



Municipality of Anchorage
Watershed & Natural Resources Advisory Commission

A G E N D A

Wednesday, July 8, 2026
12:00 Noon – 1:30 p.m.

Regular Meeting

Hybrid Format

In-Person Physical Location

Planning Conference Room 170
Planning and Development Center
4700 Elmore Road
Anchorage, Alaska

via Microsoft Teams

[Join the meeting](#)

Meeting ID: 233 675 686 640 643, Passcode: 3Wg6NL2D

or

Call in (audio only): +1 907-519-0237

Phone conference ID: 801 101 84#

I. CALL TO ORDER

- A. Establishment of Quorum
- B. Disclosures

II. MINUTES

- A. April 15, 2026, Regular Meeting

III. UNFINISHED BUSINESS

- A. Commission Elections

IV. NEW BUSINESS

- A. Status of WNRAC Case No. 2026-01, Planning and Zoning Commission (PZC) Case No. 2026-0036, the *Anchorage Wetlands Management Plan* Update, Phase I
- B. WNRAC Case No. 2026-02, Wetland Permit Application for Laurel Acres Subdivision, Block 9, Lot 1
- C. JBER Boundary Fence Project Next to East Anchorage Neighborhoods
- D. ADOT&PF Seward Highway and Tudor Road Interchange Reconstruction – Fish Creek Daylighting

V. PERSONS TO BE HEARD (3-minute limit)

VI. OTHER BUSINESS/STAFF REPORT

- A. Commission Vacancies (3)

VII. ADJOURNMENT

Next Meeting: Wednesday, July 22, 2026



Municipality of Anchorage

Watershed & Natural Resources Advisory Commission

Action Summary

Wednesday, April 15, 2026

12:00 Noon – 1:30 p.m.

**Planning and Development Center
and via Microsoft Teams
(Hybrid)**

Regular Meeting

Commissioners	MOA Staff	Guests
<ul style="list-style-type: none"> • Emily Creely, Chair • Lee Cruise * • Maddie Halloran * • Nic Kinsman * • Matt Nemeth (<i>Absent</i>) • Samantha Simpson (<i>Excused</i>) • Rick Sinnott <p>Virtual *</p>	<ul style="list-style-type: none"> • Michael Nti Ababio, Long-Range Planning • Kenna Billups, Watershed Management, PME • Aubrey Schoneboom, Watershed Management, PME • Greg Soule, Development Services (DS) • Paul LaFrance, Private Development, DS • Steve Ellis, Private Development, DS • CJ Weed, Private Development, DS 	<ul style="list-style-type: none"> • Glenn Ball, American Landscaping • Ryan Kingsbery, 3-Tier Alaska • Alice McKnight, 3-Tier Alaska

I. CALL TO ORDER

Chair Creely called the meeting to order at 12:03 p.m.

A. Establishment of Quorum

Staff determined quorum was established after the roll call.

B. Disclosures

Chair Creely disclosed that her employer, DOWL, is under term contract with the Municipality and would most likely be undertaking the Phase II update of the Anchorage Wetlands Management Plan.

II. MINUTES

A. October 22, 2025, Regular Meeting

Commissioner Sinnott moved for approval of the minutes. **Commissioner Cruise** seconded. The motion passed unanimously.

III. UNFINISHED BUSINESS (*none*)

IV. NEW BUSINESS

A. WNRAC Case No. 2026-01, Planning and Zoning Commission (PZC) Case No. 2026-0036, the Anchorage Wetlands Management Plan Update, Phase I

1. WNRAC Resolution No. 2026-01, Supporting AWMP Update, Phase 1

Commissioner Sinnott moved for approval of Resolution No. 2026-01.

Commissioner Cruise seconded. The motion passed unanimously.

B. WNRAC Case No. 2026-02, Wetland Permit Application for Laurel Acres Subdivision, Block 9, Lot 1. Approved Jurisdictional Determination

Chair Creely called for a discussion of the permit application given it is the first ever to come before the Commission. The Commission discussed the permit for about 45 minutes, and staff and the applicant's representatives answered the Commission's questions.

Commissioner Sinnott made a motion to put a hold on the Commission's recommendation of WNRAC Case No. 2026-02 to allow agencies within the Municipality to review the permit and comment. **Commissioner Holloran** seconded. The motion passed unanimously.

C. Election of Officers

1. Election of Chair

Chair Creely nominated herself for Chair of the Commission, but the vote failed because a commissioner had stepped away from the meeting, so the fifth vote was not secured. The election of officers was suspended until the next meeting.

V. PERSONS TO BE HEARD (*none*)

VI. OTHER BUSINESS/STAFF REPORT

A. Commission Vacancies (2)

Staff reminded commissioners to recommend names to the administration for appointments to the Commission.

VII. ADJOURNMENT

The meeting adjourned at 1:03 p.m.



Municipality of Anchorage
Planning Department
Memorandum



DATE: July 13, 2026

TO: Planning and Zoning Commission

THRU: *MB* Mélisa Babb, Planning Director

THRU: *DM* Daniel Mckenna-Foster, Long-Range Planning Manager

FROM: *MNT* Michael Nti Ababio, Senior Planner, Long-Range Planning Division

SUBJECT: PZC Case 2026-0036, Anchorage Wetlands Management Plan Update, Phase I

BACKGROUND:

The *Anchorage Wetlands Management Plan (AWMP)*, adopted in 2014, is the Municipality's policy and regulatory document related to wetlands management in municipal jurisdiction. Wetlands provide crucial ecosystem services related to stormwater retention, snow-dump facilities, and mitigating flooding and other risks. Several changes have occurred since the 2014 plan was adopted that affect how wetlands are regulated and managed in Anchorage.

- In 2021, the U.S. Army Corps of Engineers chose not to renew three Regional General Permits that previously allowed the Municipality to issue general permits for C class wetlands, and so all development projects located in wetlands throughout the Municipality must go to the U.S. Army Corps of Engineers for an authorization to place fill.
- The 2023 Supreme Court decision in *Sackett v. EPA* narrowed which wetlands are protected under the Clean Water Act, meaning fewer areas that were previously considered wetlands now fall under federal jurisdiction.
- Throughout this period, the USACE Alaska District Office has faced staffing shortages, which has slowed the review of wetland reports and made the permitting process more difficult.

Wetlands mapping and the language used in the current plan is now more than 11 years old and no longer reflects current conditions. This Phase I update will help the MOA address wetlands permitting immediately and will be followed by a subsequent larger update.

The Planning and Zoning Commission heard this case at the May 11, 2026 Planning and Zoning Commission, requested additional information, and then discussed this item at a work session on June 8, 2026.

THIS ORDINANCE:

This proposed ordinance is intended to carry out a Phase I update to the *AWMP*. This update would:

- Reassign implementation responsibilities across the plan;
- Update the permit application process diagram to reflect current practices; and

- Use the opportunity to correct textual and formatting errors in the plan while introducing additional supportive text where needed.
- Gives authority to the Planning Department to change wetlands boundaries.

DESCRIPTION OF AMENDMENTS BY SECTION OF THE PROPOSED ORDINANCE:

<p>Section 1. Amending several sections of the <i>Anchorage Wetlands Management Plan</i> to reassign implementation and oversight responsibilities.</p>	<p>This section amends several parts of the 2014 Anchorage Wetlands Management Plan where implementation and oversight responsibilities are assigned. These amendments are attached to the proposed ordinance as Exhibit A.</p> <p>This reassignment reflects the changes in municipal departments and staffing since the adoption of the plan. In particular, the departure of the Municipality's dedicated wetlands personnel has resulted in wetlands administration becoming a shared responsibility between the Planning and the Development Services departments. This section of the proposed ordinance formalizes the current collaborative approach to implementation or administration of the plan. Contact information, phone numbers, and departmental titles are also updated or removed throughout the plan.</p>
<p>Section 2. Updating the Permit Application Process diagram, which is attached as Exhibit B to the proposed ordinance.</p>	<p>The permit application process diagram on page 23 of the <i>AWMP</i> is being updated to reflect current practice. The diagram was drawn to show the permit application process at a time when the Municipality had a general permit from the USACE for wetland fill projects in "C" wetlands; but as of April 30, 2021, the Municipality has not had a General Permit, which makes the current diagram a misrepresentation of the present permit application process. This update will ensure that users of the plan are informed of the accurate permit application process.</p> <p>The section also allows the Planning Department to post a more detailed but easily amenable permit application process on the Watershed & Natural Resources Advisory Commission webpage to aid easy navigation of the wetlands permit process.</p>

<p>Section 3. Correcting several sections containing textual errors and introducing additional text where needed.</p>	<p>This section of the proposed ordinance corrects textual errors and typos in the plan and introduces some new text including an explanation of the update.</p> <p>The section supported by Exhibit C also introduces additional text to strengthen the management and enforceable strategies for the wetlands in site number 60, in the Laurel Acres Subdivision.</p>
<p>Section 4. Updating the Wetlands Map</p>	<p>This section introduces language that allows the Planning Department to update only the boundary lines of wetlands without requiring a hearing before the Assembly. This type of change would require a verified delineation from qualified professionals and the USACE.</p>
<p>Section 5. Technical section</p>	<p>Amend AMC 21.01.080 to update the date of passage of the <i>AWMP</i> should this ordinance be adopted by the Anchorage Assembly.</p>

COMMENTS RECEIVED & CHANGES SINCE THE AGENCY REVIEW DRAFT:

The Planning Department received comments from several municipal agencies and a support resolution from the Watershed & Natural Resources Advisory Commission (WNRAC Resolution No. 2026-01, included as Attachment 2).

While none of the comments were in opposition to the ordinance, the comments from the Parks and Recreation Department and the Development Services Department’s Private Development Division asked for more specificity about the reassignment of oversight responsibilities. The Planning Department has incorporated these suggestions to the greatest extent possible, in general opting for a generalized assignment of duties so that the permitting divisions can share the responsibility as needed.

Additional comments from Private Development have been noted and will be incorporated as well. Other changes include removing webpages, specific contact information, and incorrect code references to parts of Title 21.

DISCUSSION AT THE PZC WORK SESSION ON JUNE 8, 2026:

At the June 8, 2026 work session, the Planning and Zoning Commission discussed:

- Concerns about what the Municipality defines as a wetland.
- Concerns about the designation of wetlands, and the need for a designation or classification in common with other jurisdictions.
- Using this opportunity to change the plan to allow administrative changes to the map.
- Encouraging the Planning Department to look into and learn from other jurisdictions that have had success in their wetlands program for the Phase II update.

- Preliminary research shows that the Matanuska-Susitna Borough area wetland management plan promotes interagency partnerships and coordination of wetlands management as well as fostering partnerships between public and private sectors. This could potentially be explored further in our Phase II update to possibly institute a single-window application system for wetlands permitting.
- The Planning Department will continue to explore best practices from other jurisdictions for the Phase II update.

RECOMMENDATION:

Staff recommend approval of this ordinance.

Attachments: 1. Proposed Draft Ordinance with Exhibits A-D
2. WNRAC Resolution No. 2026-01
3. Comments Received

Proposed Draft Ordinance

**Anchorage Wetlands Management Plan
Phase 1
PZC Case No. 2026-0036**

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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)
8

9 **WHEREAS**, the 2014 Anchorage Wetlands Management Plan is an adopted
10 component of the Comprehensive Plan; and,

11
12 **WHEREAS**, the 2014 Anchorage Wetlands Management Plan was last updated
13 through Assembly Ordinance No. 2013-132(S); and,

14
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,

17
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,

21
22 **WHEREAS**, these staffing changes, combined with evolving regulatory frameworks,
23 necessitate reassignment of oversight roles to ensure effective administration of the
24 Anchorage Wetlands Management Plan; now, therefore,

25
26 **THE ANCHORAGE ASSEMBLY ORDAINS:**

27
28 **Section 1.** Several sections of the *Anchorage Wetlands Management Plan* where
29 implementation and oversight responsibilities are assigned are amended and
30 attached as Exhibit A.

31
32 **Section 2.** The Permit Application Process Diagram on page 23 of the 2014
33 *Anchorage Wetlands Management Plan* is amended and attached as Exhibit B. The
34 Municipality of Anchorage shall maintain a detailed flow chart of the permitting
35 process that is up-to-date and available to the public on the Municipality’s
36 Watershed & Natural Resources Advisory Commission’s website and is attached as
37 Exhibit D.

38
39 **Section 3.** Several sections containing textual errors are amended and additional
40 text is introduced and attached as Exhibit C.
41

1 **Section 4.** Anchorage Municipal Code section 21.03.070, Comprehensive Plan
 2 Amendments, is hereby amended to read as follows (*the remainder of the section*
 3 *is not affected and therefore not set out*):

4
 5 **21.03.070 COMPREHENSIVE PLAN AMENDMENTS**

6
 7 *** **

8 **B. Levels of Plan Review**

9
 10 *** **

11 **4. Exemption to Wetlands Map Amendments**

12
 13 a. When a wetland delineation prepared by a qualified
 14 professional or by the U.S. Army Corps of Engineers not
 15 more than 5 years ago shows that on-the-ground
 16 wetland boundaries differ from those depicted on the
 17 Anchorage Wetlands Management Plan (AWMP) map,
 18 the Planning Director may administratively update the
 19 AWMP map to reflect the approved delineation without
 20 a plan amendment.

21 b. The applicant or property owner shall submit a copy of
 22 the approved or verified delineation which will include
 23 the delineation report and survey data to the Planning
 24 Department.

25 c. Amendments to the wetlands map under this subsection
 26 are limited to only adjustments of wetland boundaries on
 27 individual parcels and shall not alter wetland
 28 management designations, management policies, or
 29 regulatory standards.

30 d. The Planning Department shall maintain a log of all map
 31 corrections processed under this subsection and may
 32 report amendments to the Planning and Zoning
 33 Commission and the Watershed & Natural Resources
 34 Advisory Commission.

35 e. A qualified professional for the purpose of this
 36 subsection shall be someone with verifiable training in
 37 wetlands delineation and belonging to a recognized
 38 national or regional body such as the Society of Wetland
 39 Scientists and the Wetlands Training Institute.
 40 Acceptance of a delineation report from a professional
 41 belonging to other lesser-known bodies shall be at the
 42 discretion of the Planning Director.

43
 44 (AO 2012-124(S), 2-26-13; AO 2025-40(S), 4-22-25)

45

Section 5. Anchorage Municipal Code section 21.01.080, Comprehensive Plan, Table 21.01-1 Comprehensive Plan Elements, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

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 <i>(note to revisor: insert the new date of passage of this ordinance)</i>
***	***	***	
***	***	***	

(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; AO 2025-141, 1-13-26)

Section 6. 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)

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EXHIBIT A

PZC Case No. 2026-0036

Anchorage Wetlands Management Plan Phase I Update

2014 Wetlands Management Plan Responsibility Assignments

Page in Paper Version	Excerpt Outlining Responsibility
All Maps	<p><u>The Municipality of Anchorage</u> [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]8301.</p>
11 para 5	<p>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]8301.</p>
12 para 4	<p><u>Contact the Municipality for the most recent copy of any Anchorage Wetlands Assessment Methodology.</u> [THE MOST RECENT COPY OF THE ANCHORAGE WETLANDS ASSESSMENT METHODOLOGY IS AVAILABLE ON THE COMMUNITY DEVELOPMENT DEPARTMENT'S PLANNING DIVISION'S WEBSITE AT: HTTP://WWW.MUNI.ORG/DEPARTMENTS/OCPCD/PLANNING/PHYSICAL/ENV PLANNING/PAGES/CREDITDEBITMETHOD.ASPX]</p>
20, Para bottom	<p>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. <u>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.</u></p>

Page in Paper Version	Excerpt Outlining Responsibility
29, Para bottom	<p>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.</p>
30, Para 1	<p>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.</p>
34, Para 1	<p>Customized Setback: 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).</p>
35, Para 8	<p>“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. <u>Contact the Municipality for the most current methodology.</u> [THE METHODOLOGY CAN BE FOUND ON THE PLANNING DIVISION’S WEBSITE AT: HTTP://WWW.MUNI.ORG/DEPARTMENTS/OCPD/PLANNING/PHYSICAL/ENV PLANNING/PAGES/CREDITDEBITMETHOD.ASPX]</p>
36, Para 5	<p>2. The platting and subdivision design processes will be used to provide for viable economic use of “B” wetlands while retaining key functions. <u>This may include tools such as planned unit developments or cluster subdivisions.</u> [THE PLANNED COMMUNITY ZONING DESIGNATION (AMC 21.40.250), PLANNED UNIT DEVELOPMENT STANDARDS (AMC 21.50.130), AND THE CLUSTER HOUSING SITE PLAN REVIEW (AMC 21.50.210) SHALL BE USED WHENEVER FEASIBLE TO MODIFY DEVELOPMENT DENSITIES AND SUBDIVISION DESIGN IN ORDER TO</p>

Page in Paper Version	Excerpt Outlining Responsibility
	<p>PRESERVE KEY WETLAND FUNCTIONS, ESPECIALLY ON LARGE UNPLATTED TRACTS (“OLD” CODE). UNDER THE “NEW” CODE (JANUARY, 2014), CONSERVATION SUBDIVISION STANDARDS UNDER AMC 21.08.070 AND PLANNED UNIT DEVELOPMENT AT 21.03.080F. WOULD APPLY.]</p>
36, Para bottom–37, top	<p>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, <u>or when regulating wetlands mapped as part of the adopted Anchorage Wetlands Management Plan.</u> 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 DEPARTMENT</u>].</p>
37, Para 4	<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, Para bottom	<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.]</p>
Through-out	<p>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] <u>municipal</u> 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</p>

Page in Paper Version	Excerpt Outlining Responsibility
	designated by the time the Municipality undertakes a review and revision of this plan in the future.
129, Para 3 thru 130, Para 5	<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 MUNICIPALITY OF ANCHORAGE P.O. BOX 196650 ANCHORAGE, AK 99519-6650 PHONE: 343-7921 FAX: 343-7927]</p> <p><u>[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].</u></p> <p><u>The municipal Development Services Director or their designee will oversee the following in concert with other departments:</u></p> <p>[THE WETLANDS COORDINATOR WILL:]</p> <ol style="list-style-type: none"> 1. Act as a point of contact for information on the wetlands management program; 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; 3. Circulate informational and/or project review materials among municipal staff, as appropriate; 4. Provide guidance in the application of program policies to municipal staff during local reviews; 5. Decide which projects are routine, and which projects have great significance to wetlands, watercourses and/or waterbodies and should be reviewed and

Page in Paper Version	Excerpt Outlining Responsibility
	<p>discussed with other departments and commissions; routine approvals would be processed by the wetlands coordinator;</p> <p>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;</p> <p>7. Evaluate the proposed project to identify potential impacts and appropriate conditions or project modifications based on the wetlands management plan policies;</p> <p>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; <u>and</u></p> <p>[9. MANAGE THE MUNICIPALITY'S FIVE GENERAL PERMITS FOR WETLAND FILLS UNDER THE AUSPICES OF THE CORPS OF ENGINEERS; AND]</p> <p>[10]9. Provide coordination between federal and state agencies with municipal departments to resolve violations and permit non-compliance when appropriate.</p>
130, Para 6	<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

Page in Paper Version	Excerpt Outlining Responsibility
	<p>PROPOSED PROJECT AGAINST THE ENFORCEABLE POLICIES WITHIN THE ANCHORAGE WETLANDS MANAGEMENT PLAN.</p> <ul style="list-style-type: none"> • 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 DEPARTMENT RESPONSIBILITIES RELATED TO IMPLEMENTATION OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN.]
131	[Table 5]
132, Para 1-5	<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>COMMUNITY DEVELOPMENT DEPARTMENT</p> <p>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....</p> <p>PUBLIC WORKS DEPARTMENT</p> <p>THE PUBLIC WORKS DEPARTMENT IS THE LEAD MUNICIPAL AGENCY RESPONSIBLE FOR REVIEW OF ANY AND ALL DRAINAGE PLANS AND</p>

Page in Paper Version	Excerpt Outlining Responsibility
	<p>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.] HTTP://WWW.MUNI.ORG/DEPARTMENTS/OCPD/PLANNING/PHYSICAL/ENV/PLANNING/PAGES/WETLANDPERMIT.ASPX</p>
<p>133, Para 5</p>	<p>IV. MONITORING AND ENFORCEMENT</p> <p>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.</p> <p>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.</p>
<p>134, Full page</p>	<p>V. PROGRAM AMENDMENTS</p> <p>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 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 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:</p> <ol style="list-style-type: none"> 1. A map of the wetland site indicating existing wetland boundaries and designation; 2. A Jurisdictional Determination from the Corps of Engineers approving the new wetlands determination; 3. A completed Anchorage Wetland Assessment Methodology for the subject site;

Page in Paper Version	Excerpt Outlining Responsibility
	<p>4. Any and all new relevant data from the site, including soils, hydrology, plant community, fish and wildlife, and social function information; and</p> <p>5. A formal written request for the change and the reasons for the request.</p> <p>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</p> <p>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.</p> <p>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.</p>
135, Para 5	<p>IV. WETLANDS PLAN REVIEW PROCESS *** **</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</p>

Page in Paper Version	Excerpt Outlining Responsibility
	COMMUNITY DEVELOPMENT DEPARTMENT] shall be responsible for the evaluation effort.
144, Para 1	These techniques, and the Planned Unit Development standards, allow development to take place at specific, limited areas on the site, actually in a concentrated pattern, and usually to the underlying densities of the district use zone. [THE "NEW" CODE ADDRESSES THE PLANNED UNIT DEVELOPMENT IN 21.03.080H.]
144, Para 4	Contact the Municipality for the most current debit-credit methodology. [THE ANCHORAGE DEBIT-CREDIT METHODOLOGY CAN BE ACCESSED ON THE PLANNING DIVISION'S WEBSITE AT: HTTP://WWW.MUNI.ORG/DEPARTMENTS/OCPD/PLANNING/PHYSICAL/ENVPLANNING/PAGES/CREDITDEBITMETHOD.ASPX]

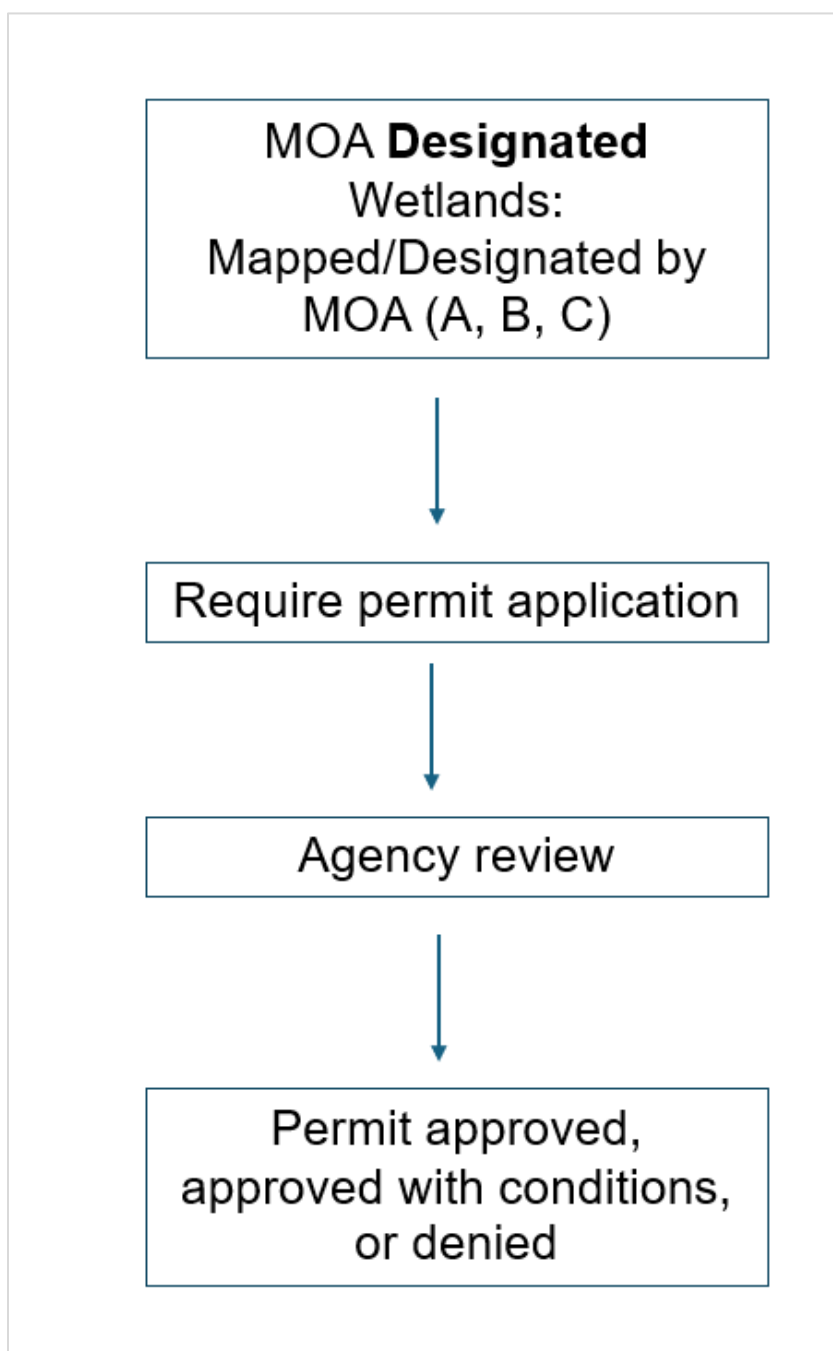
DRAFT

EXHIBIT B

PZC Case No. 2026-0036

Anchorage Wetlands Management Plan Update, Phase I

Amendment to Plan Review Process



The Municipality of Anchorage shall maintain a detailed flow chart of the permitting process that is up-to-date and available to the public on the Municipality's Watershed & Natural Resources Advisory Commission's website.

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EXHIBIT C

PZC Case No. 2026-0036

Anchorage Wetlands Management Plan Update, Phase I

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 Develop[L]pment

<p>6</p>	<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>
<p>13</p>	<p>Unlike the resource analysis contained in the original plan, the 1996 assessment method did not weigh[T] individual functions, nor did it add the four scores into a single total score for each site.</p>
<p>17</p>	<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>

Site #	Anchorage Wetland Atlas Map #	Management Strategies, Enforceable and Administrative Policies	Designation
*** **			
60 North	76 and 77	<p><u>EAST OF MINNESOTA DRIVE TO C ST /NORTH OF WEST 100TH AVENUE TO 92ND</u> (150 acres; Public & Private Ownership) (Scores: Hydrology = 131; Habitat = 101; Species Occurrence = 46; Social Function = 39)</p> <p>Values for stormwater and flood attenuation, water quality, size of contiguous habitat: moderate to high migratory habitat; and rare patterned ground wetlands. The site has enhancement possibilities, i.e., daylight the piped stream which is a tributary to Campbell Creek/Lake. <i>Hydrology, habitat, and drainage pattern information shall be required in the permit and platting process. Must retain patterned ground wetlands and integrity of the larger bog to the maximum extent.</i> Area has been problematic because lots exist as a paper plat only with no subdivision improvements. Laurel Acres Subdivision, Tract F is preserved as open space, plat #71-44. <u>Fill and development shall be limited to ONLY the upland margins of the site. The patterned ground wetlands shall be retained undisturbed and left as open space.</u></p>	A/B
60 South	76 and 77	<p><u>EAST OF MINNESOTA DRIVE TO C STREET/NORTH OF O'MALLEY TO 100TH</u> (149 acres; Public & Private Ownership) (Scores: Hydrology = 106; Habitat = 98; Species Occurrence = 68; Social Function = 47)</p> <p>Values for stormwater attenuation and water quality; habitat values relative to large size and for open space/aesthetics. Area treats snowmelt and run-off from industrial areas. Development of parcel may consider directing surface water runoff to Klatt Bog drainage ditch to support other efforts to restore Klatt Bog South hydrology. Higher value areas occur along the northern one-third and southwest boundaries of the parcel generally coinciding with areas of ponding. <i>Higher value areas should be retained.</i></p> <p><i>Emphasis during the development process should be toward on-site mitigation efforts as prescribed by the Municipality.</i></p>	B
*** **			

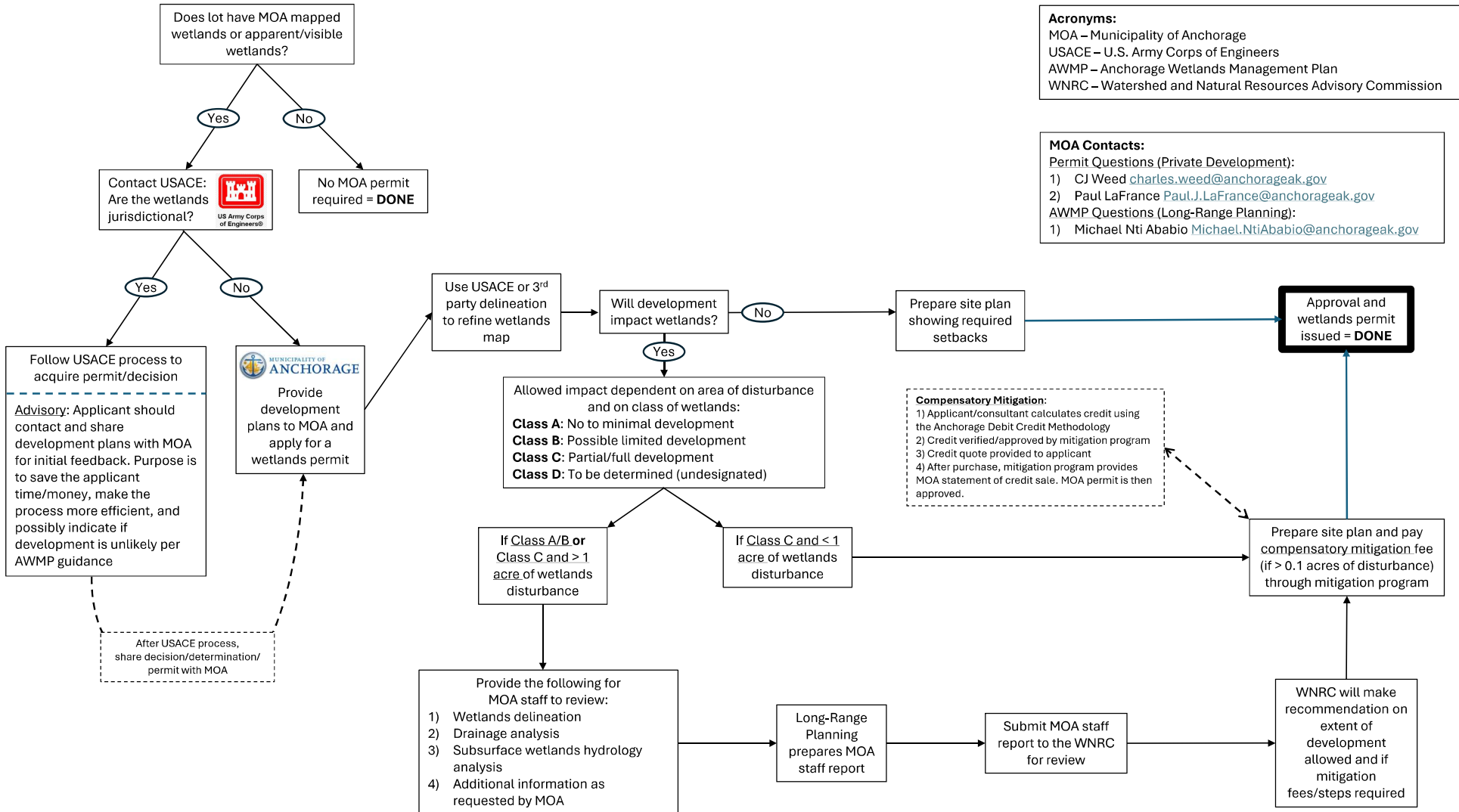
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Exhibit D

PZC Case No. 2026-0036

Anchorage Wetlands Management Plan Update, Phase I

MOA Wetlands Permit Process - DRAFT



Acronyms:
 MOA – Municipality of Anchorage
 USACE – U.S. Army Corps of Engineers
 AWMP – Anchorage Wetlands Management Plan
 WNRC – Watershed and Natural Resources Advisory Commission

MOA Contacts:
 Permit Questions (Private Development):
 1) CJ Weed charles.weed@anchorageak.gov
 2) Paul LaFrance Paul.J.LaFrance@anchorageak.gov
 AWMP Questions (Long-Range Planning):
 1) Michael Nti Ababio Michael.NtiAbabio@anchorageak.gov

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**Watershed & Natural Resources
Advisory Commission
Resolution No. 2026-01**

**Anchorage Wetlands Management Plan
Phase 1
PZC Case No. 2026-0036**

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MUNICIPALITY OF ANCHORAGE
WATERSHED & NATURAL RESOURCES ADVISORY COMMISSION
RESOLUTION NO. 2026-01

A RESOLUTION SUPPORTING THE PROPOSED PHASE I UPDATE TO THE 2014 ANCHORAGE WETLANDS MANAGEMENT PLAN.

(WNRAC Case No. 2026-01)

WHEREAS, the Municipality of Anchorage is undertaking a Phase I update to the 2014 *Anchorage Wetlands Management Plan* in order to reflect that the Municipality no longer issues General Permits on behalf of the U.S. Army Corps of Engineers; and

WHEREAS, the update also clarifies the Municipality's ongoing responsibilities for local wetland-related reviews and approvals, consistent with its remaining regulatory authority; and

WHEREAS, the Planning Department has prepared a draft ordinance and accompanying materials for public hearing before the Planning and Zoning Commission (PZC) as PZC Case No. 2026-0036; and

WHEREAS, the Watershed & Natural Resources Advisory Commission previously adopted WNRAC Resolution No. 2025-01, making a case and supporting the need for updating the 2014 *Anchorage Wetlands Management Plan*; and

WHEREAS, the Commission has reviewed the draft ordinance and associated revisions presented in PZC Case No. 2026-0036 and finds that these changes appropriately align the Plan with current roles, authorities, and permitting processes.

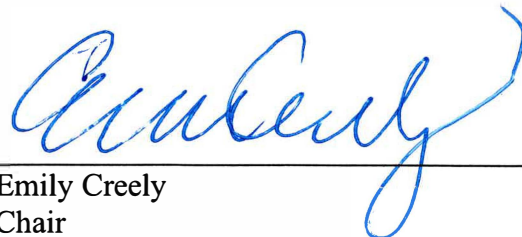
NOW, THEREFORE, BE IT RESOLVED that the Watershed & Natural Resources Advisory Commission:

- A. Supports the proposed Phase I Update to the 2014 *Anchorage Wetlands Management Plan* as provided in PZC Case No. 2026-0036; and
- B. Recommends that the Planning and Zoning Commission forward PZC Case No. 2026-0036 to the Anchorage Assembly for adoption.

PASSED AND APPROVED by the Anchorage Watershed & Natural Resources Advisory Commission on the 15th day of April 2026.



Melisa R. K. Babb
Secretary



Emily Creely
Chair

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Comments Received

**Anchorage Wetlands Management Plan
Phase 1
PZC Case No. 2026-0036**

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MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development Section

Phone: 907-343-8301
Fax: 907-343-8200

Mayor Suzanne LaFrance

MEMORANDUM

Comments for Planning and Zoning Commission

DATE: April 17, 2026

TO: Michael Nti Ababio, Senior Planner

FROM: Paul LaFrance, Private Development Manager
Steve Ellis, Private Development
CJ Weed, Private Development

SUBJECT: Case 2026-0036

Case 2026-0036: Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of the Phase I update to the 2014 Anchorage Wetlands Management Plan, reassigning implementation and oversight responsibilities, and correction of errors.

PD Comments and Recommendations:

1. General Comment – most of the hyperlinks take you to pages that don't exist. Guessing you know this and this will be fixed during Phase II.
2. General Comment – Delete all references to the "General Permit".
3. Exhibit A, Table, Page 34 – Customized Setback – First sentence - Change "Community Development Department" to "Watershed Management Services" and delete "on a General Permit".
4. Page 129-130 - Suggest changing "Wetlands Coordinator" to "Wetlands Coordination Team" to include Private Development and Long-Range Planning (since we will both have roles). For example, will permits be submitted to Long-Range Planning and then distributed by Michael for review (#3) (similar to what just happened for Glenn Ball's permit)? It might be a good idea to meet soon to get this sorted out.
5. Page 129-130 - Suggest deleting Greg's contact information. I believe PD is ok with acting as the point of contact for information on the wetlands management program (#1). Maybe we direct calls to Tana and then she would reach out to CJ, Steve, or Paul. Changes to the Wetlands Coordinator text could be further refined during Phase II.

6. Page 134 – Recommend deleting Assembly approval. It would be nice to not have to get their approval for changes to our wetlands maps. Does the Assembly know anything about wetlands?
7. Page 144 – Do we have an Anchorage Debit-Credit Methodology? I don't think we do, but we should probably set one up.

Anchorage2040

From: Ellis, Steve M.
Sent: Tuesday, March 24, 2026 9:13 AM
To: LaFrance, Paul J.
Cc: Weed, Charles J.; Doehl, Robert A. (ECD); Soule, Gregory G.; Mckenna-Foster, Daniel R.; Nti Ababio, Michael; Anchorage2040
Subject: RE: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

Paul,

I agree. This AO should be tabled for now. I think Long Range Planning and Private Development need to sit down and outline the required tasks for the program. Then determine if all tasks or what portion of the tasks will be transferred. As you stated this could be done under a MOU between departments for the short term.

I feel the AO needs to list a wetlands coordinator and the tasks of the department or departments. The coordinator position will not be assigned to a department in the AO. Planning and Development Services will list the Wetland Coordinator contact information on their websites.

[Steven M. Ellis](#)
[Flood Hazard Administrator](#)
[Private Development Division](#)
[Development Services Department](#)
[907-343-8078, \[steven.ellis@anchorageak.gov\]\(mailto:steven.ellis@anchorageak.gov\)](#)

From: LaFrance, Paul J. <Paul.J.LaFrance@anchorageak.gov>
Sent: Tuesday, March 24, 2026 8:53 AM
To: Anchorage2040 <Anchorage2040@muni.org>; Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>; Mckenna-Foster, Daniel R. <daniel.mckenna-foster@anchorageak.gov>; Soule, Gregory G. <gregory.soule@anchorageak.gov>
Cc: Ellis, Steve M. <steven.ellis@anchorageak.gov>; Weed, Charles J. <charles.weed@anchorageak.gov>; Doehl, Robert A. (ECD) <Robert.A.Doehl@anchorageak.gov>
Subject: RE: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

Hi Michael/Daniel/Greg,

First off, I apologize for my comments being late (Case No. 2026-0036 comments were due yesterday). The truth is, I have been having a hard time making comments. I started at the detailed level and got frustrated. I had to step back and look at the big picture. After doing that, I think we have gotten ahead of ourselves. Here are my thoughts:

- 1) I would suggest holding off on submitting the AO. Think it is too early. We should first work out who is doing what. I know Long Range Planning wants out of the wetlands business, and that it might fall into Private Development's lap, but we have not done any type of memorandum of

understanding to reassign the duties. Nor have we transferred budget for this work (is there budget for this work?).

- 2) I don't think Greg's phone number should be used as the main point of contact for info.
- 3) The General Permit no longer exists (some of the references to this might have to be cleaned up).
- 4) I believe all the changes to the Wetlands Plan should be done as once. I don't really see the benefit of doing a few small changes now.
- 5) No reason for Exhibit B at this time. The Permit Application Process will be significantly more complex. When it does get modified, we should start with what is in the 2014 Plan, not Exhibit B.

Sorry to slow this up, but I think we are jumping ahead with this AO.

Thank you,

[Paul LaFrance, PE](#)

*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*

Anchorage2040

From: LaFrance, Paul J.
Sent: Tuesday, March 24, 2026 9:24 AM
To: Anchorage2040; Nti Ababio, Michael; Mckenna-Foster, Daniel R.
Cc: Soule, Gregory G.; Doehl, Robert A. (ECD); Ellis, Steve M.
Subject: FW: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

Thanks CJ – good comments. I am forwarding them on to the rest of the group to keep them in the loop.

[Paul LaFrance, PE](#)

*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*

From: Weed, Charles J. <charles.weed@anchorageak.gov>
Sent: Tuesday, March 24, 2026 9:19 AM
To: LaFrance, Paul J. <Paul.J.LaFrance@anchorageak.gov>
Cc: Ellis, Steve M. <steven.ellis@anchorageak.gov>
Subject: RE: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

Thanks Paul,

That covers my concerns, I think I'm more confused by the proposed changes than anything. There are a few things I'm concerned about, for one is the planning department wanting to remain responsible for updating the wetlands mapping? The Exhibit B edit is confusing and seems unnecessary. With the elimination of the wetland coordinator position there will be a lot of responsibilities that are not designated to any individual or department. I agree that we should slow this down and reach a MOU with long range planning determining exactly what everyone's roles will be.

CJ Weed
Storm Water Inspector
Private Development
Development Services
Municipality of Anchorage
4700 Elmore Road, Anchorage, AK 99507
(907) 343-8008
(907) 727-8839 work cell
charles.weed@anchorageak.gov
www.muni.org/Departments/project_management/WM/Pages/default.aspx

From: LaFrance, Paul J. <Paul.J.LaFrance@anchorageak.gov>
Sent: Tuesday, March 24, 2026 8:53 AM

To: Anchorage2040 <Anchorage2040@muni.org>; Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>; Mckenna-Foster, Daniel R. <daniel.mckenna-foster@anchorageak.gov>; Soule, Gregory G. <gregory.soule@anchorageak.gov>
Cc: Ellis, Steve M. <steven.ellis@anchorageak.gov>; Weed, Charles J. <charles.weed@anchorageak.gov>; Doehl, Robert A. (ECD) <Robert.A.Doehl@anchorageak.gov>
Subject: RE: Request for comment: 2026-0036 - 2014 Wetlands Plan Update

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Sorry to slow this up, but I think we are jumping ahead with this AO.

Thank you,

[Paul LaFrance, PE](#)
*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*

Anchorage2040

From: LaFrance, Paul J.
Sent: Tuesday, March 24, 2026 7:04 AM
To: Anchorage2040
Cc: Nti Ababio, Michael
Subject: FW: Request for comment: 2026-0036

Please see below for comments from Parks.

Thank you,

[Paul LaFrance, PE](#)
*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*

From: Billups, Kenna J. <Kenna.Billups@anchorageak.gov>
Sent: Monday, March 23, 2026 2:26 PM
To: LaFrance, Paul J. <Paul.J.LaFrance@anchorageak.gov>
Subject: FW: Request for comment: 2026-0036

Can you please add these comments to your submittal?

Kenna Billups – Watershed Manager

Watershed Management Services
Project Management & Engineering
Municipality of Anchorage
(907) 343-8023 | kenna.billups@anchorageak.gov

From: Dent, Nicolette J. <nicolette.dent@anchorageak.gov>
Sent: Tuesday, March 10, 2026 12:37 PM
To: Mayer, Jennifer (P&R) <Jennifer.X.Mayer@anchorageak.gov>; Muir, Bradley H. <bradley.muir@anchorageak.gov>; Keegan, Taylor H <taylor.keegan@anchorageak.gov>; Devine, Ellen E. <Ellen.Devine@anchorageak.gov>; Hess, Melanie M. <Melanie.Hess@anchorageak.gov>; Sharp, Evan <Evan.Sharp@anchorageak.gov>
Cc: Billups, Kenna J. <Kenna.Billups@anchorageak.gov>
Subject: RE: Request for comment: 2026-0036

I would echo Brad's comments, would like to know:

- Who/where specifically in the Municipality is responsible for oversight of the plan
- What the process is for updating the plan and on what timeline. This is called "Phase I Update," is there a Phase II planned or recommended?

Thank you!
Nico

From: Mayer, Jennifer (P&R) <Jennifer.X.Mayer@anchorageak.gov>
Sent: Tuesday, March 10, 2026 12:30 PM
To: Muir, Bradley H. <bradley.muir@anchorageak.gov>; Keegan, Taylor H <taylor.keegan@anchorageak.gov>; Dent, Nicolette J. <nicolette.dent@anchorageak.gov>; Devine, Ellen E. <Ellen.Devine@anchorageak.gov>; Hess, Melanie M. <Melanie.Hess@anchorageak.gov>; Sharp, Evan <Evan.Sharp@anchorageak.gov>
Cc: Billups, Kenna J. <Kenna.Billups@anchorageak.gov>
Subject: RE: Request for comment: 2026-0036

Thank you so much, Brad!

Planners, please let me know if you have anything else to add.
Again, by 3.19 would be fantastic!



Jennifer A. Mayer
Land Administrative Coordinator
Municipality of Anchorage Parks and Recreation
P 907.343.4503 W www.muni.org/Parks



From: Muir, Bradley H. <bradley.muir@anchorageak.gov>
Sent: Friday, March 6, 2026 12:48 PM
To: Keegan, Taylor H <taylor.keegan@anchorageak.gov>; Mayer, Jennifer (P&R) <Jennifer.X.Mayer@anchorageak.gov>; Dent, Nicolette J. <nicolette.dent@anchorageak.gov>; Devine, Ellen E. <Ellen.Devine@anchorageak.gov>; Hess, Melanie M. <Melanie.Hess@anchorageak.gov>; Sharp, Evan <Evan.Sharp@anchorageak.gov>
Cc: Billups, Kenna J. <Kenna.Billups@anchorageak.gov>
Subject: RE: Request for comment: 2026-0036

Hi All-

Here's my comment:

I recently attended the Watershed and Natural Resource meeting, and this topic came up.

From what I understand is that wetlands management will be removed from the Long-Range Planning Department. The new verbiage basically says that Anchorage Wetlands Management will now go to "Municipality staff" but does not specify a department or position. It seems very important that potential excavation of wetlands/management needs to go to a designated department/position that has extensive knowledge of wetlands and their importance and necessity to specific areas.

Thank you!



Brad Muir
Natural Resource Manager

Municipality of Anchorage Parks and Recreation
P 907.343.4287 W www.muni.org/Parks



From: Keegan, Taylor H <taylor.keegan@anchorageak.gov>
Sent: Friday, March 6, 2026 11:09 AM
To: Mayer, Jennifer (P&R) <Jennifer.X.Mayer@anchorageak.gov>; Dent, Nicolette J. <nicolette.dent@anchorageak.gov>; Devine, Ellen E. <Ellen.Devine@anchorageak.gov>; Hess, Melanie M. <Melanie.Hess@anchorageak.gov>; Sharp, Evan <Evan.Sharp@anchorageak.gov>; Muir, Bradley H. <bradley.muir@anchorageak.gov>
Subject: Re: Request for comment: 2026-0036

Looping in Brad Muir as well.

Thank you!

From: Mayer, Jennifer (P&R) <Jennifer.X.Mayer@anchorageak.gov>
Sent: Wednesday, March 4, 2026 10:30 AM
To: Dent, Nicolette J. <nicolette.dent@anchorageak.gov>; Devine, Ellen E. <Ellen.Devine@anchorageak.gov>; Hess, Melanie M. <Melanie.Hess@anchorageak.gov>; Sharp, Evan <Evan.Sharp@anchorageak.gov>
Cc: Keegan, Taylor H <taylor.keegan@anchorageak.gov>
Subject: FW: Request for comment: 2026-0036

Hello Planners,

This request for comment is regarding an update to the Anchorage Wetlands Management Plan. I don't think we have comments, but I want to double check with you guys to make sure since some wetlands are park land.

This ordinance is doing 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.

File Path: G:\Parks and Recreation\Planning\Project Reviews\Planning and Zoning Cases\2026\2026-0036 Wetlands Management Update

Please let me know by March 19.

Thanks,
Jennifer



Jennifer A. Mayer
Land Administrative Coordinator
Municipality of Anchorage Parks and Recreation
P 907.343.4503 W www.muni.org/Parks



From: Rohlfing, Megan E. <Megan.Rohlfing@anchorageak.gov>
Sent: Friday, February 27, 2026 8:59 AM
Cc: Rohlfing, Megan E. <Megan.Rohlfing@anchorageak.gov>
Subject: Request for comment: 2026-0036

Good morning,

Attached please find the Routing Coversheet for the above referenced case 2026-0036, which is scheduled as a Public Hearing before the Planning and Zoning Commission on April 20th, 2026.

Routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting “2026-0036 Reviewing Agency Routing.”

PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS: by email to Corliss Kimmel & Lori Blake (Corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Coversheet.

2026-0036: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18401>

Thank you,



Planning Department
MUNICIPALITY OF ANCHORAGE

Megan Rohlfing
Associate Planner • Planning Department
Current Planning Division - Zoning & Platting
Email: Megan.rohlfing@anchorageak.gov
Phone: (907) 343-8329
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning



March 20, 2026

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2026-0036 – Anchorage Wetlands Management Plan Update, Phase 1**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2026-0048 – Girdwood DOT&PF and ARRC Avalanche Program Shared Magazine Site Conditional Use Permit**
 - No objection to the proposed CUP for governmental services for the Girdwood Quarry Avalanche Program Shared Magazine Storage Site.
 - The applicant should ensure that the proposed gate at the Seward Highway access is located to provide sufficient space for vehicles to safely stage off the highway while opening the gate.
 - Applicant should ensure that access to the Seward Highway is designed in accordance with the DOT&PF pre-construction manual and meets all applicable sight distance and design standards for interstate access.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Christopher Post P.E., Acting Highway Design Group Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

MUNICIPALITY OF ANCHORAGE



Eagle River Street Maintenance
Eagle River Town Center, Room 131
12001 Business Blvd., Eagle River 99577

Mayor Suzanne LaFrance

Phone: 907-343-1510
Fax: 907-694-1540

Current Planning Division
P.O. Box 196650
Anchorage, AK 99519

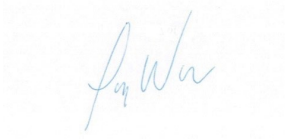
March 18, 2026

RE: 2026-0036 Phase I Update of the 2014 Anchorage Wetlands Management Plan

The Eagle River Street Maintenance staff have reviewed the case and no comments or concerns with the request.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

Sincerely,



Tony Winsor
Deputy Officer
Eagle River Street Maintenance
Administration, M.O.A.
Office: 343-1512
Email: Anthony.winsor@anchorageak.gov

Kimmel, Corliss A.

From: Mayer, Jennifer (P&R)
Sent: Tuesday, March 17, 2026 9:54 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: Request for comment: 2026-0036

Good morning,

Thank you for the opportunity to comment. Anchorage Parks and Recreation Department has the following comments and questions on 2026-0036 Anchorage Wetlands Management Plan:

Our understanding is that wetlands management will be removed from the Long-Range Planning Department. The new verbiage basically says that Anchorage Wetlands Management will now go to "Municipality staff" but does not specify a department or position. It seems very important that potential excavation of wetlands/management needs to go to a designated department/position that has extensive knowledge of wetlands and their importance and necessity to specific areas.

- Who/where specifically in the Municipality is responsible for oversight of the plan?
- What the process is for updating the plan and on what timeline?
- This is called "Phase I Update," is there a Phase II planned or recommended?

Thank you,
Jennifer



Jennifer A. Mayer
Land Administrative Coordinator
Municipality of Anchorage Parks and Recreation
P 907.343.4503 W www.muni.org/Parks





MEMORANDUM

DATE: March 13, 2026

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2026-0036 Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of the Phase I update to the 2014 Anchorage Wetlands Management Plan, reassigning implementation and oversight responsibilities, and correction of errors.

Traffic Engineering has no comments.

MEMORANDUM

DATE: March 9, 2026

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: April 20, 2026

Agency Comments due: March 23, 2026



AWWU has reviewed the materials and has the following comments:

2026-0036 Request for Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of the Phase I update to the 2014 Anchorage Wetlands Management Plan, reassigning implementation and oversight responsibilities, and correction of errors.

1. AWWU has no objections to this proposed amendment to the 2014 Anchorage Wetlands Management Plan.

If you have any questions pertaining to public water or sewer, please call (907) 564-2717 or send an e-mail to landuse@awwu.biz.



Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Sunday, March 1, 2026 9:24 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: Zoning Case Request for Reviewing Agency Comments

Right of Way has reviewed the following zoning cases and has no comments or objections:

- 2025-0127
- 2026-0023
- 2026-0034
- 2026-0035
- 2026-0036
- 2026-0041
- 2026-0045
- 2026-0048

Thank you,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910





Municipality of Anchorage
Planning Department
Memorandum



DATE: July 8, 2026

TO: Watershed & Natural Resources Advisory Commission

THRU: *MB* Méliisa Babb, Planning Director

THRU: *DM* Daniel Mckenna-Foster, Long-Range Planning Manager

FROM: *MNA* Michael Nti Ababio, Senior Planner, Long-Range Planning Division

SUBJECT: WNRAC Case No. 2026-02, Wetland Permit Application for Laurel Acres Subdivision, Block 9, Lot 1

Background:

On April 10, 2026, the Long-Range Planning Division of the Planning Department received a completed Application for Wetlands Permit along with an Approved Jurisdictional Determination from Mr. Glenn Ball represented by Ms. Alice McKnight of 3-Tier Alaska.

The application sought to fill in a 3.8-acre non-jurisdictional wetland to utilize as a laydown yard for landscaping material and equipment. The proposed site for the activity is in Laurel Acres Subdivision, Block 9, Lot 1, at the western terminus of West 92nd Avenue with parcel number 012-49-401-000. The proposed site is in Wetland Site Number 60 in the *Anchorage Wetlands Management Plan* (AWMP) and classified as a B wetland, which denotes moderate valuation.

Staff forwarded the application to the Watershed & Natural Resources Advisory Commission for consideration and discussion at the Commission's meeting on April 15. After discussing the case, the Commission approved a motion to put a hold on the case to allow relevant municipal agencies to review the permit application and make comments.

The comments from the municipal agencies and the permit application are reviewed by the Long-Range Planning Division in this memo.

Agency Comments Received:

The Long-Range Planning Division received responses to the request for comments from Current Planning, Private Development, Right of Way, and the Heritage Land Bank. Addressing and On-site Water and Wastewater had no comments.

- Current Planning commented that the proposed development and use is prohibited in an R-1 single-family residential zone.
- Long-Range Planning noted that a rezone to industrial zoning would be required for any industrial use of this property, and because of the support for industrial zoning on this site in the 2040 Land Use Plan and 2040 Land Use Planning Atlas map PZ-2, the Department would recommend approval of the rezone. A rezone procedure would be a separate process from this wetlands permit application, would require approval by the Assembly,

and approval of a rezone would not guarantee approval of this wetlands permit (see below for additional information).

- Private Development added that the applicant needs civil plans showing the proposed fill, grading and excavation, a drainage analysis, a subsurface hydrology analysis, and the plans need to meet requirements in the DCM Chapter 2, Volume 1, and policy AG.44.
- Right-of-Way raised no objection but added that a plan will need to be submitted to determine improvements needed to gain permanent access to the parcel.
- Heritage Land Bank objected to the proposed development on grounds that the proposed development does not offer any protection to offset the disturbance of the site and proposed that the applicant submit a hydrologic study, revise the site plan to offset potential hydrologic impacts to adjacent properties, and require the installation of native vegetation to a higher degree than the standard development setbacks.

Response from Long-Range Planning Division to Application Narrative:

Applicant:	Long-Range Planning Comment:
<p>Justification for the Disturbance: American Landscaping plans to develop the subject property for use as a laydown yard for landscaping materials and equipment. The disturbance of wetlands within the subject property is justified due to the limited availability of undeveloped uplands within Anchorage. The location of the subject property will provide the most practical proximity to efficiently serve clients within Anchorage.</p>	<p>It remains a priority of the Municipality to support local businesses and encourage their growth. At the same time, the Municipality has an equal responsibility to protect public health and safety by ensuring that development complies with local regulations and does not create unintended adverse impacts on the environment, public health, or safety.</p> <p>The proposed site and several acres surrounding it are in a moderately valued wetland, the majority of which are protected by conservation easements. The principal intent of a B wetland classification is to retain a site’s key function. Development of this 3.8 acres could alter high-degree biological or hydrological functions in these areas.</p>
<p>Amount and type of material taken from and/or placed on site: The proposed development would occur over several years and include excavation of up to 70,000 cubic yards of material from the 3.5-acre site. Throughout this process, the subject property would be incrementally filled with up to 70,000 cubic yards of suitable material needed to construct the proposed laydown yard.</p>	<p>It does appear that the loss of soil water may increase year-round ponding. The Department recommends appropriate mitigation so as to not adversely impact neighboring properties.</p>

Applicant:	Long-Range Planning Comment:
<p>Project Timeline: American Landscaping plans to begin construction in May of 2026. Construction of the laydown yard is anticipated by October 2029.</p>	<p>No comment.</p>
<p>Revegetation Plan: American Landscaping does not have a revegetation plan for this project as existing vegetation will be left in place along the perimeter of the subject property. There are no plans to revegetate disturbed areas.</p>	<p>No Comment.</p>
<p>Municipal Wetland Policy Guidance</p>	
<p>1. The applicant has demonstrated minimized individual and cumulative impacts to the wetland unit through the implementation of best management practices: American Landscaping plans to use the Minimization and Habitat Avoidance Best Management Practice (BMP) identified in the AWMP by ensuring equipment is not serviced nor stored in wetlands or near watercourses/water bodies, nor shall equipment encroach beyond the project area, in accordance with AMC 15.40 or “New” AMC 21.07.040F.2. and 21.07.040F.3.</p>	<p>This property will need a rezone to establish a laydown yard as a legal use. Should this fill permit and subsequent development permit be approved and the property is developed, the servicing and storage of equipment or encroachment of other property would be a matter of secondary concern (with remedies and sanctions covered other different ordinances, local and state laws). However, the assessment of the permit application is based primarily on the direct disturbance and development of the wetland itself, which remains the principal consideration in determining the site's suitability for approval. The applicant has not satisfactorily demonstrated that the development impact will be minimized to the greatest extent reasonable and possible.</p>
<p>2. The area of disturbance is necessary to allow for the development of the proposed use and avoids excessive disturbance as much as possible: <i>Given the limited amount of undeveloped upland in Anchorage, opportunities for commercial and residential growth remain limited. As this wetland is not considered WOTUS, this lot is the best option for the applicants’ desired purpose. Development of the entire lot is essential to provide the necessary space to support proposed commercial operation.</i></p>	<p>The applicant failed to demonstrate how they will minimize disturbance of the area as much as possible and how the existing function of the wetland will be maintained to the maximum extent as per the general enforceable policy for all Class B wetlands. (See page 27 of AWMP). That the particular site not been designated jurisdictional wetlands and Waters of the United States (WOTUS) does not vacate that it is identified as a wetland in the enforceable AWMP and the need for its accompanying management and enforceable policies. The</p>

Applicant:	Long-Range Planning Comment:
	federal government has taken a much narrower definition to wetlands of interest. What this does is to just shift the burden of protecting environment, public health, and safety to local government and not a total vacation in all.
<p>3. The wetland unit is subject to specific protections such as special limitations, easements, or has been designated for future public use for recreation, wildlife viewing, ecological function, and/or flood mitigation:</p> <p>The wetland unit is not subject to specific protections and has not been designated for future public use for recreation, wildlife viewing, ecological function and/or flood mitigation.</p>	<p>The site is subject to specific management strategies which states that “<i>Hydrology, habitat, and drainage pattern information shall be required in the permit and platting process. Must retain patterned ground wetlands and integrity of the larger bog to the maximum extent.</i>”</p> <p>The site has also been earmarked for “<i>enhancement possibilities, i.e., daylight the piped stream which is a tributary to Campbell Creek/Lake.</i>” (See page 71 of AWMP.)</p>
<p>4. Adverse impacts to adjacent or downstream wetlands, streams, aquatic resources, and drainage facilities will be mitigated to the best extent possible:</p> <p>The applicant will develop and implement a SWPPP to minimize impacts of stormwater runoff to adjacent wetlands. Additionally, the proposed vegetative buffer zone surrounding the development will minimize impacts to surrounding wetlands.</p>	<p>Any adverse impacts on surrounding areas should require mitigation.</p>
<p>5. The disturbance activity and/or development is consistent with the purpose and goals of the Anchorage Wetlands Management Plan, as well as the goals, objectives, and policies of the comprehensive plan.</p> <p>This project aligns with the goals outlined in the 2020 Anchorage Comprehensive Plan. Specifically, the Land Use and Transportation Policies and Strategies emphasize improving Anchorage’s overall land use efficiency and compatibility while encouraging commercial development. This project proposes development of underused areas and aligns with policy 21 concerning new commercial development.</p>	<p>The project is both consistent and inconsistent with conflicting elements of the Comprehensive Plan and its elements.</p> <p>Goal 2 of the Anchorage Land Use 2040 Plan encourages infill and redevelopment in the Bowl to meet the housing and employment needs of residents and businesses in Anchorage. Goal 9 of the same document also calls for ensuring there is a sufficient, predictable, and strategically located industrial land supply that allows Anchorage’s industrial employers to operate and grow. The 2040 Land Use Map designates the proposed site as a General Industrial use for future land use and also identifies this area</p>

Applicant:	Long-Range Planning Comment:
	<p>as a “Transfer to Industrial Zoning” in Map PZ-2 of the 2040 Land Use Plan Atlas.</p> <p>However, Goal 1 of the <i>Anchorage Coastal Management Plan</i>, an element of the Comprehensive Plan, encourages protection of fish and wildlife habitats, high-value wetlands, and riparian zones. The Comprehensive Plan also calls for “A network of natural open spaces throughout the community that preserves and enhances Anchorage’s scenic vistas.” The properties abutting the proposed site are in conservation easement; development of this site could break the network of natural open space as intended by the Comprehensive Plan.</p> <p>Notwithstanding, the proposed development is not in line with the goal of the <i>AWMP</i>, which encourages the provision of protection for wetlands that support important ecological and hydrological function. Long-Range Planning maintains that development of a 3.8-acre moderate-value wetland which abuts other conservation easements does not support this goal.</p>

RECOMMENDATION:

The Department recommends that all parties work together on this case in order to meet the reasonable needs of the property owner and the intent of both the *Anchorage 2040 Land Use Plan* and the *Anchorage Wetlands Management Plan*. Following the completion of this permit, the Department intends to take additional steps to ensure broader protection for the remaining undisturbed portions of this wetland. PZC Case 2026-0091 is an application for an abbreviated rezone from R-1 to I-2 for the same property as the wetland permit. Due to support in the 2040 Land Use Plan and 2040 Land Use Plan Atlas, the Planning Department will likely make a recommendation for approval.

Considering this, the Department recommends that the Watershed & Natural Resources Advisory Commission review this application and withhold approval on this permit until the applicant is able to provide a plan for appropriate compliance with the management and enforceable policies, minimization of disturbance to wetland resources, and maximum retention of the function and benefits of the wetland site. Any specific, actionable recommendations from the Commission would be welcome, including physical changes to the site or suggestions for wetland mitigation credits used to make up for remaining impacts.

- Attachments: 1. WNRAC Case No. 2026-02, Wetland Permit Application Packet
 2. Municipal Agency Comments

Wetland Permit Application Packet

**Wetland Permit Application
Laurel Acres Subdivision, Block 9, Lot 1
WNRAC Case No. 2026-02**

Linked here: [**Wetland Permit 4-2026.pdf**](#)

Comments Received

**Wetland Permit Application
Laurel Acres Subdivision, Block 9, Lot 1
WNRAC Case No. 2026-02**

RE: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

From Wilson, Karleen K. <karleen.wilson@anchorageak.gov>
Date Mon 4/20/2026 12:29 PM
To Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>
Cc Wilson, Karleen K. <karleen.wilson@anchorageak.gov>

No comments from Addressing.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
https://maps.ancgis.com/AGOL_AddressOfficial

From: Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>
Sent: Thursday, April 16, 2026 3:00 PM
To: !Development Services <DL_GOV_DevelopmentServices@anchorageak.gov>; !Planning <Planning@ci.anchorage.ak.us>; !Real Estate <RealEstate@ci.anchorage.ak.us>; !PW PME <PWPME@anchorageak.gov>; Bosin, Anna D (DOT) <anna.bosin@alaska.gov>
Subject: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

Good Afternoon,

This is a request for comments.

Attached is an application for a Wetland permit([WNRAC Case No. 2026-02](#)). It would be greatly appreciated if comments could be received by 4/23/2026.

Comments received will be forwarded to the Watershed and Natural Resources Advisory Commission to aid in their consideration of the application.

Thank you.

Sincerely,



Planning Department
MUNICIPALITY OF ANCHORAGE

Michael Nti Ababio
Senior Planner • Planning Department
Long-Range Planning Division
Email: michael.ntiababio@anchorageak.gov
Phone: (907) 343-7935
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning



RE: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

From Townsend, Curtis L. <Curtis.Townsend@anchorageak.gov>
Date Tue 4/21/2026 2:04 PM
To Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>

MOA on-site has no comments on this wetlands permit.

Owner Name: LAONA LLC
Site Address:
Parcel Number: 01249401000
Legal Description: LAUREL ACRES BLK 9 LT 1
Land Use: Residential
Land Use Description: Residential Vacant Land

Curtis Townsend, PE
[Onsite Water and Wastewater](#)
Municipality of Anchorage
907-343-7908

From: Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>
Sent: Thursday, April 16, 2026 3:00 PM
To: !Development Services <DL_GOV_DevelopmentServices@anchorageak.gov>; !Planning <Planning@ci.anchorage.ak.us>; !Real Estate <RealEstate@ci.anchorage.ak.us>; !PW PME <PWPM@anchorageak.gov>; Bosin, Anna D (DOT) <anna.bosin@alaska.gov>
Subject: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

Good Afternoon,

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Attached is an application for a Wetland permit([WNRAC Case No. 2026-02](#)). It would be greatly appreciated if comments could be received by 4/23/2026.

Comments received will be forwarded to the Watershed and Natural Resources Advisory Commission to aid in their consideration of the application.

Thank you.

Sincerely,



REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

From Walters, Michael S. <michael.walters@anchorageak.gov>

Date Mon 4/20/2026 12:15 PM

To Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>

Michael,

Right of Way has no objection for this request. If allowed, a plan will need to be submitted to Private Development to determine the number of improvements required to gain a permanent access to the parcel.

Respectfully submitted,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office:907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



From: Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>

Sent: Thursday, April 16, 2026 3:00 PM

To: !Development Services <DL_GOV_DevelopmentServices@anchorageak.gov>; !Planning <Planning@ci.anchorage.ak.us>; !Real Estate <RealEstate@ci.anchorage.ak.us>; !PW PME <PWPME@anchorageak.gov>; Bosin, Anna D (DOT) <anna.bosin@alaska.gov>

Subject: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

Good Afternoon,

This is a request for comments.

Attached is an application for a Wetland permit([WNRAC Case No. 2026-02](#)). It would be greatly appreciated if comments could be received by 4/23/2026.

Comments received will be forwarded to the Watershed and Natural Resources Advisory Commission to aid in their consideration of the application.

Thank you.



RE: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

From Ellis, Steve M. <steven.ellis@anchorageak.gov>

Date Mon 4/20/2026 11:20 AM

To Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>

Cc LaFrance, Paul J. <Paul.J.LaFrance@anchorageak.gov>; Weed, Charles J. <charles.weed@anchorageak.gov>; Soule, Gregory G. <gregory.soule@anchorageak.gov>

Michael,

The applicant needs to provide;

Civil plans showing the proposed fill, grading and excavation,

A drainage analysis and plan per the DCM Chapter 2, Volume 1,

A subsurface wetlands hydrology analysis.

The plans need to meet the technical requirements in the DCM Chapter 2, Volume1 and Development Services Handout AG.09 and Policy AG.44.

<https://www.muni.org/Departments/OCPD/development-services/codes-handouts/Pages/handouts.aspx>

Steven M. Ellis
Flood Hazard Administrator
Private Development Division
Development Services Department
907-343-8078, steven.ellis@anchorageak.gov

From: Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>

Sent: Thursday, April 16, 2026 3:00 PM

To: !Development Services <DL_GOV_DevelopmentServices@anchorageak.gov>; !Planning <Planning@ci.anchorage.ak.us>; !Real Estate <RealEstate@ci.anchorage.ak.us>; !PW PME <PWPME@anchorageak.gov>; Bosin, Anna D (DOT) <anna.bosin@alaska.gov>

Subject: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

Good Afternoon,

This is a request for comments.

Attached is an application for a Wetland permit([WNRAC Case No. 2026-02](#)). It would be greatly appreciated if comments could be received by 4/23/2026.

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Thank you.

Sincerely,



RE: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

From Hatcher, Paul A. <Paul.Hatcher@anchorageak.gov>

Date Fri 4/17/2026 8:18 AM

To Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>

Cc McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>; Yelle, Ryan J. <Ryan.J.Yelle@anchorageak.gov>; Odell, Shawn M. <shawn.odell@anchorageak.gov>; Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>

Michael is there an accompanying abbreviated rezone to change this from R-1 to I-2 to allow the use? The 2040 Comp Plan shows this as General Industrial, but I did not find anything in CityView for this property.



Planning Department
MUNICIPALITY OF ANCHORAGE

Paul Hatcher

Senior Planner • Planning Department
Current Planning Division - Zoning & Platting

Email: paul.hatcher@anchorageak.gov

Phone: (907) 343-7942

4700 Elmore Road, Anchorage, AK 99507

www.muni.org/planning

From: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>

Sent: Thursday, April 16, 2026 4:42 PM

To: Yelle, Ryan J. <Ryan.J.Yelle@anchorageak.gov>; Odell, Shawn M. <shawn.odell@anchorageak.gov>; Hatcher, Paul A. <Paul.Hatcher@anchorageak.gov>; Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>

Subject: FW: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

FYI

From: McLaughlin, Francis D.

Sent: Thursday, April 16, 2026 4:40 PM

To: Nti Ababio, Michael Michael.NtiAbabio@anchorageak.gov

Subject: RE: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

Hi Michael – The zoning is R-1, single-family residential, and an industrial laydown is prohibited. Also, this is a residential neighborhood, and industrial traffic is incompatible with the street. The wetlands map viewer identifies the site as Class B wetlands, which I thought were not developable. In the past, Class C wetlands of a limited size were permitted by the Planning Department. Ryan Yelle is HLB is a good resource for this.

Thanks,
Francis



Planning Department
MUNICIPALITY OF ANCHORAGE

Francis D. McLaughlin
Senior Planner • Planning Department
Current Planning Division - Zoning & Platting
Email: francis.mclaughlin@anchorageak.gov
Phone: (907) 343-8003
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

3/3/2026: SCAM ALERT- Please be aware of scam emails that appear to come from the Planning Department or the Planning and Zoning Commission with requests for payment. The Municipality will never ask for a wire transfer and most payments are completed at the time of application. Please contact the Department directly at 907-343-7900 if you have any questions about a fee.

From: Nti Ababio, Michael <Michael.NtiAbabio@anchorageak.gov>
Sent: Thursday, April 16, 2026 3:00 PM
To: !Development Services <DL_GOV_DevelopmentServices@anchorageak.gov>; !Planning <Planning@ci.anchorage.ak.us>; !Real Estate <RealEstate@ci.anchorage.ak.us>; !PW PME <PWPME@anchorageak.gov>; Bosin, Anna D (DOT) <anna.bosin@alaska.gov>
Subject: REQUEST FOR COMMENTS ON WETLAND PERMIT APPLICATION

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Comments received will be forwarded to the Watershed and Natural Resources Advisory Commission to aid in their consideration of the application.

Thank you.

Sincerely,



Planning Department
MUNICIPALITY OF ANCHORAGE

Michael Nti Ababio
Senior Planner • Planning Department
Long-Range Planning Division
Email: michael.ntiababio@anchorageak.gov
Phone: (907) 343-7935
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

March 2026: SCAM ALERT- Please be aware of scam emails that appear to come from the Planning Department or the Planning and Zoning Commission with requests for payment. The Municipality will never ask for a wire transfer and most payments are completed at the time of application. Please contact the Department directly at 907-343-7900 if you have any questions about a fee.



Mayor Suzanne LaFrance
Municipality of Anchorage
Real Estate Department

April 22, 2026

SUBJECT: AGENCY REVIEW COMMENTS ON WNRAC CASE 2026-02

The Real Estate Department has reviewed WNRAC Case 2026-02 and appreciates the opportunity to provide comments. The proposed development would remove or permanently alter the hydrologic and ecological function of approximately 3.8 acres of "Class B" wetlands identified as Unit 60-North within the Anchorage Wetlands Management Plan. Specific guidance on the management of this unit within the plan states *"...Hydrology, habitat, and drainage pattern information shall be required in the permit and platting process. Must retain patterned ground wetlands and integrity of the larger bog to the maximum extent."*

The proposed development does not appear to feature any natural protections or green infrastructure to offset the complete disturbance of the site and preserve the integrity of the larger bog to the maximum extent. It is unknown what the off-site impacts will be from this development, but it is suspected that increased ponding around the site may be observed throughout the year given the loss of soil water holding capacity throughout the entire site. The Real Estate Department owns and manages over 120 parcels that directly abut or are very near this site. The majority of these parcels are subject to wetland conservation easements and have annual monitoring completed to evaluate their ecological health and function. Any adverse impacts caused by this development will likely affect our properties and may impact their overall ecological function.

The Real Estate Department requests that the following conditions of approval be considered by the approving authority:

- 1) Submit a hydrologic study that provides an understanding of the current soil water holding capacity and direction of groundwater flow underneath the parcel.
- 2) Following the completion of item 1, revise the site plan to offset potential hydrologic impacts to adjacent properties. Potential revisions may include but are not limited to the use of impervious surfaces throughout the site, reduction of the overall footprint, installation of green infrastructure to retain stormwater, or other supported best management practices for wetland conservation.



Mayor Suzanne LaFrance
Municipality of Anchorage
Real Estate Department

- 3) Require the retention and/or installation of native vegetation to a higher degree than the standard development setbacks and required landscaping that will help preserve elements of the ecological habitat as existed prior to development.

Ryan Yelle
Land Management Officer
Heritage Land Bank

Sent via Email to: Michael Nti Ababio, Senior Planner, Long-Range Planning
Paul LaFrance, Private Development Manager
Sue Perry, Principal Office Associate
Daniel Mckenna-Foster, Long-Range Planning Manager

From: 673 CES/CEIEC EnvPlanning <673CES.CEIEC.EnvPlanning@us.af.mil>

Sent: Thursday, May 28, 2026 2:38 PM

Subject: Public Comment Period Extended to 12 June 2026 - Draft Environmental Assessment for Proposed Improvements to Installation Security

[EXTERNAL EMAIL]

NOTICE OF EXTENSION – PUBLIC COMMENT PERIOD

DRAFT ENVIRONMENTAL ASSESSMENT AND DRAFT FINDING OF NO SIGNIFICANT IMPACT FOR IMPROVEMENTS TO INSTALLATION PERIMETER SECURITY AT JOINT BASE ELMENDORF-RICHARDSON, ALASKA

EAXX-007-57-UAF-1730709460

28 May 2026

The Department of the Air Force (DAF) has prepared a Draft Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA), the Department of Defense NEPA Implementing Procedures (June 2025), and the DAF NEPA Implementing Procedures (March 2026) to evaluate the potential for environmental impacts associated with proposed actions to improve installation perimeter security at Joint Base Elmendorf Richardson (JBER), Alaska. The purpose of the Proposed Action is to improve installation security, first prioritizing critically deficient locations and then addressing other vulnerable areas to prevent unauthorized pedestrian access onto the installation from uncontrolled access points. Implementation of the Proposed Action will deter, detect, and delay adversaries from easily accessing the installation and inflicting harm or damage on personnel and resources vital to national security. The Proposed Action is needed to protect installation security, operations, and unit readiness.

Based on the analysis in the Draft EA, the DAF has prepared a draft Finding of No Significant Impact (FONSI). The DAF has also considered the necessity of impacts to wetlands and floodplains in accordance with Executive Orders 11990, *Protection of Wetlands* and 11988 *Floodplain Management*. Having avoided and minimized the potential for adverse effects to the maximum extent practicable, the DAF has also prepared a draft Finding of No Practicable Alternative (FONPA). The DAF is requesting public input on the Draft EA and the Draft FONSI/FONPA pursuant to NEPA, 42 United States Code § 4321, et seq.

Electronic copies of the Draft EA and Draft FONSI/FONPA will be available for review on the JBER website beginning on 30 April 2026: <https://www.jber.jb.mil/Services-Resources/Environmental/Environmental-Planning/>.

The public review period will run from 30 April 2026 through 12 June 2026.

Comments are encouraged to be sent by email to 673CES.CEIEC.EnvPlanning@us.af.mil and must be received by 12 June 2026.

**DRAFT FINDING OF NO SIGNIFICANT IMPACT /
FINDING OF NO PRACTICABLE ALTERNATIVE**

**IMPROVEMENTS TO INSTALLATION PERIMETER SECURITY
JOINT BASE ELMENDORF-RICHARDSON, ALASKA**

EAXX-007-57-UAF-1730709460

Pursuant to provisions of the National Environmental Policy Act (NEPA), as amended by Public Law 118-5, *Fiscal Responsibility Act of 2023* (42 United States Code 4321 et seq.), Department of Defense NEPA Implementing Procedures (30 June 2025), and Executive Order (EO) 14154, *Unleashing American Energy*, the Department of the Air Force (DAF) assessed the potential environmental consequences associated with rectifying security deficiencies along the installation perimeter at Joint Base Elmendorf-Richardson (JBER), Alaska. This Finding of No Significant Impact (FONSI) / Finding of No Practicable Alternative (FONPA) hereby incorporates by reference and attaches hereto the “Draft Environmental Assessment (Draft EA), Improvements to Installation Perimeter Security, Joint Base Elmendorf-Richardson, Alaska.”

The purpose of the Proposed Action is to improve installation security, prioritizing critically deficient locations and then addressing other vulnerable areas to prevent unauthorized pedestrian access onto the installation from uncontrolled access points. The Proposed Action is necessary to protect installation operations and unit readiness. The acceptable threshold for installation breaches is zero, but it is not practicable to fully secure and patrol every reach of the installation perimeter. Critical areas, however, must be reasonably secured and protected from threats posed by trespassers and unauthorized entry of foreign intelligence entities. Currently, there are sections of the installation’s cantonment area that are unacceptably vulnerable to trespass. Areas of the installation that interface with public lands and residential areas are also vulnerable, and trespass introduces risk to installation security, operations, and military training. Existing physical security measures have weak points, such as incomplete, ineffective, or discontinuous perimeter fencing, which do not prevent trespass onto the installation, where trespass is defined as “entry [that] is illegally gained” (Department of the Air Force Manual 31-101 Volume 3, *Installation Perimeter Access Control*, 2020). The proposed action will modify existing fences, erect new fences, and/or install or upgrade non-structural security measures, including but not limited to signage, cameras, lighting, and sirens to address installation security deficiencies in designated areas.

The Draft EA, incorporated by reference into this finding, analyzes the potential environmental consequences of improving JBER perimeter security and provides environmental protection measures to avoid or reduce adverse environmental impacts. The EA considers potential impacts of the Proposed Action Alternative (Implement structural and non-structural security measures in critically deficient and vulnerable areas, and only non-structural measures in remote vulnerable areas), Alternative 2 (Implement structural security measures in critically deficient areas only, and non-structural security measures across critically deficient and vulnerable areas), and the No-Action Alternative. The EA also considers other reasonably foreseeable effects on resources.

ALTERNATIVE 1

Under the Proposed Action, “critically deficient locations” along the installation perimeter—(1) Ship Creek Crossing at Reeve Boulevard, (2) Ship Creek Crossing at Glenn Highway (Cottonwood Park), and (3) Glenn Highway (north side) between Davis Highway and the Anchorage Municipal Landfill—will receive additional structural security measures (e.g., fencing) and non-structural security measures (e.g., sensors, signs). “Other vulnerable areas” along the installation perimeter, including (A) Richardson Training Areas (RTAs) 424, 429, and 430, (B) RTA 420, and (C) RTA 411, will also receive these combined structural and non-structural security measures. The installation perimeter along the eastern boundary from Eagle River north to Beach Lake (“Vulnerable Area D”) will receive only non-structural security measures (e.g., sensors, signs, security lighting, sirens).

ALTERNATIVE 2

Under Alternative 2, critically deficient locations on the installation perimeter (identified in Alternative 1) will receive additional structural security measures (i.e., fencing) and non-structural security measures, while other vulnerable areas (identified in Alternative 1) will receive only non-structural security measures.

NO-ACTION ALTERNATIVE

Under the No-Action Alternative, no improvements will be made to installation perimeter security.

SUMMARY OF FINDINGS

The analysis of the affected environment and environmental consequences of the Proposed Action and Alternatives concluded that by implementing standard environmental protection measures during construction activities and operations, the Proposed Action and Alternatives will result in no impacts on cultural resources; and will result in non-significant impacts on earth resources, water resources, biological resources, safety and occupational health, noise, air quality, recreation, and the ambient light environment. Protective measures incorporated into the Proposed Action (identified in the EA) and incorporated into the analysis will be implemented to avoid and minimize the potential for significant impacts on resources. A summary of resources for which protective measures and best management practices (BMPs) support the finding of no significant impact is presented in the following paragraphs.

Earth Resources. Minimal ground disturbance will be required, and the Proposed Action will avoid blasting or major excavation, and grading for utilities will be limited and confined to previously disturbed areas. Although some temporary soil compaction and erosion risk may occur during construction, especially where vegetation is removed, the mostly flat terrain and use of BMPs will minimize impacts. Impacts on soils from construction activities (e.g., compaction, disturbance, erosion) are expected to be temporary, minor, and readily minimized with protective measures and BMPs.

Water Resources. Construction in wetlands and floodplains cannot be avoided while meeting the purpose and need of the Proposed Action. In critically deficient areas, construction of security measures will occur within wetlands and floodplains associated with Ship Creek. In other vulnerable areas, construction of security measures will occur within wetlands and floodplains associated with South Fork Chester Creek and North Fork Campbell Creek. The designs for proposed structural security measures were developed to avoid and minimize impacts on wetlands and floodplains to the maximum extent practicable; no structures will be placed within 25 feet of the edge of Ship Creek, and structures will be oriented parallel to flow in the Ship Creek floodplain. Fencing atop culverts will be placed across other, smaller streams in the Proposed Action Area, including Jerry's Creek, South Fork Chester Creek, and North Fork Campbell Creek. Across the Proposed Action Area, a total of 3.3 acres of wetlands and more than 1,609 linear feet of floodplain will be impacted by clearing but are not expected to impact floodplain function. The installation of post footings is expected to result in negligible loss of wetlands and floodplains.

Biological Resources. The Proposed Action is expected to further restrict, but not prevent, wildlife movement between seasonal habitats. Impacts on large mammals are expected to be adverse in the short term, while animals adjust to the new fences and habituate to other migration routes, then lessen over time. Impacts on wildlife, and especially on moose, will be minimized by the implementation of several measures. A Memorandum of Agreement will be executed between JBER and the Alaska Department of Fish and Game, who will cooperate to identify and respond to animal strandings, with JBER Conservation Law Enforcement Officers unlocking the locked wildlife gates included in the Proposed Action as needed to facilitate wildlife movement. DAF will assess opportunities to enhance and create shrubland at JBER, a preferred foraging habitat for moose, through activities such as controlled burning, cutting mature woodlots, mechanical crushing of vegetation, or hydroaxing. Finally, monitoring and adaptive management of the moose population will continue as part of JBER's Ecosystem Management Program.

Safety and Occupational Health. Impacts on public safety (related to risk of human-wildlife conflict and wildlife-vehicle collisions) are expected to be adverse in the short term and lessen over time as large mammals acclimate to the presence of new fencing. Long-term impacts related to public safety and personnel health and safety (e.g., reduced trespassing) are expected to be beneficial. The Proposed Action will follow established standard safety protocols during construction, minimizing risks to personnel through safety plans, daily equipment inspections, and secure storage of materials. Although added fencing will restrict wild animal movement onto highways and into neighborhoods in some places, the same fencing will also restrict animal movement out of these areas once access is gained. With planned resource protection measures for wildlife and coordination with wildlife agencies, overall adverse impacts on human-wildlife conflict and occupational health and safety will be minimized.

Noise. Noise impacts (related to construction and sirens) are expected to be minor and readily minimized with protective measures and BMPs. There will be temporary increases in noise levels due to construction activities; these impacts will only last for the duration of construction. Although sirens may be used as part of non-structural security measures, their placement will

avoid residential and noise-sensitive areas, minimizing potential disruption to the extent practicable.

Air Quality. Air quality impacts from construction and maintenance of security measures will be minor and readily minimized with protective measures and BMPs. Estimated construction and operational emissions will not result in annual exceedances relative to insignificance thresholds for any criteria pollutants.

Recreation. The Proposed Action will not affect legal recreational access to JBER; authorized recreational access points will be maintained. Impacts on recreation (related to response of wildlife to the presence of new fencing) will be limited to potential impacts on big game hunting opportunities. Temporary disturbance in moose distribution or abundance may result in permitting changes for the annual moose hunt at JBER in the short-term. With planned resource protection measures for wildlife and coordination with wildlife agencies, overall impacts on recreational hunting throughout the greater Game Management Unit (14C) will be minimized.

Ambient Light Environment. Impacts on the ambient light environment (related to construction and controlled security lighting) are expected to be minor and will be readily minimized with protective measures and BMPs. Since work is planned during the shorter winter daylight period to protect soils and wetlands, construction-associated lighting may temporarily impact natural dark conditions and be visible from off the installation. Non-structural security measures will include lights that may be visible from outside the installation and will be visible in remote, undeveloped areas during short periods when triggered by sensors. Lighting will be designed and sited to avoid and minimize disruption to adjacent land users and degradation of natural darkness conditions.

PUBLIC INVOLVEMENT

Potential jurisdictional wetlands were found in the Proposed Action Area and may occur upstream or downstream from the Proposed Action Area. Ship Creek, North Fork Campbell Creek, and South Fork Chester Creek, which flow through the Proposed Action Area, meet the criteria for federal (non-wetland) waters. Potential impacts on these wetlands and Waters of the U.S. (WOTUS) may occur because of the proposed activities. A Notice for Early Public Review of a Proposed Activity within Wetlands and Floodplains was published in the *Anchorage Daily News* on 30 March 2025, the *Mat-Su Valley Frontiersman* on 2 April 2025, and on the JBER Environmental Planning Webpage for the duration of the planning effort.

A Notice of Availability of the Draft EA and Draft FONSI/FONPA was published on the JBER Environmental Planning Webpage and distributed to federal, state, and local agencies, Federally Recognized Tribes, and Alaska Native Entities, announcing the availability of the Draft EA and Draft FONSI/FONPA for review on 30 April 2026 for a period of 30 days, ending on 30 May 2026.

FINDING OF NO SIGNIFICANT IMPACT / FINDING OF NO PRACTICABLE ALTERNATIVE

Other alternatives were reviewed during the EA development process under NEPA requirements but were eliminated from further detailed analysis in the EA because they did not meet the stated purpose and need for the action, were not practicable, or would have led to greater overall environmental impact. The only practicable alternatives are the Proposed Action and Alternative 2. For the reasons stated in the EA, the dismissed alternatives are not practicable alternatives to avoiding the potential impacts on wetlands or WOTUS. Similarly, there is no practicable alternative to implementing the Proposed Action outside of the Ship Creek floodplain.

Based on my review of the facts and analyses contained in the attached EA, conducted under the provisions of NEPA and the Department of Defense NEPA Implementing Procedures, I conclude that the Proposed Action Alternative will not have significant adverse environmental impact. Pursuant to EO 11990, *Protection of Wetlands*, EO 11988, *Floodplain Management*, and Department of the Air Force Manual 32-7003, *Environmental Conservation*, and taking into account the information in the EA and incorporating it by reference, I find that there is no practicable alternative to this action and that the Proposed Action includes all practicable measures to minimize harm to wetlands and floodplains. Accordingly, an Environmental Impact Statement is not required. The signing of this FONSI/FONPA completes the environmental impact analysis process.

DANIEL C. WERNER
Colonel, U.S. Air Force
PACAF PACAF/A4C

Date

FACT SHEET

Seward Hwy & Tudor Rd Interchange Reconstruction

State/Federal Project Number: CFHWY00909/0A31067

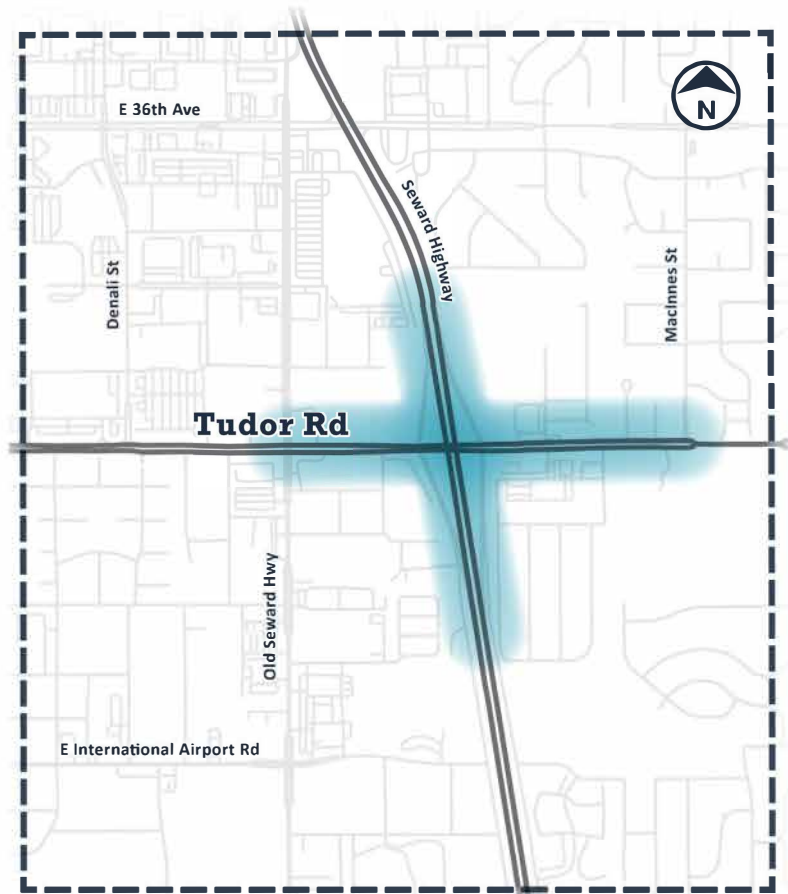


Project Description

The Alaska Department of Transportation and Public Facilities (DOT&PF) is planning improvements to the Seward Highway and Tudor Road interchange in midtown Anchorage.

This interchange connects Anchorage’s busiest north–south and east–west arterials, providing essential access and mobility for the Anchorage Bowl. Upgrades will:

- Improve safety for all users
- Replace and raise the bridge
- Reduce congestion
- Support mobility for all users
- Realign freeway ramps
- Widen non-motorized facilities across the bridge
- Improve non-motorized crossings at and between signalized intersections



Solutions to known safety issues will be analyzed at other intersections within the project limits, including but not limited to, Old Seward Hwy and MacInnes St.

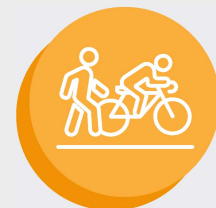
Planned improvements include:



Raising and widening the Tudor Road bridge to meet current clearance standards



Improving safety and traffic flow for all users

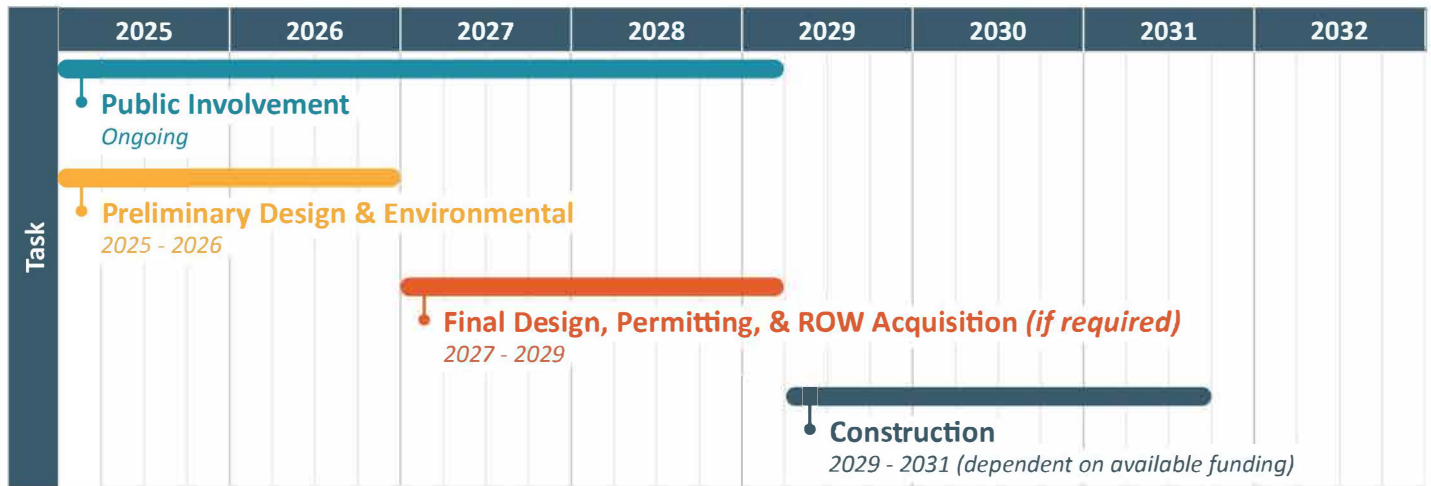


Enhancing facilities and mobility for active transportation users

Project Status

The project is currently in the preliminary design and environmental documentation phase. The project team is gathering input from stakeholders and the public on alternatives. Survey and traffic data have been collected. Additional field work and data collection to support geotechnical, hydrology and hydraulics, and utilities are forthcoming.

Schedule



For More Information

Email the project team at TudorInterchange@dowl.com or call (907) 562-2000.

To learn more about this project, visit: www.TudorInterchange.com



Galen Jones, P.E.
DOT&PF Project Manager
 (907) 269-0550

Jovie Garcia
DOWL Public Involvement
 (907) 562-2000

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by DOT&PF pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated April 13, 2023, and executed by FHWA and DOT&PF.

It is the policy of the Alaska Department of Transportation and Public Facilities (DOT&PF) that no one shall be subject to discrimination on the basis of race, color, national origin, sex, age, or disability, regardless of the funding source. Full policy: dot.alaska.gov/tvi_statement.shtml. To file a complaint: dot.alaska.gov/cv/rts/complaint.shtml.

The DOT&PF complies with Title II of the Americans with Disabilities Act of 1990. Individuals with disabilities who may need auxiliary aids, services, and/or special modifications to participate should contact Public Involvement, (907) 562-2000, and TDD number 711 at least 10 days before the accommodation is needed.

Notice Of Intent To Begin Engineering And Environmental Studies And Floodplain Encroachment: Seward Highway And Tudor Road Interchange Reconstruction Project No.: CFHWY00909

NOTICE OF INTENT TO BEGIN ENGINEERING AND ENVIRONMENTAL STUDIES AND FLOODPLAIN ENCROACHMENT

Project Title: SEWARD HIGHWAY AND TUDOR ROAD INTERCHANGE RECONSTRUCTION

Project No.: CFHWY00909/OA31067

The Alaska Department of Transportation and Public Facilities (DOT&PF) has assumed the responsibilities of the Federal Highway Administration under 23 U.S.C. 327 and is soliciting comments and information on a proposed project to reconstruct the Seward Highway and Tudor Road interchange to replace the existing bridge, ease congestion, and improve safety and east/west connectivity for all users. The project would update the interchange design to meet current and projected traffic volumes, increase vertical clearance to meet current minimum height requirements, improve non-motorized user navigation, and upgrade the level of service at intersections within the project limits. The proposed work may include the following:

- Reconstruct ramps and bridge over Seward Highway
- Construct new frontage roads, including new bridges for ramps
- Rehabilitate and replace existing roadways, sidewalks, shared-use pathways, pavement and subgrade
- Construct new Americans with Disability Act-compliant pedestrian facilities
- Improve drainage (e.g., upgrade or rehabilitate culverts, storm drain facilities, ditches)
- Relocate utilities
- Change access control for Seward Highway, Tudor Road, and other connecting roadways
- Clear and grub vegetation
- Improve, replace, or install roadside hardware, including traffic signals, illumination, signage, striping, automated traffic recorders, etc.
- Install landscaping, retaining wall(s), and noise barriers
- Improve adjacent intersections
- Acquire right-of-way to accommodate improvements

The proposed project would encroach into the base (100-year) floodplain of Fish Creek (FEMA FIRM Panel 0200050761D). Potential impacts to the base floodplain may include an encroachment during culvert installation; however, no net changes to the base flood elevation or significant encroachments are expected.

This proposed project will comply with Section 106 of the National Historic Preservation Act; Executive Orders: 11990 (Wetlands Protection), 11988 (Floodplain Protection), the Clean Air Act, Clean Water Act, Fish and Wildlife Coordination Act, and U.S. DOT Act Section 4(f).

Construction for the proposed project is anticipated to begin in Summer 2030. To ensure that all possible factors are considered, please provide written comments to the following address by **January 20, 2026**.

Heidi Zimmer
Regional Environmental Manager
DOT&PF Preliminary Design & Environmental
P.O. Box 196900
Anchorage, Alaska 99519-6900
Heidi.Zimmer@Alaska.gov

If you have any questions or require additional information, please contact Galen Jones, P.E., Project Manager, at 907-269-0550 or galen.jones@alaska.gov

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by DOT&PF pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated April 13, 2023, and executed by FHWA and DOT&PF.

It is the policy of the Alaska Department of Transportation & Public Facilities (DOT&PF) that no person shall be excluded from participation in, or be denied benefits of any and all programs or activities we provide based on race, religion, color, gender, age, marital status, ability, or national origin, regardless of the funding source including Federal Transit Administration, Federal Aviation Administration, Federal Highway Administration and State of Alaska Funds.

The DOT&PF complies with Title II of the Americans with Disabilities Act of 1990. Individuals with a hearing impairment can contact DOT&PF at our Telephone Device for the Deaf (TDD) at (907) 269-0473.