

2. Public Notice

Notice shall be provided in accordance with subsection 21.03.020H.

3. Assembly Action

Within 45 days of the close of the public hearing, the assembly shall either:

- a. Adopt the plan;
- b. Adopt the plan with modifications;
- c. Remand the plan to the commission; or
- d. Not adopt the plan.

If the assembly adopts the plan with modifications, the modifications shall be consistent with the standards for form, content, and sound planning policy, as set out in subsection D. above. If the plan is adopted, either as proposed or with modifications, it shall become an element of the comprehensive plan as described in section 21.01.080.

H. Review and Revision

A plan shall be reviewed by the department concurrent with the review of the comprehensive plans as otherwise provided in this title to determine if the plan is consistent with the comprehensive plan. If the sponsor shows a major change of circumstances in the neighborhood or district, the sponsor may request a review of the plan before the end of any 10 year period. Any revisions shall be presented for adoption as an amendment to the plan, in accordance with the procedures set forth herein.

(AO 2012-124(S), 2-26-13)

21.03.140 PUBLIC FACILITY SITE SELECTION

A. Purpose

This section sets forth a process by which the municipality shall review and decide upon selection of sites before certain public facilities may be authorized, or publicly owned land is designated as the site for certain public facilities.

B. Applicability

1. Unless exempted by subsection B.2. below, this section shall apply to the following government facilities that are not exempt by law from municipal land use regulation:
 - a. Any newly constructed building or buildings and any existing building acquired by purchase or lease, in which government operations or activities occupy more than a total of 50,000 square feet of gross floor area;
 - b. Any use of land over 20 acres in area (not including projects covered under section 21.03.190, *Street and Trail Review*);
 - c. Public schools;
 - d. Fire stations, unless such station is determined by the director not to have impacts on the surrounding neighborhood;
 - e. Any sports, entertainment, or civic center designed for more than 1,500 spectators;
 - f. Any public snow disposal or landfill site; and
 - g. A facility that, in the judgment of the director, warrants a public process for site selection due to the potential for significant impacts on surrounding properties.

2. This section shall not apply to the following:
 - a. Any site that is:
 - i. Designated for the subject use on a municipal plan adopted by the assembly;
 - ii. Part of an area, development, or institutional master plan;
 - iii. Determined by a dedication to the municipality on a final plat approved and recorded in accordance with this title; or
 - iv. Subject to approval of a conditional use under this title.
 - b. Any facility site selection reviewed by the commission or approved by the assembly before January 1, 2014;
 - c. Any facility site selection for which over \$500,000 has been expended for design or construction before January 1, 2014.

B. Community Meeting

A community meeting is required in accordance with subsection 21.03.020C.

C. Required Information

The agency proposing a site selection shall submit to the commission all information identified in the user's guide. This information shall include, but need not be limited to, an evaluation of alternative sites, or an explanation why no alternative sites were considered.

D. Public Notice

Notice shall be provided in accordance with subsection 21.03.020H.

E. Departmental Review

1. The department shall review each proposed site selection application in light of the approval criteria set forth in subsection H. below, and distribute the application to other reviewers as deemed necessary.
2. Based on the results of those reviews, the department shall provide a report to the planning and zoning commission.
3. For school site sections, the department shall also provide the report to the Anchorage school board for its review and recommendation.

F. Planning and Zoning Commission

1. The commission shall review the RFP criteria (or similar guidelines) or the site alternatives for any applicable facility.
2. The commission shall hold a public hearing.
3. For school site selections, the school board and the commission may meet in a joint public hearing; however, the school board and the commission shall separately consider and make recommendations to the assembly. Both recommendations shall then be forwarded as a package to the assembly for approval.
4. For site selections of municipal facilities, the commission shall make a recommendation to the assembly, based on the approval criteria of subsection H. below.

5. For all other site selections, the commission shall decide on the proposed site based on the approval criteria of subsection H. below.

G. Assembly Action

For municipal facilities, upon receipt of the recommendations from the commission (and the Anchorage school board if applicable), the assembly may, based on the criteria of subsection H. below and at its discretion, hold a public hearing and take one of the following actions:

1. Approve a specific recommended site;
2. Approve a specific evaluated site;
3. Reject some or all recommended sites; or
4. Remand the evaluated and recommended sites to the commission (and the school board if applicable) for further investigation, review, and evaluation.

H. Approval Criteria

The commission shall review the proposed site for consistency with the goals, policies, and land use designations of the comprehensive plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. The following specific criteria shall be considered:

1. Whether the site will allow development that is compatible with current and projected land uses;
2. Whether the site is large enough to accommodate the proposed use and future additions or another planned public facility;
3. Whether the proposed government use and its intensity is compatible with the surrounding district and adopted policies for future development in the district;
4. Whether adequate utility and transportation infrastructure is available to the site;
5. Whether the site is located near a transit route, if applicable;
6. Whether there are existing or planned walkways connecting the site to transit stops and surrounding residential areas, where applicable;
7. The environmental suitability of the site;
8. The financial feasibility of the site, including maintenance and operations; and
9. Whether the proposed site for major municipal, state, and federal administrative offices conforms with the adopted policy priority for locating in the Central Business District. Satellite government offices and other civic functions are encouraged to locate in regional or town centers if practicable.

I. Request for Assembly Hearing

1. Decisions by the planning and zoning commission are final unless, within 20 days of the date of service, any party of interest requests an assembly hearing in a letter sent to the director.
2. The assembly may hold a public hearing on the case at its discretion.

(AO 2012-124(S), 2-26-13)