation of Community
8 Councils, the Planning Department organized the *Community Council Boundary*
9 *Advisory Committee* to help evaluate the boundary study areas. The Boundary
10 Advisory Committee formed as a geographically representative group of 12 volunteers
11 from among community councils' memberships and officers. The Municipal
12 Ombudsman served ex officio. The Boundary Advisory Committee held six publicly
13 noticed meetings to evaluate the boundary study areas and provide its
14 recommendations. At each meeting, the Committee invited members of the public and
15 representatives of community councils to provide input.
16

17 *Public Hearing Draft.* Public hearing draft assessment of the 40 boundary study areas
18 with recommendations from the Planning Department and Boundary Advisory
19 Committee was released on the [project webpage](#) on October 30, 2024 (Exhibit D-3).
20

- 21 • Notification of the release and public hearing schedule was emailed to all
22 community councils on November 1, 2024.
- 23
- 24 • The materials were posted on the municipal *Planning Cases Online* website
25 and distributed for agency and public review on November 15, 2024.
- 26
- 27 • The Planning and Zoning Commission opened the public hearing for PZC Case
28 No. 2024-0100 on January 6 and continued the public hearing on
29 March 10, 2025.
- 30
- 31 • 25 community councils submitted resolutions adopted by their memberships
32 stating their position as to their boundaries by March 10 (Exhibit D-7).
- 33
- 34 • 7 members of the public submitted comments or testified.
- 35
- 36 • 2 community council representatives submitted emails including one who
37 provided the results of an area-specific questionnaire survey of residents'
38 preferences. (Exhibit D-7)
- 39
- 40 • The Commission voted to recommend approval with 6 changes to the public
41 hearing draft recommendations at its March 10 meeting.
42

43 After the Commission adopted its recommendations, the Planning Department
44 received comments from 3 more community councils. These are provided in Exhibit E.
45

46 Pursuant to AMC 2.30.053B., a Summary of Economic Effects is not included as the
47 proposed ordinance has no private-sector economic effects, and local government
48 effects are less than \$30,000.
49

THE ADMINISTRATION RECOMMENDS APPROVAL.

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3 Prepared by: Tom Davis, Senior Planner, Planning Department
4 Approved by: Mélisa R. K. Babb, Planning Director
5 Concur: Lance Wilber, PDPW Director
6 Concur: Eva Gardner, Municipal Attorney
7 Concur: Ona R. Brause, OMB Director
8 Concur: Philippe D. Brice, CFO
9 Concur: William D. Falsey, Chief Administrative Officer
10 Concur: Rebecca A. Windt Pearson, Municipal Manager
11 Respectfully submitted: Suzanne LaFrance, Mayor

12
13 Attachments: Exhibit A, Public Hearing Draft Community Council District Maps
14 Exhibit B, PZC Resolution No. 2025-05
15 Exhibit C, Summary of Key Boundary Study Areas
16 Exhibit D, PZC Case No. 2024-0100 Staff Packet and Minutes:
17 • Staff Report Memorandum, 3/10/2025
18 • PZC Packet Attachments 1- 8:
19 1. Public Hearing Draft Assembly Ordinance
20 2. Public Hearing Draft Community Council District Maps
21 3. Public Hearing Draft Report and Recommendations
22 4. Report Appendix A: Questionnaire Responses and
23 Public Comments Identifying the Boundary Study Areas
24 5. Report Appendix B: Boundary Advisory Committee –
25 Letters and Meeting Summaries
26 6. Report Appendix C: Boundary Study Area Maps
27 7. Public Comments (Updated as of 3/7/2025)
28 8. Comment-Response
29 • PZC Meeting Minutes of 1/6/2025 and 3/10/2025
30 Exhibit E, Community Council Comments Received after 3/10/2025

31
32
33 (Planning and Zoning Commission Case No. 2024-0100)