



Municipality of Anchorage

Planning Department

Memorandum



Date: February 27, 2026
To: Reviewing Agencies
Subject: PZC Case No. 2026-0036, Anchorage Wetlands Management Plan Update, Phase I—Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance which seeks to implement a phase I update to the 2014 *Anchorage Wetlands Management Plan*. This update would include the following:

- Reassigning implementation and oversight responsibilities for the 2014 *Anchorage Wetlands Management Plan*.
- Updating the plan review process diagram to fit current practice.
- Correcting textual errors and introducing new text where needed.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, April 20, 2026, at 6:30 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2026-0036)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Michael Nti Ababio at 907-343-7935 in the Long-Range Planning Division.

Attachment: Draft Ordinance

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO NO. _____

1 **AN ORDINANCE REASSIGNING IMPLEMENTATION AND OVERSIGHT**
2 **RESPONSIBILITIES FOR THE 2014 ANCHORAGE WETLANDS MANAGEMENT**
3 **PLAN, WHILE AMENDING SEVERAL SECTIONS TO CORRECT TEXTUAL**
4 **ERROR AND UPDATE DIAGRAMS, AS PART OF A PHASE I UPDATE TO THE**
5 **PLAN.**

6
7 (Planning and Zoning Commission Case No. 2026-0036)
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9 **WHEREAS**, the 2014 Anchorage Wetlands Management Plan is an adopted
10 component of the Comprehensive Plan; and,

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12 **WHEREAS**, the 2014 Anchorage Wetlands Management Plan was last updated
13 through Assembly Ordinance No. 2013-132(S); and,

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15 **WHEREAS**, the Municipality of Anchorage no longer issues General Permits on
16 behalf of the Army Corps of Engineers for wetland fill projects in "C" wetlands; and,

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18 **WHEREAS**, since the adoption of the 2014 Anchorage Wetlands Management
19 Plan, implementation responsibilities have shifted among municipal departments
20 due to changes in staffing capacity; and,

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22 **WHEREAS**, these staffing changes, combined with evolving regulatory frameworks
23 and interagency coordination requirements, necessitate reassignment of oversight
24 roles to ensure effective administration of the Anchorage Wetlands Management
25 Plan; now, therefore,

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27 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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29 **Section 1.** Several sections of the Anchorage Wetlands Management Plan where
30 implementation and oversight responsibilities are assigned are amended and
31 attached as Exhibit A.

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33 **Section 2.** The Permit Application process diagram in page 23 of the 2014
34 Anchorage Wetlands Management Plan is amended and attached as Exhibit B.

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36 **Section 3.** Several sections containing textual errors are amended, and
37 additional text is introduced, as attached in Exhibit C.

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39 **Section 4.** Anchorage Municipal Code section 21.01.080, Comprehensive Plan,
40 Table 21.01-1 Comprehensive Plan Elements, is hereby amended to read as follows
41 (*the remainder of the section is not affected and therefore not set out*):
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21.01.080 COMPREHENSIVE PLAN
*** **

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date ¹	Amendments
***	***	***	
Environmental Quality	Anchorage Wetlands Management Plan	AO 1995-129; 3-12-1996	AO 2006-94; 7-25-2006 AO 2013-132(S); 7-8-2014 <u>(note to revisor: insert the new date of passage of this ordinance)</u>
***	***	***	
***	***	***	

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016- 32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-17; AO 2017-116, as amended; 9-26-17; AO 2017- 134, 11-7-17; AO 2018-23, 3-20-18; AO 2019-123, 11-5-19; AO 2019-142, 12-17-19; AO 2021-40, 5-12-21; AO 2021-25(S), 8-24-21; AO 2021-78, 11-1-21; AO 2021-80, 11-1-21; AO 2022-1, 2-15-22; AO 2022- 27, 4-26-22; AO 2022-54, 5-24-22; AO 2023-21, 4-11-23; AO 2023-22, 4-11-23; AO 2023-83, 9-12-23; AO 2024-21, 2-27-24; AO 2024-1, 2-27-24; AO 2024-10, 2-27-24; AO 2024-114(S), 3-18-25; AO 2025-2, 2-11- 25; AO 2025-44AA, 4-16-25)

Section 5. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2026.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2026-0036)

EXHIBIT A

PZC Case No. 2026-0036

WETLANDS MANAGEMENT PLAN PHASE I UPDATE

2014 Wetlands Management Plan Responsibility Assignments

Page	Excerpt Outlining Responsibility
All Maps	<i>The Municipality of Anchorage [MOA LONG-RANGE PLANNING STAFF ARE] is responsible for maintaining wetland maps and datasets to service the Municipality of Anchorage. For the most accurate, up-to-date wetlands mapping information, contact the MOA [LONG-RANGE PLANNING SECTION] staff at (907)343-7921]8443.</i>
11	<i>The Municipality of Anchorage[MOA'S LONG-RANGE PLANNING STAFF] is responsible for maintaining wetland maps and datasets to service the Municipality. For the most accurate, up-to-date wetlands mapping information, contact the MOA [LONG-RANGE PLANNING SECTION] staff at (907)343-7921]8443.</i>
12	<i>The most recent copy of the Anchorage Wetlands Assessment Methodology is available on the [Community Development Department's] Planning Department[ivision]'s website at: http://www.muni.org/Departments/OCPD/Planning/Physical/EnvPlanning/Pages/CreditDebitMethod.aspx</i>
12	<i>For the most accurate, up-to-date wetlands mapping information, contact the municipal [LONG-RANGE PLANNING SECTION] staff at 343-7921]8443.</i>
21	<i>The Corps re-issued five Regional General Permits in the Municipality of Anchorage on April 15, 2010, which cover permitting in "C" designated wetlands as classified in the Anchorage Wetlands Management Plan. Depending on the specifics of the project, opinions of compliance for regulated activities under these Regional General Permits have been administered by the Municipality Anchorage[S COMMUNITY DEVELOPMENT DEPARTMENT] or verified by the Corps. Regional General Permits are generally issued for five-year periods.[THE CURRENT REGIONAL GENERAL PERMITS FOR THE MUNICIPALITY OF ANCHORAGE WILL EXPIRE ON APRIL 15, 2015.] Since the Regional General Permits expire every five years, it is important to ensure the latest Regional General Permits are reviewed for eligibility of projects. [COPIES OF THE CURRENT VERSION CAN BE OBTAINED THROUGH THE MUNICIPALITY OF ANCHORAGE'S COMMUNITY DEVELOPMENT DEPARTMENT OR THE CORPS OF ENGINEERS.] Note that verifications issued for particular projects are good for only two years. For further details on the Municipality's role in administering the GP, see Chapter 5, Section II.B. General Permit Implementation. However, as of April 30, 2021 the Corps had not authorized these General Permits for the Municipality. Regardless, the Municipality still maintains an obligation to permit wetlands under this plan.</i>

Page	Excerpt Outlining Responsibility
30	<p><i>Best Management Practices and fill avoidance or minimization may be required in permits for “C” sites. The more significant and valuable portions of “C” wetlands are identified in the Table 4 Management Strategies, or will be delineated, as necessary and required by the Municipality of Anchorage[S COMMUNITY DEVELOPMENT DEPARTMENT] during processing of a General Permit. Management strategies and General Permit conditions for many “C” sites include setbacks from watercourses. These are meant to be minimum distances to retain the functions of those watercourses under the impact guidelines of Section 404 regulations. Projects that require fill within setbacks would not be able to use the General Permit, but would instead require a Section 404 Permit from the Corps of Engineers.</i></p> <p><i>All General Permits for “C” sites must comply with the stated terms and conditions of the General Permits and with additional conditions imposed by the Municipality of Anchorage[S COMMUNITY DEVELOPMENT DEPARTMENT] and/or Corps of Engineers and at the time of permit processing.</i></p>
35	<p><i>Customized Setback:</i></p> <p><i>Where a setback distance has not been specified in Table 4, or as a condition of the General Permits, the Municipality of Anchorage[S COMMUNITY DEVELOPMENT DEPARTMENT][MDR8.1]shall determine, if any, and what size setback will be required as a site-specific condition on a General Permit. Such setbacks shall also be determined by the agencies during a Section 404 Permit review. These setbacks shall be required where new information for a Permit application identifies a previously unknown permanent or ephemeral stream channel, drainageway, or other watercourse in or adjacent to the subject wetland. These customized setbacks shall be a minimum of 50 feet from the Ordinary High Water Mark and shall conform to the minimum identified in the “New” Code, Title 21 (January, 2014).</i></p>
35	<p><i>“REV” stands for Relative Ecological Value of a wetland. REV values are defined within the Anchorage Debit-Credit Methodology, a quantitative methodology to determine appropriate compensatory mitigation for projects in wetlands and jurisdictional waters. The Methodology can be found on the Planning Department[ivision]'s website at:</i></p> <p><i>http://www.muni.org/Departments/OCPD/Planning/Physical/EnvPlanning/Pages/CreditDebitMethod.aspx</i></p>
36-37	<p><i>6. The Municipality of Anchorage[, COMMUNITY DEVELOPMENT DEPARTMENT, LONG-RANGE PLANNING SECTION,] shall be responsible for requiring site analyses and Best Management Practices, outlined in the following section, as part of a General Permit application, or in its response to a Section 404 review. The applicant shall be responsible for supplying the appropriate information and data, which shall in turn be reviewed and determined adequate by the municipality [Public Works Department—Watershed Management (including Flood Hazard) and Design and Engineering Sections—and the COMMUNITY DEVELOPMENT <u>Planning</u> Department].</i></p>

Page	Excerpt Outlining Responsibility
38	<p>1. DRAINAGE IMPACT ANALYSIS. When required as a specific permit condition or as deemed necessary for municipal reviews, a Drainage Impact Analysis (i.e., hydrogeologic analysis) shall be supplied by the applicant to the Municipality [OF ANCHORAGE'S COMMUNITY DEVELOPMENT DEPARTMENT] with consultation by the MOA Watershed Management Section. Information for this analysis includes but is not limited to:</p>
40	<p>Wetland maps for the entire Municipality are presented at the end of Table 4. These maps are at a scale such that exact wetland boundaries may not be discernable. Updated wetland maps are available online at: http://anchoragestormwater.com/maps.html. [FOR THE MOST ACCURATE AND UPDATED WETLAND MAP INFORMATION, CONTACT THE WETLANDS COORDINATOR, MOA LONG-RANGE PLANNING SECTION, AT 343-7921.] Any wetland area not shown in these maps would require a Corps of Engineers jurisdictional determination and could only be filled with either an Individual or Nationwide Section 404 Permit. [The General Permits cannot apply to a previously undesignated site.] <u>Newly emerged wetlands that are relatively permanent and fits the most up-to-date definition of wetlands shall be subjected to General Permit application requirements, applicable management strategies, enforceable and administrative policies and designation that is consistent with an existing wetland of similar character and function.</u></p>
Through out	<p><i>Designation: Reference Chapter 4, pages 25–30, of the plan for definitions of A, B, and C designations. 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] Municipality staff and/or the Corps of Engineers prior to excavation of potential wetlands on site. It is the Planning Division's intent to continue working with the Corps of Engineers to systematically identify, map, and then assign formal designations for these areas over the course of the 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.</i></p>
129-130	<p>[I. PLAN IMPLEMENTATION RESPONSIBILITY</p> <p>FULFILLMENT OF WETLANDS PROGRAM OBJECTIVES AND LOCAL IMPLEMENTATION/ENFORCEMENT OF COASTAL MANAGEMENT POLICIES IS THE RESPONSIBILITY OF THE MUNICIPALITY OF ANCHORAGE'S COMMUNITY DEVELOPMENT DEPARTMENT. IMPLEMENTATION OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN IS CARRIED OUT BY THE LONG-RANGE PLANNING SECTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. THE WETLANDS COORDINATOR CAN BE REACHED AT THE FOLLOWING ADDRESS:</p> <p>WETLANDS COORDINATOR LONG-RANGE PLANNING SECTION, PLANNING DIVISION COMMUNITY DEVELOPMENT DEPARTMENT</p>

Page	Excerpt Outlining Responsibility
	<p data-bbox="350 235 803 394"> MUNICIPALITY OF ANCHORAGE P.O. BOX 196650 ANCHORAGE, AK 99519-6650 PHONE: 343-7921 FAX: 343-7927 </p> <p data-bbox="350 436 1409 632"> THE WETLANDS COORDINATOR PERFORMS SEVERAL KEY FUNCTIONS TO ENSURE THAT COMMUNICATION, INFORMATION TRANSFER, AND PROJECT REVIEWS ARE HANDLED PROPERLY. THE WETLANDS COORDINATOR WILL FUNCTION UNDER THE DIRECTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR IN REPRESENTING LOCAL INTERESTS IN COASTAL AND WETLANDS AFFAIRS. </p> <p data-bbox="350 667 894 695"> THE WETLANDS COORDINATOR WILL: </p> <ol data-bbox="350 703 1409 1892" style="list-style-type: none"> <li data-bbox="350 703 1409 766">1. ACT AS A POINT OF CONTACT FOR INFORMATION ON THE WETLANDS MANAGEMENT PROGRAM; <li data-bbox="350 802 1409 934">2. PROVIDE STAFF SUPPORT AND GUIDANCE FOR DEVELOPMENT ACTIVITIES, AND CONVEY COMMENTS TO STATE AND FEDERAL PERMITTING AGENCIES, THE PLANNING AND ZONING COMMISSION, ANCHORAGE ASSEMBLY, AND MUNICIPAL DEPARTMENTS AS NEEDED; <li data-bbox="350 970 1409 1033">3. CIRCULATE INFORMATIONAL AND/OR PROJECT REVIEW MATERIALS AMONG MUNICIPAL STAFF, AS APPROPRIATE; <li data-bbox="350 1068 1409 1131">4. PROVIDE GUIDANCE IN THE APPLICATION OF PROGRAM POLICIES TO MUNICIPAL STAFF DURING LOCAL REVIEWS; <li data-bbox="350 1167 1409 1333">5. DECIDE WHICH PROJECTS ARE ROUTINE, AND WHICH PROJECTS HAVE GREAT SIGNIFICANCE TO WETLANDS, WATERCOURSES AND/OR WATERBODIES AND SHOULD BE REVIEWED AND DISCUSSED WITH OTHER DEPARTMENTS AND COMMISSIONS; ROUTINE APPROVALS WOULD BE PROCESSED BY THE WETLANDS COORDINATOR; <li data-bbox="350 1369 1409 1501">6. DETERMINE IF THE INFORMATION RECEIVED FROM A STATE OR FEDERAL PERMITTING AGENCY IS ADEQUATE TO PROVIDE COMMENTS; IF NOT, THE COORDINATOR WOULD SUBMIT A TIMELY REQUEST FOR MORE INFORMATION; <li data-bbox="350 1537 1409 1633">7. EVALUATE THE PROPOSED PROJECT TO IDENTIFY POTENTIAL IMPACTS AND APPROPRIATE CONDITIONS OR PROJECT MODIFICATIONS BASED ON THE WETLANDS MANAGEMENT PLAN POLICIES; <li data-bbox="350 1669 1409 1801">8. PREPARE AND SUBMIT TO THE STATE OR FEDERAL PERMITTING AGENCY THE DEPARTMENT'S RECOMMENDATION IN A TIMELY MANNER, AND PARTICIPATE IN ANY SUBSEQUENT DISCUSSIONS AND ELEVATIONS, AS APPROPRIATE; <li data-bbox="350 1837 1409 1900">9. MANAGE THE MUNICIPALITY'S FIVE GENERAL PERMITS FOR WETLAND FILLS UNDER THE AUSPICES OF THE CORPS OF ENGINEERS; AND

Page	Excerpt Outlining Responsibility
	<p>10. PROVIDE COORDINATION BETWEEN FEDERAL AND STATE AGENCIES WITH MUNICIPAL DEPARTMENTS TO RESOLVE VIOLATIONS AND PERMIT NON-COMPLIANCE WHEN APPROPRIATE.]</p>
130	<p>[II. LOCAL IMPLEMENTATION</p> <p>A. INSTITUTIONAL RESPONSIBILITIES</p> <p>MUNICIPAL IMPLEMENTATION OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN SHALL TAKE PLACE THROUGH THE MANAGEMENT STRATEGIES AND ENFORCEABLE POLICIES IDENTIFIED THROUGHOUT CHAPTER 4; THE IMPLEMENTATION DIRECTION PROVIDED IN THIS CHAPTER; AND, WHERE NOT IN CONFLICT WITH THIS PLAN, THE IMPLEMENTATION PROVISIONS OF ANY FUTURE PLAN ASSOCIATED WITH THE ANCHORAGE COASTAL MANAGEMENT PROGRAM, SHOULD THAT PROGRAM BE REINSTATED. FUTURE MUNICIPAL DISTRICT OR COMPREHENSIVE PLAN REVISIONS MAY RECOMMEND POLICY OR WETLAND DESIGNATIONS RELEVANT TO THIS PLAN. FOR WETLAND DEVELOPMENT ACTIVITIES, THAT REQUIRE LOCAL APPROVALS AND MAY NOT REQUIRE STATE AND FEDERAL PERMITS, THE MUNICIPALITY OF ANCHORAGE WILL USE ITS AUTHORITY UNDER ALASKA STATE STATUTES, TITLE 29, TO IMPLEMENT AND ENFORCE THIS PROGRAM AT THE LOCAL LEVEL. THE MUNICIPALITY OF ANCHORAGE INTENDS TO CONTINUE TO IMPLEMENT THE ANCHORAGE WETLANDS MANAGEMENT PLAN AT THE LOCAL LEVEL AS FOLLOWS:</p> <ul style="list-style-type: none"> • PRIOR TO ISSUING A CONDITIONAL PERMIT, VARIANCE, PLAT APPROVAL, OR GENERAL PERMIT, PROJECTS WILL BE SUBJECT TO A LOCAL CONSISTENCY REVIEW THAT EVALUATES A PROPOSED PROJECT AGAINST THE ENFORCEABLE POLICIES WITHIN THE ANCHORAGE WETLANDS MANAGEMENT PLAN. • THE LATEST COMPREHENSIVE PLANS WILL BE REVIEWED AND REVISED, AS APPROPRIATE, TO BE COMPATIBLE WITH THE WETLANDS MANAGEMENT PROGRAM. • ZONING AND/OR SUBDIVISION ORDINANCES WILL BE REVISED AS NECESSARY, TO INCORPORATE ENFORCEABLE POLICIES AND OTHER MEASURES OUTLINED IN THE PLAN. • THE ORIGINAL ANCHORAGE WETLANDS MANAGEMENT PLAN ADOPTING ORDINANCE (ADMINISTRATIVE ORDER #82-33S) BOTH INCORPORATED THE PLAN INTO MUNICIPAL CODE AND AFFECTED ADDITIONAL CHANGES TO VARIOUS OTHER MUNICIPAL ORDINANCES AS APPROPRIATE. THE ORDINANCE PRESENTED TO THE ASSEMBLY FOR THE UPDATED AWMP FINAL ADOPTION CONTAINED APPROPRIATE CHANGES TO THE MUNICIPAL CODE IN ORDER TO INCORPORATE NEW POLICIES AND MAINTAIN CONSISTENCY BETWEEN THE AWMP AND REVISED ANCHORAGE MUNICIPAL CODE, TITLE 21. TABLE 5 OUTLINES MUNICIPAL

Page	Excerpt Outlining Responsibility
	<p align="center"><i>DEPARTMENT RESPONSIBILITIES RELATED TO IMPLEMENTATION OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN.]</i></p>
131	[Table 5]
132	<p>[THE CURRENT ANCHORAGE WETLANDS MANAGEMENT PLAN 2014 UPDATE HAS BEEN BUILT AROUND EXISTING ORDINANCES, PROGRAMS, AND OTHER LAND USE PLANS, ALL OF WHICH ARE ADMINISTERED BY THE MUNICIPALITY OF ANCHORAGE.</p> <p><i>COMMUNITY DEVELOPMENT DEPARTMENT</i></p> <p><i>IMPLEMENTATION OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN SHALL BE THE RESPONSIBILITY OF THE MUNICIPALITY OF ANCHORAGE'S COMMUNITY DEVELOPMENT DEPARTMENT. MOST MANAGEMENT STRATEGIES AND ENFORCEABLE POLICIES DEAL WITH LAND USE REGULATIONS WHICH ARE ADMINISTERED BY THIS DEPARTMENT. THE DEPARTMENT SHALL BE RESPONSIBLE FOR VARIOUS REVIEWS CONDUCTED, THE GENERAL PERMITS AND OTHER PERMITS ISSUED UNDER LOCAL, STATE, AND FEDERAL ENVIRONMENTAL AND LAND USE DECISION-MAKING PROCESSES. THE DEPARTMENT SHALL BE RESPONSIBLE FOR DEVELOPMENT OF ADDITIONAL TECHNIQUES NECESSARY TO IMPLEMENT THE ANCHORAGE WETLANDS MANAGEMENT PLAN. THE DEPARTMENT SHALL ALSO BE RESPONSIBLE FOR PLAN MAINTENANCE AND FUTURE REVISIONS....</i></p> <p><i>PUBLIC WORKS DEPARTMENT</i></p> <p><i>THE PUBLIC WORKS DEPARTMENT IS THE LEAD MUNICIPAL AGENCY RESPONSIBLE FOR REVIEW OF ANY AND ALL DRAINAGE PLANS AND WATER QUALITY ISSUES RELATED TO WETLAND PERMITS, REZONING ACTIONS AND PLATS, AND SUBDIVISION REVIEWS.</i></p> <p><i>THE PROJECT MANAGEMENT AND ENGINEERING DIVISION WHICH INCLUDES THE WATERSHED MANAGEMENT SECTION (WMS) WILL BE CONSULTED REGARDING THE LOCATION AND CLASSIFICATION OF WATERCOURSES AND WATER BODIES WITHIN THE MUNICIPALITY. MOA WMS WILL PROVIDE ESSENTIAL SUPPORT IN THE REVIEW OF GENERAL PERMITS AND OTHER CORPS PERMITS UNDER PUBLIC NOTICE. THE PROJECT MANAGEMENT AND ENGINEERING DIVISION WILL BE A WORKING PARTNER WITH THE COMMUNITY DEVELOPMENT DEPARTMENT IN GUIDING PROJECTS WITHIN THE PARAMETERS OF THE WETLANDS PLAN AND APPLICABLE MUNICIPAL CODES AND REGULATIONS. MUNICIPAL DEPARTMENTS MAY RESPOND TO AND WORK WITH STATE AND FEDERAL PERMIT APPLICATION REQUESTS FOR COMMENTS ON THEIR OWN ACCORD, BUT GENERALLY COMMENTS WILL BE COORDINATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND ARE INCLUDED IN FINAL MUNICIPAL RESPONSE LETTERS.]</i></p>

Page	Excerpt Outlining Responsibility
132-133	<p data-bbox="349 226 795 262">B. General Permit Implementation</p> <p data-bbox="349 262 1421 562"><i>The Corps of Engineers issues the five Anchorage Regional General Permits and allows the Municipality of Anchorage’s Community Development Department to administer them. Every five years, the Corps of Engineers revises and renews the Anchorage Regional General Permits which were most recently reauthorized in April of 2010. Under direction by the Corps of Engineers, the General Permits allow the Municipality to issue an opinion of compliance or request the Corps’ verification for activities within certain “C” wetlands. The General Permits are issued under five categories of development: residential, roads, commercial/institutional, industrial or wetland restoration/enhancement.</i></p> <p data-bbox="349 598 1421 1270"><i>Once a project is designed, an applicant must first consult with the Municipality of Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT] and/or the Corps of Engineers to determine if the General Permit may be applied to the “C” wetland in the project area. Each project must meet the enforceable policies contained in Chapter 4 of the Anchorage Wetland Management Plan for each wetland unit and conditions outlined in the Corps of Engineers’ General Permits. Appropriate drainage plans and other Best Management Practices, as necessary, shall be reviewed and approved by the Community Development Department in consultation with the Municipality’s Watershed Management Section and other municipal departments as applicable. If the project is limited in wetland impacts and meets all Site-Specific Conditions, the Municipality may issue an opinion of compliance. The Municipality solicits resource agency input and determines if the project complies with the terms and conditions of the General Permits. The Corps of Engineers may impose additional special conditions as appropriate, and provides the information to the Municipality to complete processing. Further information including the General Permit application, fees, and Corps of Engineers guidelines and conditions may be obtained through the Municipality Of Anchorage [’S WETLANDS COORDINATOR, COMMUNITY DEVELOPMENT DEPARTMENT;] or at the department’s website under the Long-Range Planning Section.</i></p> <p data-bbox="349 1270 1421 1333">http://www.muni.org/Departments/OCPD/Planning/Physical/EnvPlanning/Pages/WetlandPermit.aspx</p>
133	<p data-bbox="349 1333 893 1369">IV. MONITORING AND ENFORCEMENT</p> <p data-bbox="349 1402 1421 1606"><i>The Municipality of Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT] continues to monitor and enforce General Permit conditions and other projects in wetlands, watercourses and water bodies. Potential wetland violations are reported to the Corps of Engineers for resolution. Municipal enforcement is implemented for municipal standards and regulations via the Municipality’s Land Use Enforcement Section.</i></p> <p data-bbox="349 1640 1421 1871"><i>The Municipality of Anchorage will notify the appropriate state or federal agency if it observes an action that appears to violate a state or federally issued permit or statute. The Municipality will work with the state or federal agency involved to ensure compliance by the permittee and/or violator. In cases where only a municipal permit is issued, the appropriate departments will enforce permit conditions through its own municipal authorities.</i></p>

Page	Excerpt Outlining Responsibility
134	<p data-bbox="349 233 755 260">V. PROGRAM AMENDMENTS</p> <p data-bbox="349 266 1404 359"><i>Any changes to adopted wetland designations or enforceable management strategies require Anchorage Assembly approval and shall be based on results of applying the Anchorage Wetland Assessment</i></p> <p data-bbox="349 365 1404 457"><i>Methodology, and presenting any new site information. Final designation changes or management strategy changes shall be made only after necessary approvals by the Corps of Engineers and</i></p> <p data-bbox="349 464 1404 695"><i>Environmental Protection Agency. Proposed development in any newly identified wetland is subject to conditions attached to any Corps of Engineers Section 404 Individual or Nationwide Permit. The following is an outline of the process that must be followed to amend a wetland designation. Designation change requests can be submitted to the Municipality of Anchorage[’S COMMUNITY DEVELOPMENT DEPARTMENT] at any time, but must include the following data to justify a change request:</i></p> <ol data-bbox="349 730 1404 1604" style="list-style-type: none"> <li data-bbox="349 730 1404 800"><i>1. A map of the wetland site indicating existing wetland boundaries and designation;</i> <li data-bbox="349 835 1404 905"><i>2. A Jurisdictional Determination from the Corps of Engineers approving the new wetlands determination;</i> <li data-bbox="349 940 1404 968"><i>3. A completed Anchorage Wetland Assessment Methodology for the subject site;</i> <li data-bbox="349 1003 1404 1073"><i>4. Any and all new relevant data from the site, including soils, hydrology, plant community, fish and wildlife, and social function information; and</i> <li data-bbox="349 1108 1404 1604"><i>5. A formal written request for the change and the reasons for the request. Upon receiving a complete packet for each designation change request, the Municipality [OF ANCHORAGE’S COMMUNITY DEVELOPMENT DEPARTMENT] will determine the validity of the request and the supporting data. If the information is complete and appropriate, the department can forward the request, with a staff recommendation, to the Assembly for Public Hearing. If the Assembly approves the request, the Municipality would then submit the formal amendment and back-up data to the Corps of Engineers for review. Because of the time and expense involved with processing amendments, the process may be deferred until the next Wetlands Management Plan update is due, at which time the site can be evaluated and recommended for a designation change. Amending the plan to change a designation is not necessary before applying for a permit from the Corps of Engineers. It may be in the best interest of the project to work with the Municipality and the Corps of Engineers on the best means to permit a project rather than seeking a designation change</i> <p data-bbox="349 1640 1404 1835"><i>Wetlands not previously designated as “C” when the General Permits are issued can only be added after a public review by the Corps of Engineers. A public notice would be issued to solicit comments from resource agencies and the public. Once the site is verified by the Corps of Engineers that its inclusion would have no more than minimal impacts when considered individually or cumulatively, that site may use the General Permit for development.</i></p>

Page	Excerpt Outlining Responsibility
	<p><i>Although this updated plan incorporates many previously undesignated wetlands which were missed in the original plan, it is likely that there remain wetlands which are still unidentified. Land owners and contractors should be conscious of this fact and be alert to the possibility that areas may be technically wetland, but not included in this plan. [PLANNING DIVISION STAFF,] the Corps of Engineers, or qualified wetland delineation consultants can provide wetland delineations of these areas. [ANY PREVIOUSLY UNMAPPED, UNDESIGNATED WETLAND IS NOT ELIGIBLE FOR THE GENERAL PERMIT. PERMITTING MAY OCCUR UNDER INDIVIDUAL OR NATIONWIDE SECTION 404 PERMITS THROUGH THE CORPS OF ENGINEERS.] Wetlands not previously designated, but determined to be of a lower value, could be included under the General Permit only after undergoing the previously outlined public notice and review procedure.</i></p>
135	<p>IV. WETLANDS PLAN REVIEW PROCESS</p> <p>*** **</p> <p>If significant discrepancies are revealed during this review, the plan should be revised accordingly. If the review reveals mixed results or indicates that the plan is continuing to be effective, a minor update could be done; otherwise, a full revision could be deferred another five years. The Municipality of Anchorage[S COMMUNITY DEVELOPMENT DEPARTMENT] shall be responsible for the evaluation effort.</p>
144	<p><i>The Anchorage Debit-Credit Methodology can be accessed on the Planning Division]epartment's website at: http://www.muni.org/Departments/OCPD/Planning/Physical/EnvPlanning/Pages/CreditDebitMethod.aspx</i></p>

EXHIBIT B

PZC Case No. 2026-0036

Anchorage Wetlands Management Plan Phase I Update

Amendment to Plan Review Process

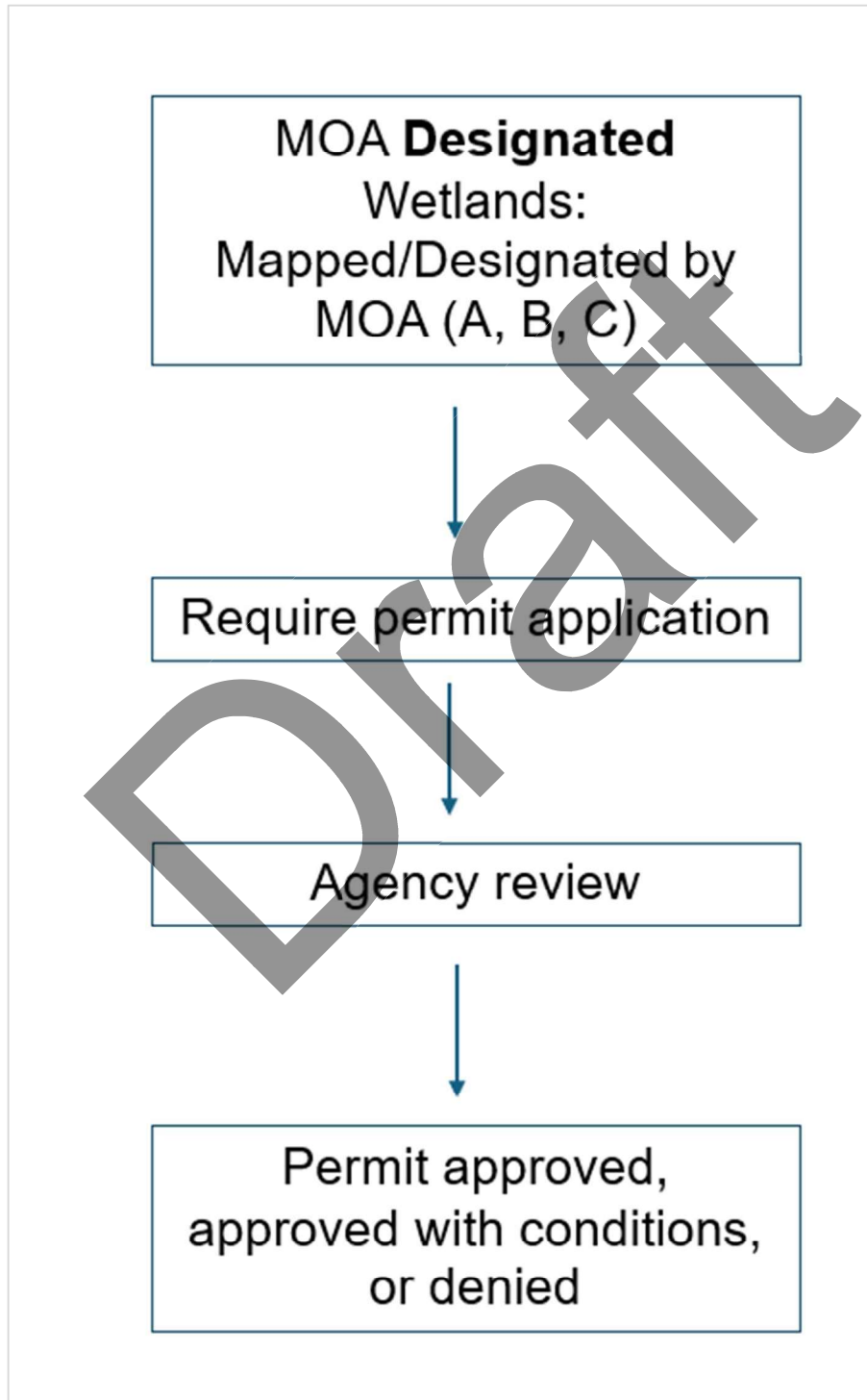


EXHIBIT C

PZC Case No. 2026-0036

ANCHORAGE WETLANDS MANAGEMENT PLAN

Page	Excerpts undergoing change
Front Page	[PLANNING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT] <u>Municipality of Anchorage</u>
i	[PLANNING DIVISION COMMUNITY DEVELOPMENT DEPARTMENT] <u>Municipality of Anchorage</u>
viii	2.[IT DOES NOT FORCE A PROPERTY OWNER TO COMPLY WITH THE MANAGEMENT STRATEGIES IN ORDER TO DEVELOP A WETLAND AREA. IF THE PROPERTY OWNER DOES NOT AGREE WITH THESE MANAGEMENT STRATEGIES, THEY MAY STILL PETITION THE CORPS OF ENGINEERS AND APPLY FOR A SECTION 404 INDIVIDUAL PERMIT THAT MODIFIES THE ENFORCEABLE POLICIES.]
viii	<u>2025 Update to the Anchorage Wetlands Management Plan</u> <u>This update focuses primarily on making textual corrections throughout this plan including grammatical improvements and correction of spelling mistakes. In addition to these general edits, the update introduces one significant structural change. The plan assigned oversight and implementation responsibilities to the Municipality of Anchorage’s Community Development Department. However, this department no longer exists following a major municipal reorganization. Years of experience implementing the plan have demonstrated that an interdepartmental approach led by Development Services is better suited for managing and administering wetlands. Accordingly, this update replaces all references to “Community Development Department” with “Municipality of Anchorage” or “Municipality” to ensure a more collaborative approach to implement this plan.</u> <u>Other non-textual revisions include updates to reflect current regulations in the Anchorage Municipal Code Title 21, such as changes to setback requirements. These adjustments ensure the plan remains consistent with existing code. This update is intended to improve clarity and accuracy while the Planning Department continues to work on a comprehensive, major update to the plan.</u>
x	Thede Tobish, Senior Planner, MOA Community Develo[L]pment

6	<p>The climate of Anchorage is [CONSIDERED TO BE]more continental than maritime (Newman and Branton 1972). For the Anchorage Bowl, the climate tends to be a dry sub-humid type, and that of Girdwood is humid with little or no water deficiency. The effects of such climatic differences on wetland development in the Anchorage Bowl and Girdwood subareas are most obviously manifested in the varying forms and species of vegetation; these differences necessitated differentiating between the Anchorage Bowl and Girdwood subareas in the wetland designation.</p>
18	<p>Anchorage Bowl streams with more extensive and regular flooding problems, notably Little Campbell/Campbell, Chester, Fish, and Furrow Creeks, are also the watersheds with the most wetland fills and channel alterations. As an example, the Corps of Engineers' Environmental Assessment for the 1987 reauthorization of Anchorage's General Permits included an accounting of past General Permits issued in each Anchorage Bowl watershed. Of the 75 permits issued, 50 were in the Little Campbell/Campbell Creek watershed, 10 were in the Furrow Creek watershed, and 6 were [LOCATED] in the Chester Creek watershed. That trend generally held true with this AWMP update. For the 2010 General Permit reauthorization, the Corps of Engineers reported the largest proportion of General Permit impacts were documented for Campbell, Chester, Fish and Furrow Creeks.</p>