

Turnagain Community Council

c/o President Jonathan Tarrant
1057 W. Fireweed Lane
Anchorage, Alaska 99503

November 17, 2016

Sent via Email

TO:

Mayor Ethan Berkowitz
Assembly Chair Elvi Gray-Jackson
Assembly Members
Planning & Zoning Commission
Municipality of Anchorage Planning Department

RE: Case No. 2016-0148 — Title 21 Text Amendment and Rezoning for the Airport Management Zoning District

Please accept and consider the following **TIME-SENSITIVE** request from the Turnagain Community Council Board of Directors (TCC Board) to *immediately postpone the community council comment deadline (currently November 21) and the Planning and Zoning Commission public hearing (currently December 12) on the proposal to rezone land within the Ted Stevens Anchorage International Airport (Airport) boundaries.*

Reasons for this time-sensitive request:

- The Municipal Planning Department is currently updating the 1982 Anchorage Bowl Land Use Map with its development of an Anchorage Bowl 2040 Land Use Plan (2040 Plan). This important planning document will guide appropriate development and shape the future of our city for the next 25 years. An integral part of this 2040 Plan is the Land Use Designation Map.
- TCC submitted extensive comments on the Land Use Plan Community Review Draft earlier this year — especially with regard to proposed land use designations in and around the Airport — and essentially reiterated those same comments on the subsequent Public Hearing Draft October 17th. TCC also provided testimony at the Planning and Zoning Commission's (P&ZC) hearing that same day, expressing our concerns with the land use designations in and around the Airport being proposed. (Please see our attached comments.)
- Appropriate land use designations within the Airport boundaries are critical to ensure a balance between Airport growth and development, and protection of the areas near the Turnagain residential area as well as public use lands in and around the Airport boundaries.
- On November 7th, the P&ZC requested the Planning Department meet with TCC to discuss our input and provide an opportunity to address our concerns with regard to the proposed draft land use designations that TCC currently feels could severely compromise the quality of life in this area of Anchorage — due to the inherent incompatibility of high-impact Airport development and operations in close proximity of a long-established residential neighborhood, high value wetlands, and public recreation and natural open space areas.
- Due to scheduling conflicts, TCC has not yet met with the Planning Dept. to discuss our concerns — and will not be able to have this important meeting until later this month. The P&ZC is scheduled

to continue its deliberation of the 2040 Plan on December 5th, but it is unclear when they will complete their final recommendations to provide the Assembly.

- With a required two-week notice, the Assembly would be holding its public hearing on the 2040 Plan in mid-December, at the earliest. With approaching holidays, it would seem likely and prudent for the Assembly to delay its hearing until after the first of the year, to ensure a broad opportunity for public input.
- And, while TCC has had an initial meeting with the Planning Department to discuss the proposed Airport zoning district proposal, due to family matters that have come up with one of our Board members and Land Use Committee co-chairs, we will not be able to continue our discussion in a subsequent meeting or submit comments before the November 21st comment deadline.
- Regardless, because TCC and the public have been told repeatedly by the Planning Department that the Land Use Plan Map is NOT a zoning map — and that any actual rezoning of land to conform with the land use designations would occur subsequent to the development of the 2040 Plan — **TCC feels it is premature and inappropriate to move forward with the creation of an Airport Management District for land within the Airport boundaries before the Anchorage Bowl 2040 Land Use Plan has been formally approved, and the Land Use Designations for land in and around the Airport are finalized.**
- Finally, there appears to be no immediate need to create an Airport Management Zoning District before the completion of the 2040 Anchorage Bowl Land Use Plan and associated Land Use Plan Map. The Airport and Municipal Planning Department have indicated to TCC that no development project within Airport boundaries has been delayed or has required a parcel rezoning under the current zoning districts. Therefore, postponement of the creation of a new Airport Management zoning district would not impact or delay any current Airport development proposal to move forward at this time.

Turnagain Community Council sincerely appreciates your consideration of our request to postpone the creation of an Airport Management District until the Anchorage Bowl 2040 Land Use Plan has been completed, in order to ensure an appropriate and logical public process for these two important Planning Department proposals.

Sincerely,

Jonathan Tarrant
Turnagain Community Council President

CC: Cathy Gleason, TCC Vice President & Land Use, License and Permit Review Committee Co-chair

Anna Brawley, TCC Secretary & Land Use, License and Permit Review Committee Co-chair
Gloria Manni, TCC Treasurer & Land Use, License and Permit Review Committee Member