

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2013-033**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 107 ACRES FROM R-5 (RURAL RESIDENTIAL) DISTRICT, R-7 (INTERMEDIATE RURAL RESIDENTIAL) DISTRICT, R-10 (RESIDENTIAL ALPINE/SLOPE) DISTRICT, AND B-3 SL (GENERAL BUSINESS) DISTRICT TO B-3 SL (GENERAL BUSINESS) DISTRICT, I-1 SL (LIGHT INDUSTRIAL) DISTRICT, AND I-2 SL (HEAVY INDUSTRIAL DISTRICT), FOR EKLUTNA INC. SUBDIVISION, TRACT A; VILLAGE SOUTH SUBDIVISION, TRACT 2; MYSTICAL RAVEN SUBDIVISION, TRACT 3; A PORTION OF SE1/4, SE1/4, SE1/4, SE1/4 OF SEC 24, T16N, R1W; AND A PORTION OF NE1/4 AND A PORTION OF E1/2, NW1/4 OF SEC 25, T16N, R1W; GENERALLY LOCATED SOUTH OF THE GLENN HIGHWAY, IN EKLUTNA.

(Case 2013-106; Tax I.D. Nos. 052-081-02, -06, and -09; 052-761-21; 052-231-14)

WHEREAS, a request has been received from Eklutna, Inc., owner, to rezone approximately 107 acres from R-5 (rural residential) district, R-7 (intermediate rural residential) district, R-10 (residential alpine/slope) district, and B-3 SL (general business) district to B-3 SL (general business) district, I-1 SL (light industrial) district, and I-2 (heavy industrial) district, for Eklutna Inc. Subdivision, Tract A; Villages South Subdivision, Tract 2; Mystical Raven Subdivision, Tract 3; a portion of SE1/4, SE1/4, SE1/4, SE1/4 of Sec 24, T16N, R1W; and a portion of NE1/4 and a portion of E1/2, NW1/4 of Sec 25, T16N, R1W, containing approximately 107 acres; generally located south of the Glenn Highway, in Eklutna; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on September 16, 2013.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

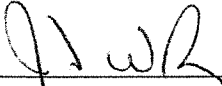
A. The Commission makes the following findings of fact:

1. The proposed rezone is consistent with the character of the surrounding land uses.
2. The rezoning is in compliance with the zoning standards of AMC 21.20.090, Zoning Standards for Approval.
3. An amendment to the 2006 *Chugiak – Eagle River Comprehensive Plan Update* Land Use Plan Map is being processed concurrently with a separate case.
4. There is a shortage of industrial zoned property within the Municipality as evidenced by the *Anchorage Industrial Land Assessment*.

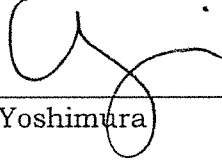
- B. The Commission recommends approval of the request to rezone approximately 107 acres from R-6, R-7, R-10, and B-3 SL to B-3 SL, I-1 SL, and I-2 SL.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 16th day of September, 2013.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7th day of October, 2013.



Jerry T. Weaver
Secretary



Connie Yoshimura
Chair

(Case 2013-106; Tax I.D. Nos. 052-081-02, and -06; 052-761-21; 052-231-14)
fm

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING**

DATE: August 12, 2013

CASE NO.: 2013-106

REPRESENTATIVE: Tom Dreyer, S4 Group, LLC

APPLICANT: Jim Arnesen, Eklutna, Inc.

REQUEST: A request to rezone approximately ±107 acres from R-5, R-7, R-10, and B-3 SL to B-3 SL, I-1 SL, and I-2 SL

LOCATION:

- Eklutna, Inc. Tract A
- Village South Tract 2
- Mystical Raven Tract B
- Portion of SE1/4, SE1/4, SE1/4, SE1/4 of Sec 24, T16N, R1W
- Portion of NE1/4 and a portion of E1/2, NW1/4 of Sec 25, T16N, R1W

COMMUNITY COUNCIL: Chugiak

TAX NUMBERS: 052-081-02, -06, and -09; 05-761-21; and 052-231-14

ATTACHMENTS:

1. Application
2. Departmental Comments
3. Posting Affidavit and Historical Information

RECOMMENDATION SUMMARY: Approval of rezones to B-3 SL, I-1 SL, and I-2 SL districts

SITE

Acres:	±107 acres
Vegetation:	Birch and spruce trees
Current Zoning:	R-5, Rural residential district
	R-7, Intermediate rural residential district
	R-10, Residential alpine/slope district
	B-3 SL, General business district
Topography:	Variable slopes
Existing Use:	Vacant
Utilities:	Private well and on-site septic systems

COMPREHENSIVE PLAN

Classification: "Residential, <1 - 1 dwelling units per acre" and "Commercial" in the 2006 *Chugiak-Eagle River Comprehensive Plan Update* Land Use Plan

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	PC, R-7, R-O, B-3 SL, I-1 SL	R-7, R-10, T, I-2 SL	R-7, R-10, T	PC, R-7, R-O, B-3, I-1 SL
Land Use:	Water Bottling Plant, Glenn Highway, Gravel Extraction Project, Eklutna Village	Temporary Lay Down Yard, MEA Power Generation Plant, Undeveloped	Thunderbird Heights Subdivision, Undeveloped	Water Bottling Plant, Glenn Highway, Gravel Extraction Project, Eklutna Village

PROPERTY HISTORY

March 19, 1985	AO 84-254(aa)	General Area-wide Rezoning
August 29, 1975	Plat 75-126	Eklutna Acres, a subdivision of a parcel of land.
December 24, 1980	Plat 80-199	Villages South Tracts 1 and 2.
August 23, 2012	Letter	Villages South Subdivision, Tract 2, temporary use for an industrial lay down yard.

PAST SURROUNDING LAND USE (See the maps in "Historical Information" section)

September 26, 2006	AO 2006-126	An ordinance amending the zoning map and providing for the rezoning from B-3 SL to I-1 SL for Mystic Raven Subdivision, Tract A. This site is located immediately south of the Eklutna Overpass.
May 12, 2009	AO 2009-37(S)	Assembly approved rezone of MEA-Eklutna Generation Subdivision, Tract 1, from R-7 and T to I-2 SL. This site is located northeast of the petition site.

November 7, 2011	PZC Reso 2011-040	A resolution approving a site plan for up to 3 gas-fired power generation plants in the I-2 SL District on MEA-Eklutna Generation Subdivision, Tract 1. This site is located northeast of the petition site.
June 10, 2013	PZC Reso 2013-028	A resolution recommending approval of a rezone from B-3 SL to I-2 on Villages South Subdivision, Tract 1, and Eklutna Acres Subdivision, Lot 1 - 4. This site is currently owned by Harry Johnson.

PROPOSAL

The petitioner submitted an application to rezone four parcels and a portion of a fifth parcel from R-5, R-7, R-10, and B-3 SL to B-3 SL, I-1 SL, and I-2 SL. The total land area of the request is approximately 107 acres and the entire area is undeveloped, except for one of the parcels which is being used as a temporary lay down yard for the construction of the new MEA power general plant. Other developed properties in the vicinity include a water bottling plant which is zoned I-1 SL and the Thunderbird Heights residential subdivision which is zoned R-7.

The parcels that are currently zoned R-5, R-7, and R-10 would become I-1 SL and I-2 SL. The proposed I-2 SL area is located between the MEA power plat tract which is zoned I-2 SL and Eklutna Acres, Tract 1 (Harry Johnson's property) which the Planning and Zoning Commission recommended approval for rezoning to I-2. The areas proposed for I-1 SL zoning are located near the Eklutna Interchange. Finally, the area that is currently zoned B-3 SL is proposed to be split between B-3 SL and I-1 SL. The split is proposed to be approximately 230 feet north of the Eklutna River. The northern portion of the area would become I-1 SL and the southern portion would remain B-3 SL.

The petitioner has agreed to expand a special limitation on the existing northern B-3 SL property that requires highway screening landscaping where abutting the Glenn Highway—this special limitation would apply to all property that abuts the Glenn Highway. The petitioner is proposing to retain existing special limitations on the southern B-3 SL zoned property.

COMMUNITY COMMENTS

Of the 41 public hearing notices that were mailed on July 22, 2013, none have been returned. Also, there has been no response from the Chugiak Community Council.

FINDINGS

AMC 21.20.090 – *Standards for approval.* states that a rezone may be approved if it conforms to the comprehensive plan and meets four listed conditions of approval.

A. Conformance to the Comprehensive Plan

This standard is met.

The Department is concurrently processing a land use plan map amendment (PZC case 2013-114) to the 2006 *Chugiak – Eagle River Comprehensive Plan Update* that proposes industrial, commercial, and community facility land use classifications in the area.

The 2006 *Chugiak – Eagle River Comprehensive Plan Update* Land Use Plan Map identifies the R-5, R-7, and R-10 areas as “residential, <1 - 1 dwelling units per acre” and shows the B-3 SL area as “commercial.” The comprehensive plan states that the industrial classification is primarily intended for existing and future industrial development. The locational criteria for industrial are: “1) Areas with an established primarily industrial development pattern; 2) Areas large enough for more intense industrial uses; and 3) Areas with access to truck routes without the need to travel through incompatible uses.” First, the petition site is undeveloped, but there are existing industrial uses adjacent to the petition site or in the vicinity namely the MEA power generation plant. Second, the petition site includes approximately 107 acres, which is ample area for intense industrial uses. Third, there is direct access to from Denaina Elder’s Road and the Old Glenn Highway to the Glenn Highway without pass through areas with incompatible uses.

The 2009 *Anchorage Industrial Land Assessment* states that there is shortage of vacant industrial zoned property within in the Anchorage Bowl to meet regional needs through 2030. A large industrial area in the Eklutna area would help meet Anchorage Bowl shortages. The report also says the undeveloped industrial zoned land lacks utilities and road access. The subject parcels have electricity, but no public water or sewer. The parcels have paved road access to the Glenn Highway.

B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:

1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities, and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

The effect of development under the proposed zoning on the neighborhood is to make it congruent with the existing industrial uses. Buffering of future development from adjacent residential zoning to the south will be addressed through Title 21 requirements and any required entitlement approvals. Needed buffering can also be addressed at the time of platting of the residential area.

Environment

Noise: Future industrial development could create noise, but the area is likely to remain rather isolated for some time without near neighbors. All uses are subject to AMC 15.70, *Noise Control*.

Air: Potential industrial uses are more likely to create concentrated air pollution than residential uses, but local, state, and federal controls are in place to protect air quality. All uses are subject to AMC 15.30, *South Central Clean Air Program*, and AMC 15.35, *South Central Clean Air Ordinance Regulations*.

Land Use Patterns

An accompanying amendment to the *Chugiak-Eagle River Comprehensive Plan* sets the limits of industrial, commercial, and community facility projected land uses in this area. Eklutna, Inc., the petitioner, is also the owner of the land to the south of this area. With the creation of a large area of industrial zoning, additional industrial rezoning requests are unlikely.

Transportation/Drainage

Denaina Elders Road and Glacier Loop Road are both local roads. The section of the Old Glenn Highway abutting this rezone is identified on the *Official Streets and Highways Plan* as a collector road. The rezoning would not have a substantial effect on roads and drainage because all three roads are already paved. Any needed road improvements could be required by future platting or development activities.

Public Services and Facilities

Roads: The petition site is located outside of the Anchorage Roads and Drainage Service Area (ARDSA) and the Chugiak/Birchwood/Eagle River Rural Road Serves Area (CBRRRSA). This rezoning is expected to increase commercial and industrial traffic. Within the petition area the roads are already paved.

Utilities: Industrial development in this area is likely to have less of a burden on public services and utilities than residential development.

Schools: Rezoning this large area from residential to industrial zoning will substantially decrease the potential number of students attending schools in the future.

Parks: There are no parks in the immediate vicinity. Converting residential zoning to industrial zoning may decrease the demand for parks in this area.

Public Safety: The petition site is located outside of the Police, Fire, Building Safety, and Parks service areas.

2. The supply of land in the economically relevant area that is in the use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land.

Vacant industrial land exists on the north side of Eklutna Village, north of the Alaska Railroad (within a one-mile radius of the petition parcels). Access to these parcels is limited.

3. The time when development probably would occur under the amendment, given the availability of public services and facilities, and the relationship of supply to demand found under paragraph 2 above.

Eklutna, Inc. has stated that this rezoning will allow future expansion of the existing industrial base. The proximity of new industrial property near the Eklutna Interchange is attractive to businesses.

4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

See the discussion under “Conformance to the Comprehensive Plan.”

AMC 21.05.090 – Implementation – Eagle River Chugiak – Eklutna Comprehensive Plan. states that Zoning map amendments must conform to the land use and residential intensity classification maps of the *Eagle River – Chugiak – Eklutna Comprehensive Plan*, except where the approving authority finds that the application meets the standards of section 21.05.080C.

AMC 21.05.080C. provides zoning map amendments shall conform to the land use classification maps, except where the approving authority finds one of the following:

Existing uses that do not conform to the land use classification maps are integrated compatibly into the area;

See the previous discussion under “Conformance to the Comprehensive Plan” above.

The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning, or

The proposed B-3 SL, I-1 SL, and I-2 SL zoning is compatible with the surround properties. It is appropriate to carry forward the special

limitations on the B-3 SL property with a slight modification to address a future replat to eliminate split zoning. Likewise, highway screening landscaping is appropriate for the B-3 SL, I-1 SL, and I-2 SL property to protect views from the Glenn Highway, which is a National Scenic Byway. Although some screening vegetation exists in the Glenn Highway right-of-way, the state could remove that vegetation at any time for any purpose. Furthermore the special limitation already exists on a portion of the property and is a requirement of the “new” Title 21.

The proposed use does not conflict with the Anchorage Bowl Comprehensive Plan goals and policies pertaining to the surrounding neighborhood or the general area. Zoning map amendments at a boundary between land use categories shall be subject to design standards that will make the zoning map amendment compatible with land uses in the adjacent land use category.

This standard does not apply, because the Anchorage Bowl Comprehensive Plan does not apply in Chugiak-Eagle River.

DISCUSSION

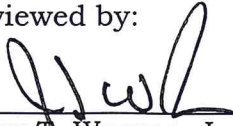
The proposed rezoning to B-3 SL, I-1 SL, and I-2 SL will expand the existing industrial areas near the Eklutna Interchange, and the 2009 *Anchorage Industrial Land Assessment* finds that there is a shortage of vacant industrial zoned property to meet demand through 2030. With this rezone request, the Department is concurrently processing an amendment to the 2006 *Chugiak – Eagle River Comprehensive Plan Land Use Map*. The property that is the subject of this rezoning meets the locational criteria of industrial land uses in the 2006 *Chugiak – Eagle River Comprehensive Plan*. The petition site abuts or is in the vicinity of existing industrial uses and zoning. There is sufficient land area within the petition site for industrial uses and there are paved roads to the Glenn Highway.

These parcels are not likely to be developed for residential uses because of existing industrial zoned parcels that include the MEA power plant which is zoned I-2 SL and the water bottling plant which is zoned I-1 SL. Also, a rezone to I-2 of the Villages South Subdivision, Tract 1, and Eklutna Acres Subdivision, Lots 1 – 4, is pending approval by the Assembly (PZC case 2013-074). Finally, the tract abutting the MEA power plant has temporary use approval as a lay down yard. The proposed rezone appears to benefit the public by providing new industrial land with easy access the Glenn Highway.

DEPARTMENT RECOMMENDATION

The Department recommends APPROVAL of the rezoning to B-3 SL, I-1 SL, and I-2 SL.

Reviewed by:



Jerry T. Weaver, Jr.
Director

Prepared by:



for Francis McLaughlin
Senior Planner

(Parcel ID: 052-081-02, -06, and -09; 052-761-21; and 052-231-14)

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development
Department
For Reading:

ANCHORAGE, ALASKA

AO No. 2013-__

1 AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE
2 REZONING FROM R-5 (RURAL RESIDENTIAL) DISTRICT, R-7 (INTERMEDIATE
3 RURAL RESIDENTIAL) DISTRICT, R-10 (RESIDENTIAL ALPINE/SLOPE)
4 DISTRICT, AND B-3 SL (GENERAL BUSINESS) DISTRICT TO B-3 SL
5 (GENERAL BUSINESS) DISTRICT, I-1 SL (LIGHT INDUSTRIAL) DISTRICT, AND
6 I-2 SL (HEAVY INDUSTRIAL DISTRICT) FOR EKLUTNA INC. SUBDIVISION
7 TRACT A; VILLAGE SOUTH SUBDIVISION TRACT 2; MYSTICAL RAVEN
8 SUBDIVISION TRACT 3; A PORTION OF SE1/4, SE1/4, SE1/4, SE1/4 OF SEC 24,
9 T16N, R1W; AND PORTION OF NE1/4 AND A PORTION OF E1/2, NW1/4 OF SEC
10 25, T16N, R1W, CONTAINING APPROXIMATELY 107 ACRES, GENERALLY
11 LOCATED SOUTH OF THE GLENN HIGHWAY.
12

13 (Chugiak Community Council) (Planning and Zoning Commission Case 2013-106)
14

15 **THE ANCHORAGE ASSEMBLY ORDAINS:**
16

17 **Section 1.** The zoning map shall be amended by designating that portion of
18 Village South, Tract 2, that is north of Denaina Elders Road (shown as Area A on the
19 attached Exhibit "A"), as I-2 SL, with the following special limitation:
20

21 Screening landscaping shall be provided along the Glenn Highway. The
22 depth of this vegetative screen shall be 30 feet.
23

24 **Section 2.** The zoning map shall be amended by designating Eklutna Inc. Tract A,
25 that portion of Village South Tract 2 that is south of Denaina Elders Road; Mystical
26 Raven Tract B; and a portion of SE 1/4, SE 1/4, SE 1/4, SE 1/4 of Section 24,
27 T16N, R1W (shown as Area B on the attached Exhibit "A"), as I-1 SL, with the
28 following special limitation:
29

30 Screening landscaping shall be provided along the Glenn Highway. The
31 depth of this vegetative screen shall be 30 feet.
32

33 **Section 3.** The zoning map shall be amended by designating that portion of
34 Section 25, T16N, R1W lying east of the Glenn Highway and west of the Old Glenn
35 Highway and north of a line described as follows: beginning at the northwest corner
36 of Lot 2 T15N, R1W Section 25, thence due west 359 feet, thence S 42° W 2000

feet to the point of beginning, thence S 83° E approximately 900 feet to the centerline of the Old Glenn Highway (shown as Area C on the attached Exhibit "A"), as I-1 SL, with the following special limitation:

Screening landscaping shall be provided along the Glenn Highway. The depth of this vegetative screen shall be 30 feet.

Section 4. The zoning map shall be amended by designating that portion of Section 25, T16N, R1W lying east of the Glenn Highway and west of the Old Glenn Highway and south of a line described as follows: beginning at the northwest corner of Lot 2 T16N, R1W Section 25, thence due west 359 feet, thence S 42° W 2000 feet to the point of beginning, thence S 83° E approximately 900 feet to the centerline of the Old Glenn Highway (shown as Area D on the attached Exhibit "A"), as B-3 SL with the following special limitations:

1. Screening landscaping shall be provided along the Glenn Highway. The depth of this vegetative screen shall be 30 feet.

2. A site plan depicting ingress-egress, vehicular parking and general structure locations shall be submitted for review and approval to the Planning and Zoning Commission. The provision of this plan shall be required prior to any replatting or application for a land use permit for development for any lot abutting the unnamed street to the north.

3. At the time of replatting, the following site plan requirements shall be observed:

a. No direct vehicular access from any lots fronting onto an unnamed street to the north.

b. Vehicular access shall be limited to the subject property from Four-Wheel Drive (to the west) and the Old Glenn Highway (to the south).

c. Buffer landscaping shall be provided at the periphery where a residential district adjoins this site.

d. To facilitate aligning a parcel boundary to the zoning boundary between the B-3 SL and the I-1 SL to the north, a subdivision that divides this B-3 SL area from the I-1 SL area to the north and separates them into two tracts may be approved without meeting the requirements of special limitations #2 and #3a.-c. above.

Section 5. The property described above is shown on Exhibit "A," attached.

Section 6. This ordinance shall become effective 10 days after the Deputy Director of the Planning Division has received the written consent of the owners of at least 51 percent of the property within the area described in Section 1 above to the special limitations contained herein, in accordance with AMC section 21.20.120A.2.-3. The rezone approval contained herein shall automatically expire, and be null and void, if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Deputy Director of the Planning Division shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2013.

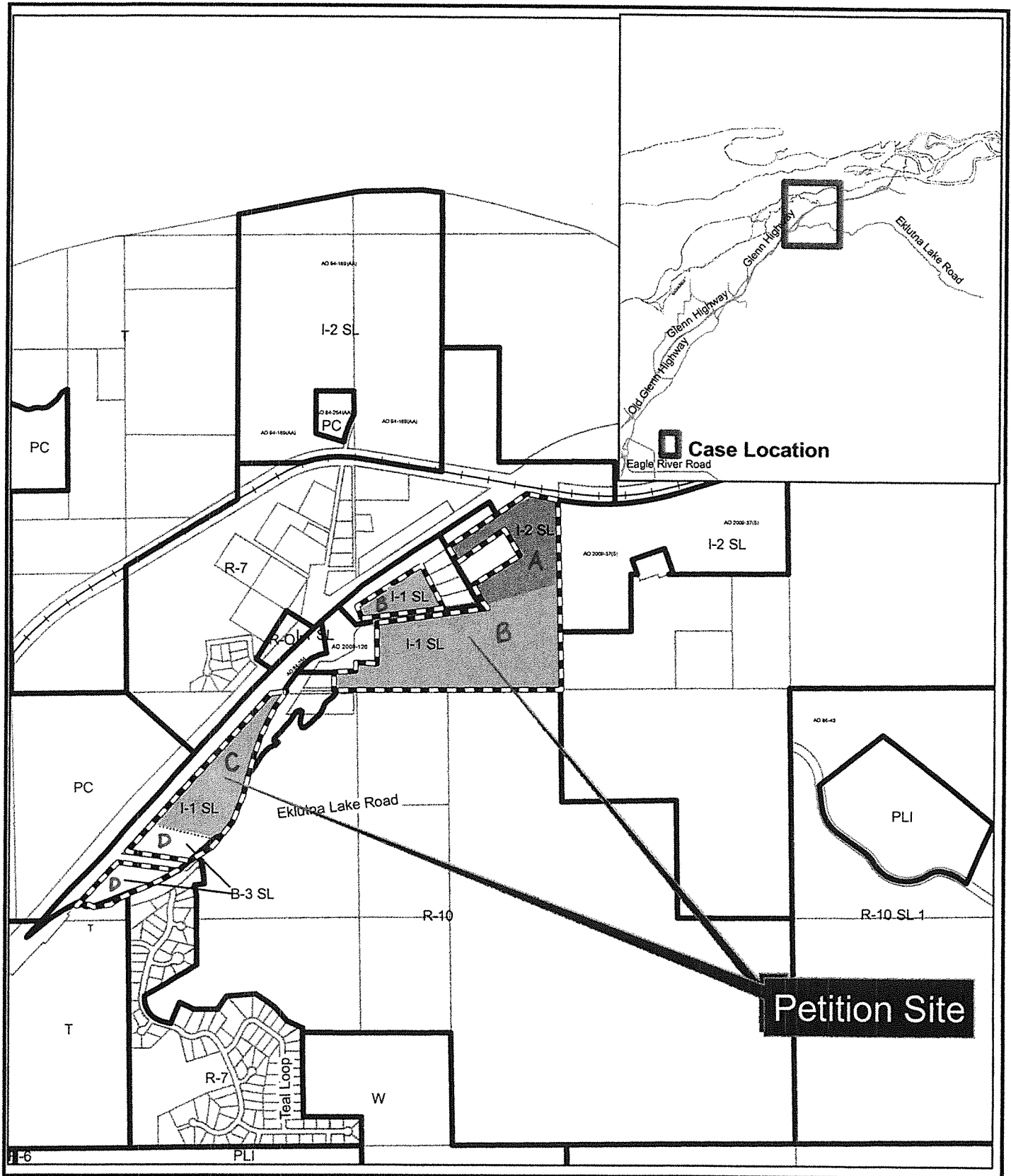
Chair of the Assembly

ATTEST:

Municipal Clerk

(Case 2013-106)

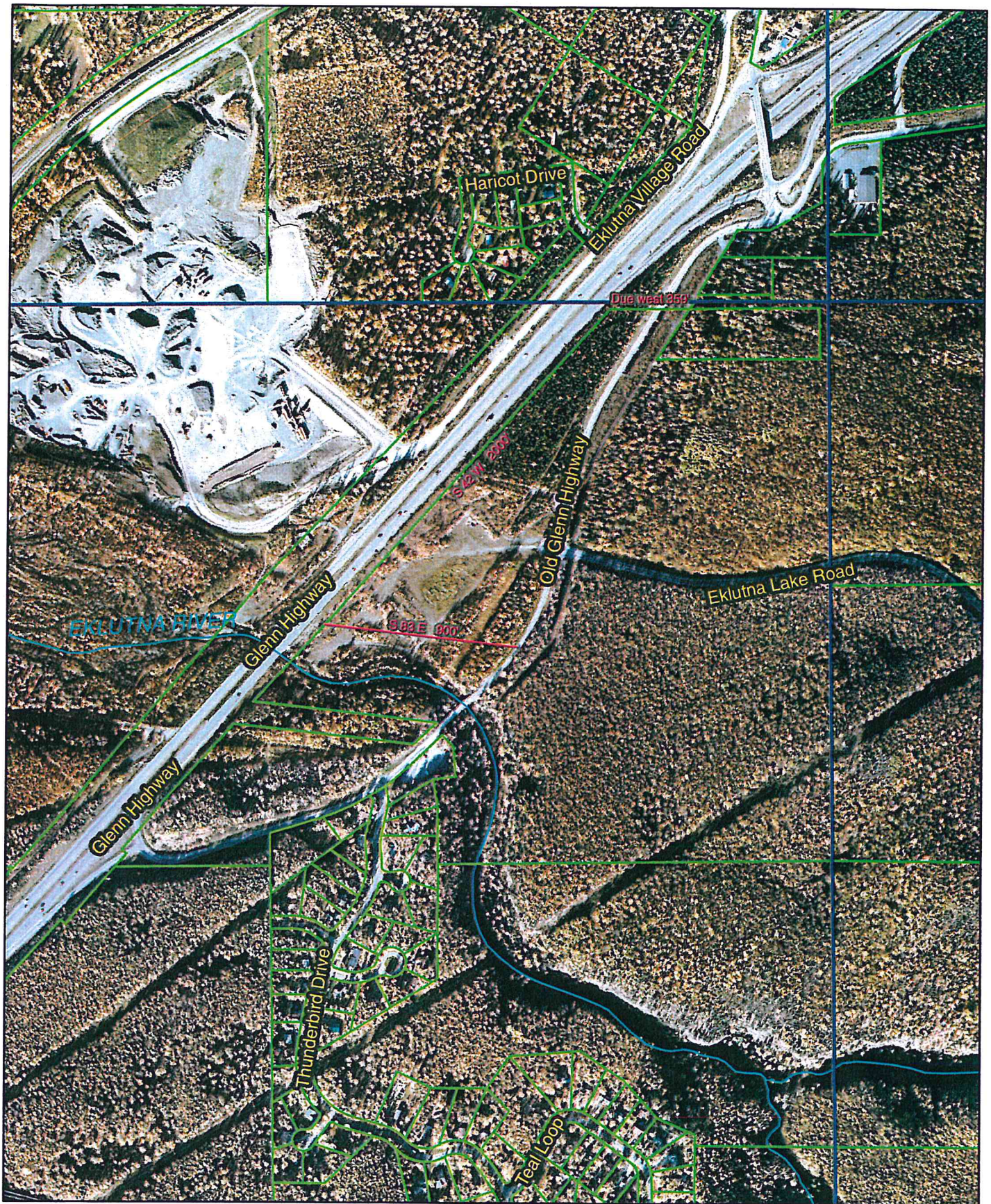
2013-106 Exhibit 'A'



Municipality of Anchorage
Planning Department

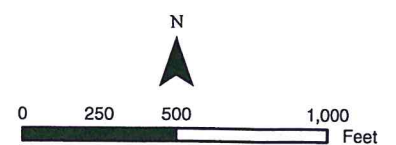
Date: July 15, 2013



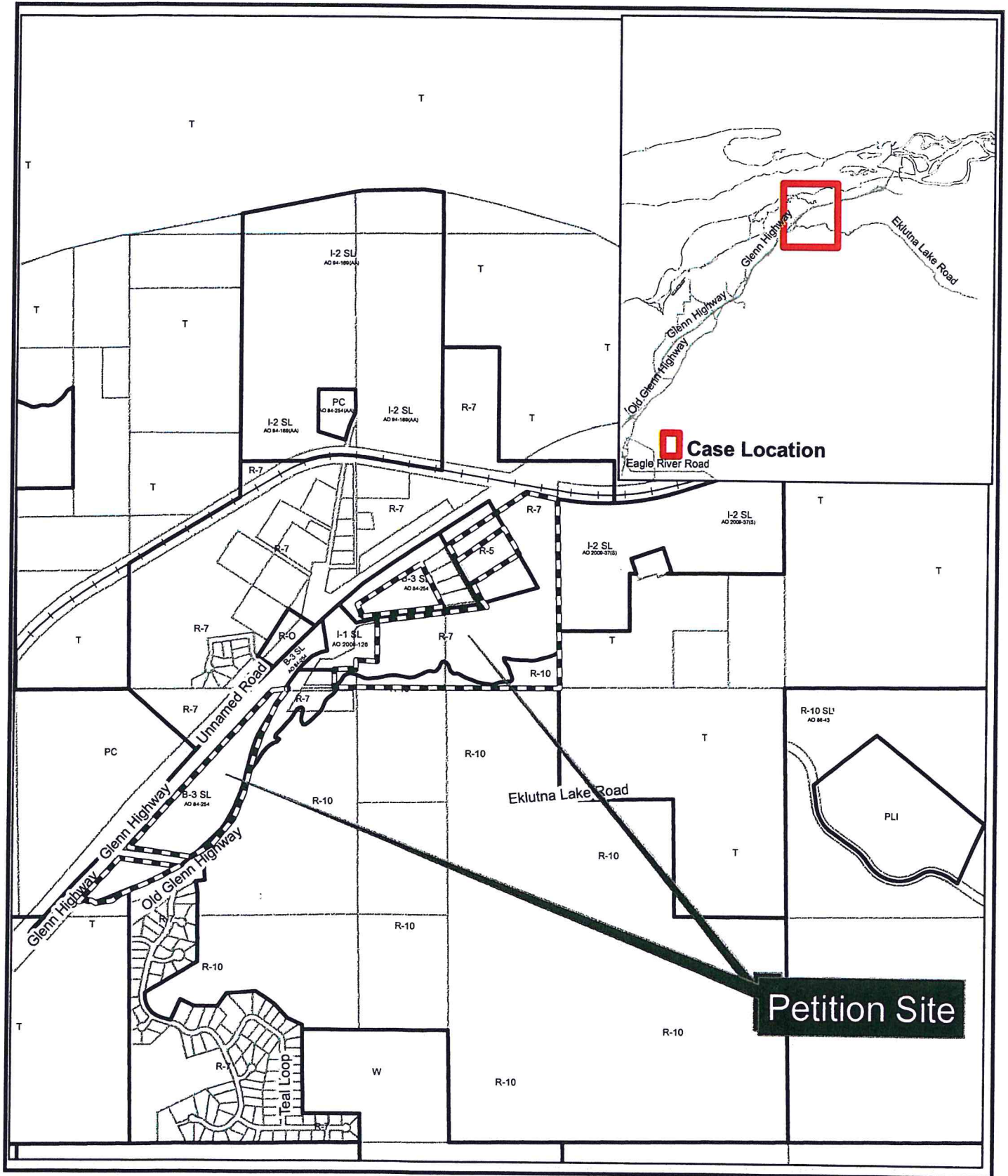


Eklutna Vicinity

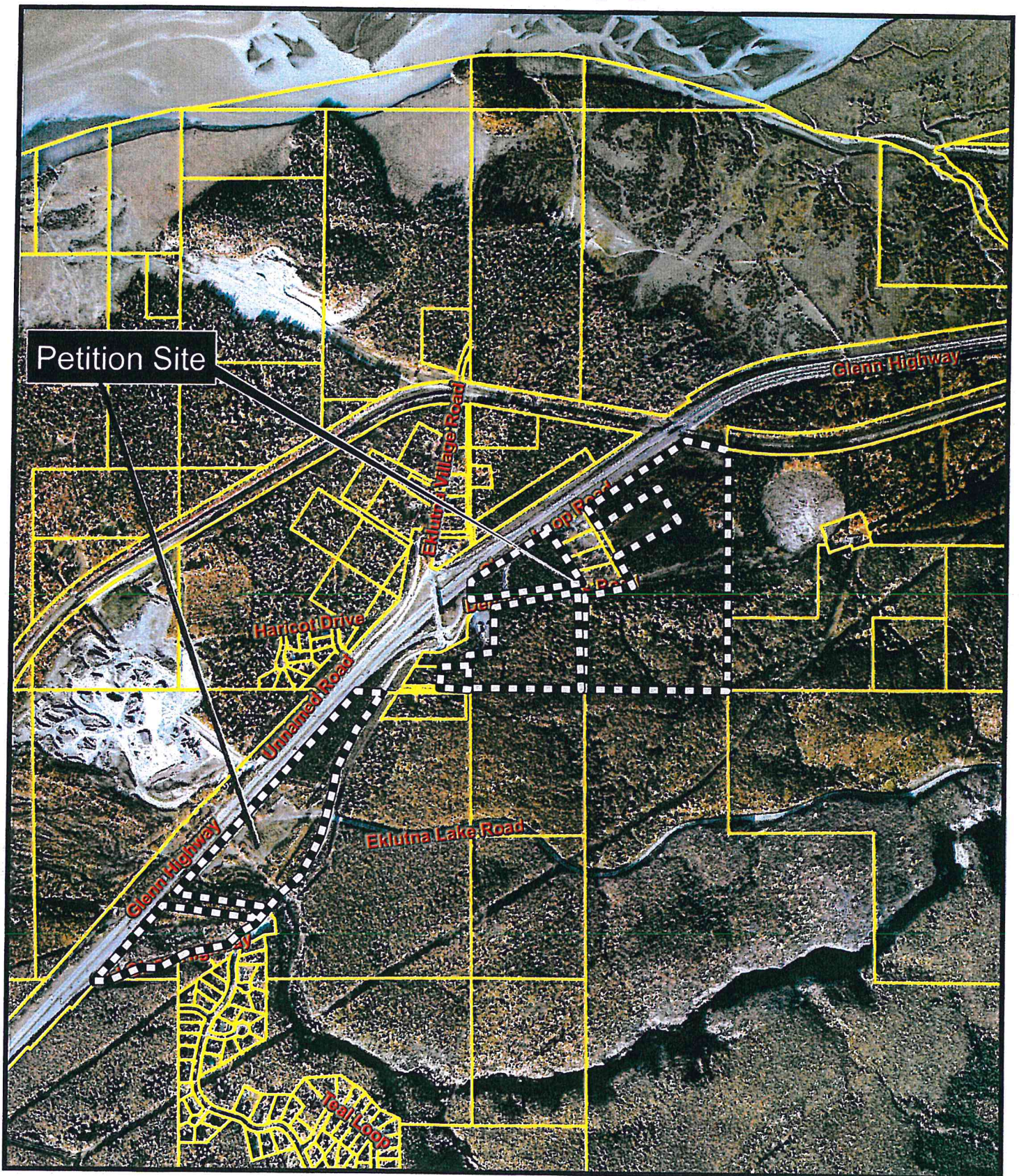
2010 Aerial Photography



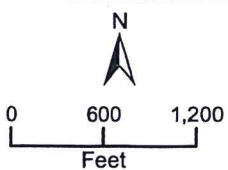
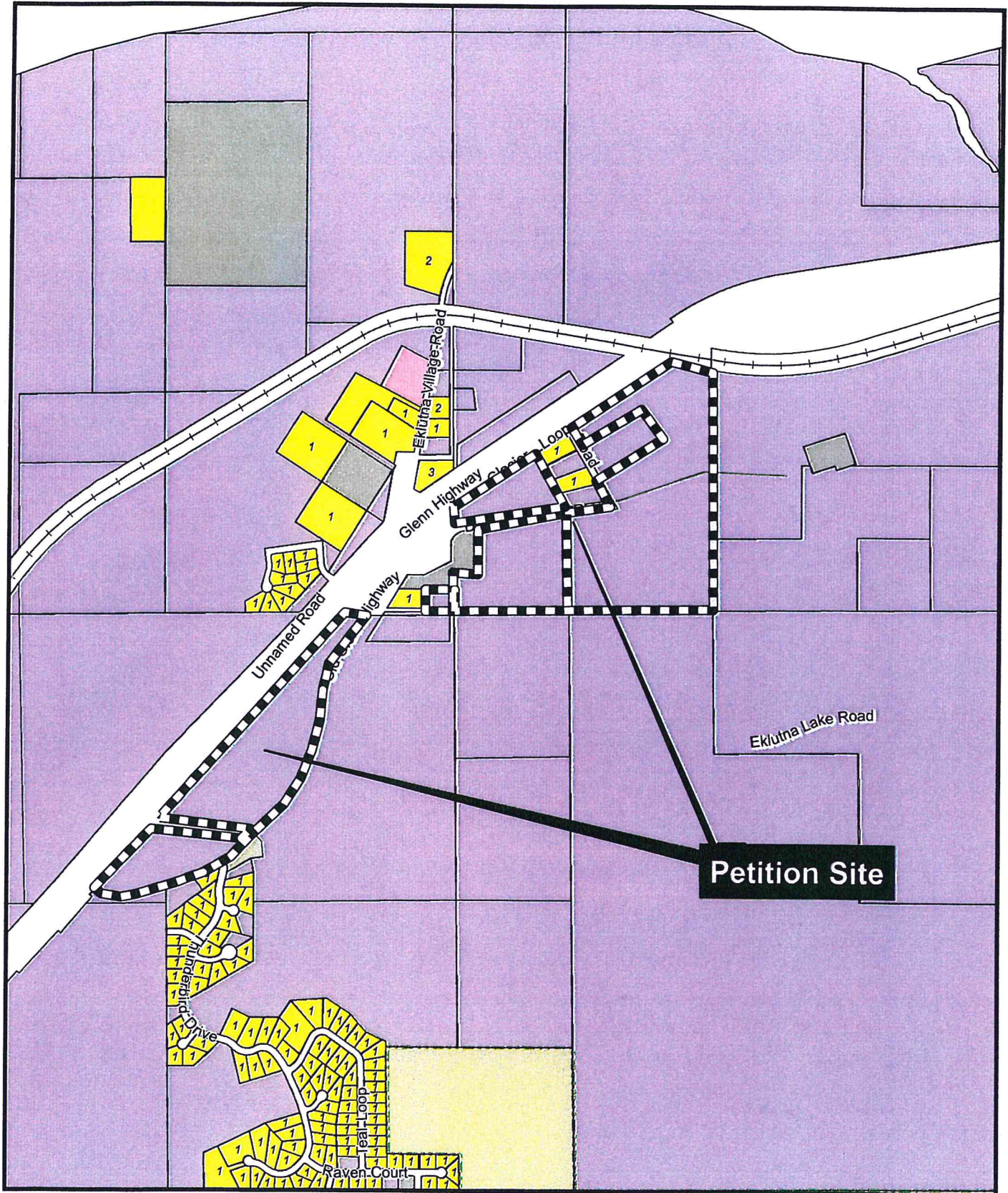
2013-106



2013-106



2013-106



Date: June 20, 2013
Municipality of Anchorage

2010 Primary Land Use

1 Total Number of Living Units on Lot

Single Family

Multi-Family

Commercial

Industrial

Institutional

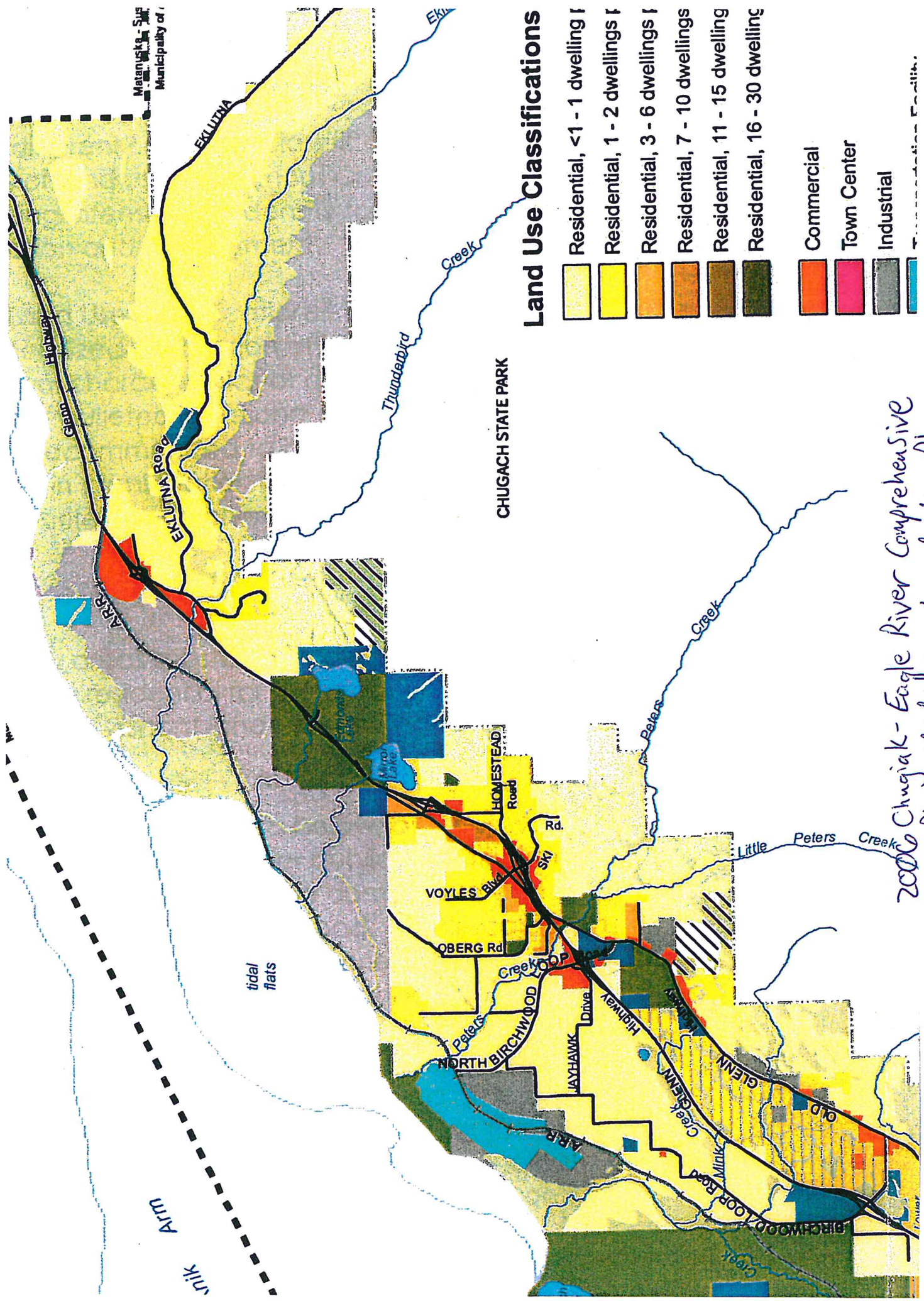
Religious

Vacant

Transportation

Military

Waterbody



Land Use Classifications

- Residential, <1 - 1 dwelling
- Residential, 1 - 2 dwellings
- Residential, 3 - 6 dwellings
- Residential, 7 - 10 dwellings
- Residential, 11 - 15 dwelling
- Residential, 16 - 30 dwelling
- Commercial
- Town Center
- Industrial

2000 Chugach-Eagle River Comprehensive Plan Update - Land Use Plan

Application

Application for Zoning Map Amendment

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Eklutna Inc. Jim Arnesen	Name (last name first) S4 Group LLC, Tom Dreyer
Mailing Address 16515 Centerfield Drive #100 Eagle River, AK. 99577-7719	Mailing Address 124 E 7th Ave. Anchorage, AK. 99501
Contact Phone: Day: 696-2828 Night: 240-9065	Contact Phone: Day: 306-8104 Night: 227-1847
FAX:	FAX:
E-mail: Jim@eklutnainc.com	E-mail: Tom@S4AK.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION
Property Tax #(000-000-00-000): 05208102, 05208106, 05208109, 05176121, 05223114
Site Street Address: Denaina Elders Road, Glacier Loop, Old Glenn Highway
Current legal description: (use additional sheet if necessary)
Eklutna Inc, Tract A Village South, Tract 2 Mystical Raven, Tract B Portion of SE1/4, SE1/4, SE1/4, SE1/4 of Sec 24, T16N, R1W Portion of NE1/4, & a Portion of E1/2 NW1/4 Sec 25, T16N, R1W
Existing Zoning: B3SL, R-5, R-7, R-10 Acreage: 107 Acres +/- Grid # NW1964, NW1965, NW2065, NE 2000
PROPOSED ZONING
I-1, I-2 & B-3SL

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or the Assembly for administrative reasons.

Date 6/17/2013	Signature <i>Tom Dreyer</i> (Agents must provide written proof of authorization)
Accepted by: Fin	Poster & Affidavit: 5 signs + affidavit Fee: \$30,000
20-002 (Rev. 03/09)*Front	Case Number 2013-106

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☐ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- ☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center
☐ Neighborhood Commercial Center ☐ Industrial Center
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☒ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☒ Residential at <1-1 dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"
Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
Floodplain: ☐ None ☒ 100 year ☐ 500 year
Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

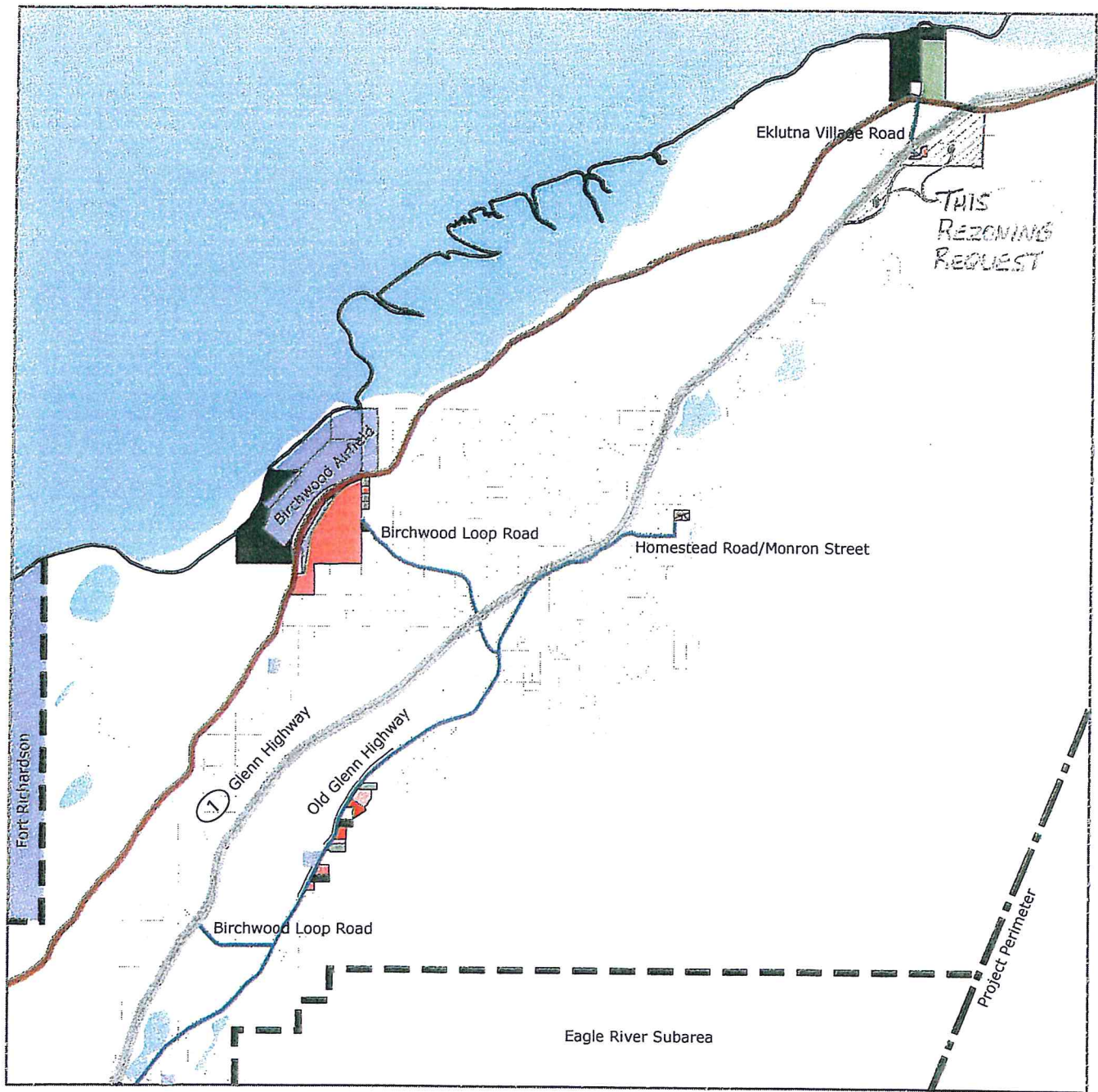
APPLICATION ATTACHMENTS

- Required: ☒ Area to be rezoned location map ☐ Signatures of other petitioners (if any)
(35 Sets) ☐ Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.
☐ Draft Assembly ordinance to effect rezoning. ☐ Original, signed application
☐ Ownership and beneficial interest form
Optional: ☐ Building floor plans to scale ☐ Site plans to scale ☐ Building elevations
☐ Special limitations ☐ Traffic impact analysis ☐ Site soils analysis
☐ Photographs

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.

Figure 26: Chugiak-Eklutna Subarea
Vacant and Developed Industrial Parcels 1942-2008



Economic & Planning Systems, Inc.

GDeS Architecture & Planning

Subarea Perimeter



Primary Double Load Routes



Railroad



Industrial Serving Arterials



Parcel Legend

Vacant Parcels
Developed 1942-1970
Developed 1971-1989
Developed 1989-1999
Developed 2000-2008
Developed-Undated
Public or Unsuitable



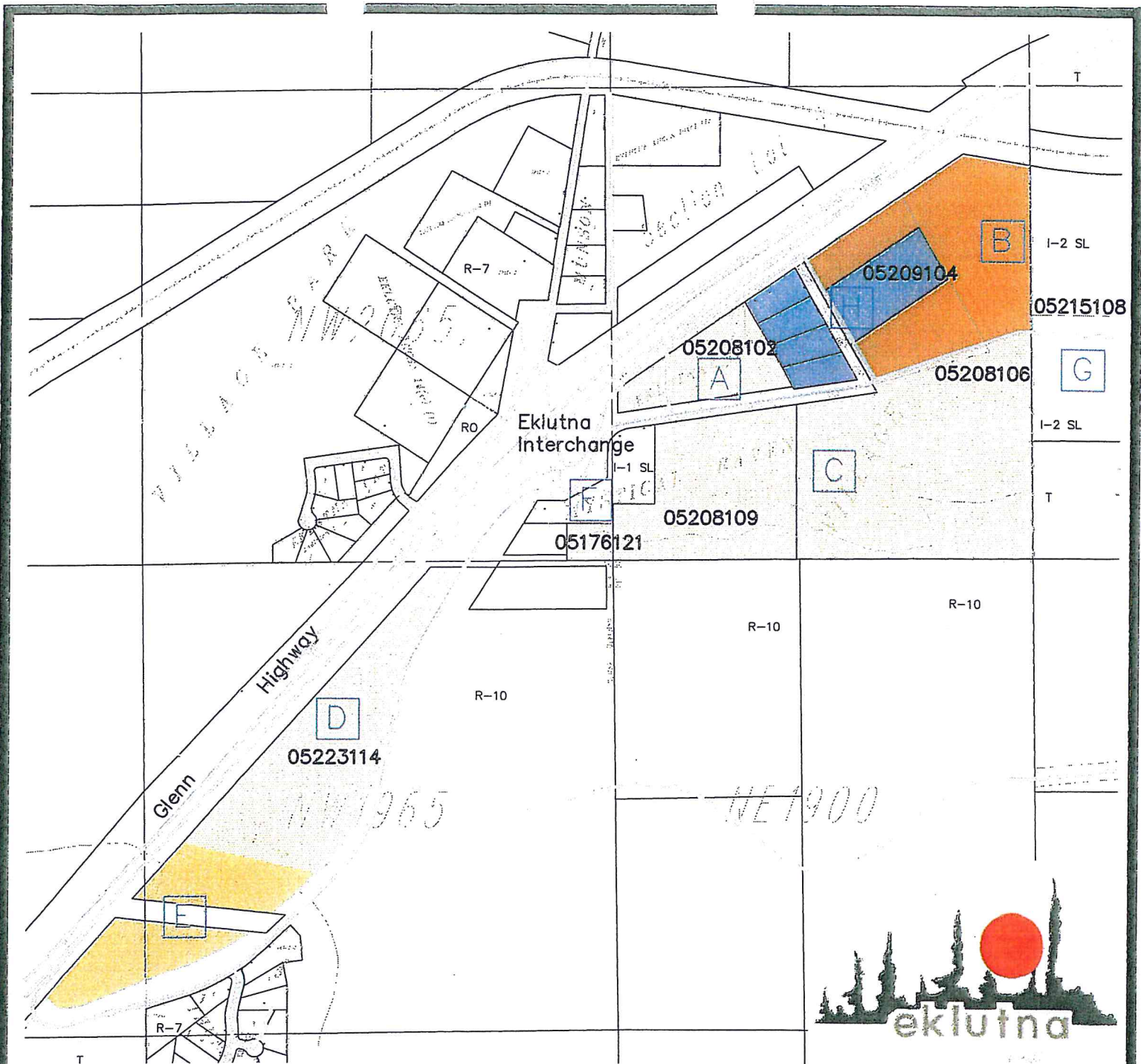
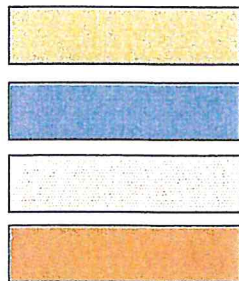


Exhibit A Eklutna ReZone

A
00000000

Area Reference Code

Tax ID



Eklutna Land ReZone to B-3SL

Harry Johnson's ReZone Application to I-2

Eklutna Land ReZone to I-1

Eklutna Land ReZone to I-2

S4
Group





Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

June 18, 2013

Attachment 'A' To Application for Rezoning

This is a request to rezone 107 acres of land as shown on the attached map, and as described on the application. In general, the lands are near the Glenn Highway Interchange with Eklutna Village Road, on the southerly side of the highway. The included map, for clarity's sake, identifies the differing rezoning areas as letters A through E, with identifiers F, G, & H signifying adjacent parcels that have been recently rezoned. The underlying areas are currently zoned as B-3SL, R-5, R-7, and R-10. This proposal is to rezone to I-1, I-2, and a small portion near the southern end of Area E to B-3SL. Our team and the owners met with the MOA Planning Department for a pre-application conference on June 11th, 2013, with general concurrence by staff of our proposal.

Conformance with the Comprehensive Plan

Concurrent along with this rezoning request, the MOA planning department is bringing forth a Chugiak/Eagle River Comprehensive Plan amendment that will reflect the Industrial zoning as we are proposing. Our proposal will, at the time of adoption of this new Comp Plan amendment, comply completely with the amended Plan. As the Plan states near the top of page 83;

"This plan update provides direction for land development and management in Chugiak-Eagle River. It is base on a given set of factors, some of which are expected to change in the future. A process for revising or amending the Plan is needed to help ensure it's continued effectiveness a guide for the community's future growth."

The Plan further states, near the bottom of page 83:

"The Plan may also be amended based on recent and proposed land use decisions, and adopted studies and plans. For example, if a proposed rezoning is demonstrated to have community wide benefits and responds to new issues, needs, or opportunities not addressed in the Comprehensive Plan, an amendment to the Land Use Plan Map may be appropriate."

Excerpts below from the Anchorage Industrial Land Assessment Final Report clearly indicate support for rezoning's such as this one.

As per the Chugiak Eagle River Comprehensive Plan, (CERCP) dated December 2006, on page 69, the plan states:

"Industrial

The Industrial classification provides for existing and future industrial development. This classification is for areas already substantially developed for industrial purposes and expected to remain industrial for the duration of the Plan.

It also applies to vacant areas that are best suited to industrial development. Because the Land Use Plan Map is generalized, it does not show all locations for small, light industrial use. Limitations on activities should apply near residential areas.

Locational Criteria:

- 1. Areas with an established primarily industrial development pattern;*
- 2. Areas large enough for more intense industrial uses; and*
- 3. Areas with access to truck routes without the need to travel through incompatible uses."*

These parcels fit exactly with all three locational criteria. As evidenced by the recent rezones to Industrial uses, this area is establishing itself as a primarily industrial development area. It is an area large enough to support intense industrial uses, and has direct access to truck routes through the Glenn Highway Eklutna Interchange, and direct rail access to the Alaska Railroad lines.

Anchorage Industrial Land Assessment Final Report Excerpts

The 'Anchorage Industrial Land Assessment' Final Report dated March 31, 2009 was prepared for the Anchorage Economic Development Corporation, Municipality of Anchorage. Page 70 of the report addressess the Chugiak/Eklutna subarea with the following: (Note: See enclosed report map, Figure 26, for subarea boundaries.)

"The Chugiak-Eklutna Subarea includes both established industrial development and numerous vacant I-1, I-2, and I-3 parcels. Along the Old Glenn Highway, it is difficult to determine the extent of the industrial supply, and several parcels appear to have been developed before current zoning. From Birchwood Loop Road, North to Jewel Street, the Old Glenn Highway contains multiple I-1 and I-2 parcels developed as auto dismantlers, vehicle storage, and a major sand operation. Further north of Monron Street a cluster of I-1 parcels has been developed. At the intersection of Old Glenn Highway and Eklutna Lake Road, are two I-1 parcels. One has a low utilization development and the other incorporates the road and highway overpass and ramps. A large tract of undeveloped I-2 parcels with rail access is located at the north end of Eklutna Village Road. In addition, a single I-1 parcel is developed off Old Glenn Highway below Lower Fire Creek.

The most significant cluster of I-1 and I-2 parcels in the subarea are located adjacent to Birchwood Airport. The I-2 land is undeveloped with the exception of an approximately

have known soil conditions, which could impede the ability for this land to be feasibly developed. Other vacant land may have other development constraints, such as lack of adequate infrastructure, poor adjacencies, or small parcel sizes.

If this land is excluded from the vacant industrial land supply, a significant deficit (approximately 290 to 650 acres) is projected relative to demand over the next 20 years. As time progresses, industrial development will be forced further into areas plagued by peat soils, poor parcel configuration, and other marginal conditions. Industrial development, of all commercial land uses, is least able to absorb these costs although it provides important support to the local, regional, and state economies."

In summary of the above items, this rezoning fits quite nicely within the goals and desires quantified in the Anchorage Industrial Land Assessment Final Report. The lands that we are applying for a rezone are situated in a unique and advantageous location. The parcels are adjacent to the Glenn Highway, a major freeway system that serves as the major transportation corridor for Alaska. The parcels are adjacent to the Eklutna Village Road Interchange, a fully developed overpass with on and off ramps to the north and to the south. The parcels are also adjacent or will have access to the Alaska Railroad that lies along the northern boundary of Area B. By rail or by highway, these parcels are connected to the transportation system that is conducive to the needs of clients looking for industrial property.

The terrain is fairly flat, easily buildable, and the soils are excellent with very little overburden. These parcels are ideal land for industrial development.

Surrounding Area

Area G: To the east lies 70 acres that MEA rezoned to I-2 SL in 2009, as per A.O. 2009-37(S). This area is labeled as Area G on the supplied map. MEA is constructing new power plants and other associated structures. The special limitations restricted the use to; *"Uses and structures are limited to gas-fired electrical generation power plant and other uses/facilities specifically related to power generation, co-generation secondary steam turbines, or collection of waste heat for transmission off-site. All other uses or structures not incidental to such power plant are prohibited."*

In November of 2011, the Planning and Zoning Commission approved a site plan for a MEA Power Generation Station, as per resolution No 2011-040.

Area F: Near the Eklutna Interchange, a parcel of land labeled as Area F on our map, was rezoned as I-1SL in 2006, as per A.O. 2006-126. Alaska Glacier Refreshments built a manufacturing and bottling plant and now is interested in expanding their operations further to the east into Area C.

Area H: The owner, Mr. Harry Johnson, of the parcels of land labeled on our map as Area H, currently zoned B-3SL & R-5, obtained a recommendation for approval by the Planning and Zoning Commission for rezoning to I-2, without any Special Limitations, as per P&Z Case # 2013-074.

South of Area C: To the south of Area C lies upland undeveloped R-10 zoned land owned by Eklutna, Inc.

South of Area E: Across the Old Glenn Highway to the south of Area E lies residentially developed R-7 land.

East of Area D: Across the Old Glenn Highway to the east of Area D lies undeveloped land zoned R-10 owned by Eklutna, Inc.

Across the Glenn Highway to the north lies land that is multi-zoned according to A.O. 84-235. It is a mix of R-7, PC, and I-2.

Summary of Areas Projected Uses & Acreage

Area A: Size = 7 acres, current zone = B3-SL. Area A is slated for an I-1 use that is proposed to be built in 2013- 2014. This manufacturing facility will employ approximately 10 to 20 people and expand as the economy dictates. The location is very important to this industrial client. Locational assets include proximity to the Glenn Highway, future railroad access, and being midway between markets in Anchorage and the Mat-Su Valley. Other important assets are flat, easy to build ground and excellent soils.

Area B: Size = 20 acres, current zone = R-5 & R-7. Area B is being rezoned to I-2 to provide a measure of continuity between MEA's Area G I-2SL, and Harry Johnson's Area H rezoning to I-2, (No Special Limitations at this point.) It makes good sense for this area to be zoned I-2 for support of future rail tie-ins and other Industrial uses that are allowed in the I-2 district. The development of Area B will coincide with the expansion of the other industrial uses in the area.

Area C: Size = 50 acres, current zone = R-7 & R-10. Area C is being rezoned to I-1 for zoning continuity, and to support Alaska Glacier Refreshments expansion to the east from their existing location into this area. This area may be developed in the next few years.

Area D: Size = 19 acres, current zone = B3SL. Area D is being rezoned from B-3SL to I-1SL to support and expand the attractiveness of the area to other industrial client's. This area will allow for future expansion of the existing industrial base, and help attract other symbiotic business and uses. It's unique location between the Old Glenn Highway and the New Glenn Highway makes it well suited for industrial zoning.

Area E: Size = 11 acres, current zone = B3-SL. this area is proposed to remain as B-3SL, but with a slightly different special limitation. The underlying B-3SL(1) zoning, is as per A.O. 84-254, page 2, which states:

"The B3-SL (1) district established by section 1 shall be subject to the following Special Limitations establishing design standards for the properties:

A. A site plan depicting ingress-egress, vehicular parking and general structure locations shall be submitted for review and approval to the Planning and Zoning Commission. The provision of this plan shall be required prior to any re-platting or application for a land use permit for commercial development for any lot abutting the unnamed street to the north.

B. At the time of re-platting the following site plan requirements shall be observed;
1. No direct vehicular access from any lots fronting onto an unnamed street to the north;

2. Vehicular access shall be limited to the subject property from Four-wheel Drive (to the west) and the Old Glenn highway (to the south);

3. Buffer landscaping shall be provided at the periphery of the property where a residential use district adjoins this site."

We propose to amend the underlying SL with the addition of condition C, to read:

C. To facilitate aligning the new boundary between the I-1 zoning and the B-3SL Zoning, this parcel may be subdivided into two tracts along the zoning change line without any of the requirements of item A and B above.

This will allow the proper alignment of the new zoning boundaries, and still ensure the intent and purpose of items A and B above.

Effects of Development

This rezoning, I think you will agree, is in the best interest of the public, the local community, and the general community as a whole. The effect of this development are:

The Environment

The environment is well suited for industrial zoning. Bounded to the east with MEA's Power Plant, to the north by the Alaska Railroad, to the northwest by the Glenn Highway, and in the southerly portion bounded by the Old Glenn Highway, this area is perfect for industrial business. The R-10 zoned land to the south is owned by the current petitioner, Eklutna, Inc., is undeveloped, and has never been developed.

Transportation

Transportation is a key feature and asset for this land. The Glenn Highway Eklutna Interchange is adjacent to this land and provides direct access with north and south ramps to the freeway. The Alaska Railroad ROW to the North provides rail access that can be very important to industrial uses.


Public Services and Facilities

This land is serviced with electricity, gas, and telephone services. Water and sewer services are by private water wells and septic systems. Public water or sewer services are not available.

Land Use Patterns

The land use patterns, as effected by the numerous rezoning's in this area over the last twenty years, are being defined by the public as development is attracted to this area. The land use is being defined by the needs of the people, the needs of business owners that employ people, and by the decisions that the Planning & Zoning Commission, the local Community Councils, the Municipal Assembly, and by the local residents that have agreed with the decisions being made. This rezoning application supports and confirms all of the above mentioned entities and decisions into a cohesive plan that blends the reality of the current needs with the expectations of the future.

Thank you for supporting this rezoning application.



Tom Dreyer, PLS
Petitioner's representative

McLaughlin, Francis D.

From: Tom Dreyer [tom@s4ak.com]
Sent: Thursday, July 11, 2013 1:43 PM
To: McLaughlin, Francis D.
Subject: Re: Eklutna Inc. Rezone

Francis,
Yes, we are fine with carrying forward the highway screening landscaping.
Tom

On Thu, Jul 11, 2013 at 1:28 PM, McLaughlin, Francis D.

<McLaughlinFD@ci.anchorage.ak.us> wrote:

Hi Tom,

The Eklutna Inc. rezone application does not state your intension to carry forward the highway screening landscaping special limitation from the underlying zoning. Did you intend to carry forward that special limitation, by proposing a revised special limitations stating: "Screening landscaping shall be provided along the Glenn Highway. The depth of this vegetative screen shall be 30 feet."

Thank you,
Francis

Francis McLaughlin
Senior Planner
343-8003 phone
249-7801 fax



S4 Group, LLC
Tom Dreyer, PLS
124 E 7th Avenue
Anchorage, Ak 99501
907-227-1847
tom@s4ak.com
www.s4ak.com




Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

June 16, 2013

I, TIM ARNESEN, authorized signer
for Eklutna, Inc. hereby authorize the S4 Group to represent us concerning
the rezoning application for parcels of land that Eklutna, Inc. owns that lie
south of the Glenn Highway intersection with Eklutna Village Road, also
described as Tax Parcels; 5208102, 5208106, 5208109, 5176121, &
5223114.


Signature

6-17-13
Date

Submitted by:
Prepared by:
For Reading:
Anchorage, Alaska
No. AO 2013_____

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 107 ACRES, FROM B-3SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATION) TO I-1 (LIGHT INDUSTRIAL DISTRICT), AND 1-2 (HEAVY INDUSTRIAL) AND B3-SL

^A
, R-5, R-7, R-10

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as I-1 (Light Industrial District), I-2 and B3-SL as depicted on Exhibit "B", further described as

Eklutna Inc, Tract A

Village South, Tract 2

Mystical Raven, Tract B

Portion of SE1/4, SE1/4, SE1/4, SE1/4 of Sec 24. T16n, R1W

Portion of NE1/4. & a Portion of E1/2 NW1/4 Sec 25, T16N, R1W

Section 2. The B3-SL district by Section 1 shall be subject to the following Special Limitations:

- A. A site plan depicting ingress-egress, vehicular parking and general structure locations shall be submitted for review and approval to the Planning and Zoning Commission. The provision of this plan shall be required prior to any re-platting or application for a land use permit for commercial development for any lot abutting the unnamed street to the north.
- B. At the time of re-platting the following site plan requirements shall be observed;
 1. No direct vehicular access from any lots fronting onto an unnamed street to the north;
 2. Vehicular access shall be limited to the subject property from Four-wheel Drive (to the west) and the Old Glenn highway (to the south);

3. Buffer landscaping shall be provided at the periphery of the property where a residential use district adjoins this site.
- C. To facilitate aligning the new boundary between the I-1 zoning and the B3-SL zoning, this parcel may be subdivided into two tracts along the zoning change line without any of the requirements of item A and B above.

Section 3. This ordinance is effective immediately upon passage and approval. The director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED BY the Anchorage Assembly this _____ day of _____, 2013.

Chair

ATTEST:

Municipal Clerk



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PARCEL: 052-081-02-000 01/01 Commercial Vacant Land 06/18/13

EKLUTNA INC

EKLUTNA INC

TR A

16515 Centerfield Drive #100
Eagle River AK 99577 7719 Site

Lot Size: 301,706	---Date Changed---	----Deed Changed----	GRW: PIWt
Zone : B3SL	Owner : / /	Stateid: 0000 0000000	
Tax Dist: 022	Address: 11/03/94	Date : 00/00/00	
Grid : NE2000	Hra # :	Plat : 760217	
GRW: PIWC		REF #: 04/05/88 051-012-19-000	
NOTES : MEW MAP PAGE MADE			

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2011:	316,800	0	316,800	
Appraised Val 2012:	316,800	0	316,800	--Exemption---
Appraised Val 2013:	0	0	0	-----Type-----
Exempt Value 2013:	0	0	0	Native Claim
State Credit 2013:			0	
Resid Credit 2013:			0	
Taxable Value 2013:			0	

Liv Units: 001 Common Area: Leasehold: Insp Dt: 09/88 Land Only
09/88 Exterior
/

[Feedback Email: www.pw@city.muni.ak](#)



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Parcel: 052-081-06-000

Residential Lg Vac Trcts Ukn P

06/18/13

EKLUTNA INC

VILLAGE SOUTH

TR 2

16515 Centerfield Drive #100

Eagle River AK 99577

Site 28700 Denaina Elders Rd

Lot Size: 2,251,181

---Date Changed---

----Deed Changed----

GRW: PIWR

Zone :

R7

Owner :

/

/

Stateid: 0000 / 0000000

Tax Dist: 022

Address: 11/03/94

Date : 00/00/00

Grid : NE2000

Hra # :

Plat : 80-0199

REF #: 04/05/88 051-012-22-000

NOTES : NEW MAP PAGE MADE

ASSESSMENT HISTORY

	---Land---	--Building--	---Total---	
Appraised Val 2011:	0	0	0	
Appraised Val 2012:	0	0	0	--Exemption---
Appraised Val 2013:	0	0	0	-----Type-----
Exempt Value 2013:	0	0	0	Native Claim
State Credit 2013:			0	
Resid Credit 2013:			0	
Taxable Value 2013:			0	

Liv Units: 000 Common Area:

Leasehold:

Insp Dt: 08/09 Land Only

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Parcel: 052-081-09-000

Residential Vacant Land

06/18/13

EKLUTNA INC

MYSTICAL RAVEN

TR B

16515 Centerfield Drive #100

Eagle River AK 99577

Site

Lot Size: 717,145

---Date Changed---

----Deed Changed----

GRW: PIWR

Zone : R7

Owner : 09/30/98

Stateid: 0000 / 0000000

Tax Dist: 022

Address: / /

Date : 00/00/00

Grid : NE2000

Hra # :

Plat : 98-0102

REF #: 09/30/98 051-761-26-000

NOTES : REF 05176124,05208101,07

ASSESSMENT HISTORY

	---Land---	--Building--	---Total---	
Appraised Val 2011:	0	0	0	
Appraised Val 2012:	0	0	0	--Exemption--
Appraised Val 2013:	0	0	0	-----Type-----
Exempt Value 2013:	0	0	0	Native Claim
State Credit 2013:			0	
Resid Credit 2013:			0	
Taxable Value 2013:			0	

Liv Units: 000 Common Area:

Leasehold:

Insp Dt: 08/09 Land Only

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Parcel: 051-761-21-000

Residential Vacant Land

06/18/13

EKLUTNA INC

T16N R1W SEC 24

SE4SE4SE4SE4 PTN

16515 Centerfield Drive #100

Eagle River

AK 99577

Site

Lot Size: 62,822

---Date Changed---

----Deed Changed----

GRW: PIWR

Zone : R7

Owner : / /

Stateid: 0000 / 0000000

Tax Dist: 022

Address: 11/03/94

Date : 05/16/89

Grid : NW2065

Hra # :

Plat :

REF #: 05/16/89 051-761-01-000

NOTES :

ASSESSMENT HISTORY

	---Land--	--Building--	---Total---	
Appraised Val 2011:	0	0	0	
Appraised Val 2012:	0	0	0	--Exemption--
Appraised Val 2013:	0	0	0	-----Type-----
Exempt Value 2013:	0	0	0	Native Claim
State Credit 2013:			0	
Resid Credit 2013:			0	
Taxable Value 2013:			0	

Liv Units: 000 Common Area:

Leasehold:

Insp Dt: 06/09 Land Only

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PARCEL: 052-231-14-000 01/01 Commercial Vacant Land 06/18/13

EKLUTNA INC

T16N R1W SEC 25

NE4 PTN, E2NW4 PTN

16515 Centerfield Drive #100

Eagle River AK 99577 7719 Site 25940 Old Glenn Hwy

Lot Size: 8,705,604	---Date Changed---	----Deed Changed----	GRW: PIWt
Zone : R10	Owner : 12/08/98	Stateid: 0000 0000000	
Tax Dist: 022	Address: 11/03/94	Date : 00/00/00	
Grid : NW1964	Hra # :	Plat :	
GRW: PIWC		REF #: 12/08/98 052-231-12-000	
NOTES : REF 052-231-12,13;		F-042-1(34);OGHWY VACATED 1/78	

ASSESSMENT HISTORY

	---Land--	--Building-	---Total---	
Appraised Val 2011:	0	0	0	
Appraised Val 2012:	0	0	0	--Exemption--
Appraised Val 2013:	0	0	0	-----Type-----
Exempt Value 2013:	0	0	0	Native Claim
State Credit 2013:			0	
Resid Credit 2013:			0	
Taxable Value 2013:			0	

Liv Units: 000 Common Area: Leasehold: Insp Dt: /

[Feedback E-mail: web@cityofanchorage.org](#)

Departmental and Public Comments



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Transportation
and Public Facilities

CENTRAL REGION
Planning

4111 Aviation Avenue
Anchorage, Alaska 99502
Main: 907.269.0520
Fax: 907.269.0521

RECEIVED

JUL 12 2013

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

July 8, 2013

Erika McConnell, Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Ms. McConnell:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region Planning office has no comments on the following zoning application:

- **2013-107; Arlberg Avenue Extension Design Study Report**

The ADOT&PF Central Region platting review committee has no comments on the zoning applications:

- **2013-106; Denina Elders road, Glacier Loop, and Old Glenn Highway rezoning**
- **2013-111; Captain Cook Estates Circle**

The ADOT&PF Central Region platting review committee has comments on the following highway screening landscape review application:

2013-110; Moonrise Ridge Townhomes

- Ensure all landscaping work is done on the developer's property. No work can be done within the State of Alaska Right of Way.
- Sight distance triangles for the driveway, per the State of Alaska Highway Pre-Construction Manual 1190.4 #2 and figure 1190-1, need to be shown on the landscape plan. No objects can encroach on the sight triangles.

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section
RECEIVED

Mayor Dan Sullivan

JUL 12 2013

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Comments to Planning and Zoning Commission Applications/Petitions

DATE: July 12, 2013
TO: Erika McConnell, Current Planning Section Supervisor
FROM: Matthew Hendrick, Plan Review Engineer
SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: August 12, 2013

Case 2013-106 – Rezoning to more than one zoning district.

The Private Development Section has no objection to approval.

Case 2013-107 – Design Study Report for a public road.

Drainage:

The petitioner is alerted to the requirement to provide a drainage analysis and calculations under any pending land use permit processes. An analysis will be required to address storm runoff as a result of any proposed changes to existing site conditions with the addition of new road infrastructure. The petitioner will also need to demonstrate that post development drainage will not adversely impact adjacent properties or rights of way with the addition of drainage conveyance systems.

Drainage facilities along Arlberg Avenue should be designed using the computed runoff flow rates, volumes, and rainfall values from Appendix B, Soil Conservation Service (TR-55) Computations, in the *2008 Alyeska Master Plan Drainage Study*.

Because of the potential for high levels of snow melt and rain fall runoff, the Municipality has a heightened level of concern for the potential of storm conveyance system failure. The Municipality encourages the engineering design team to gather and use information from all available sources in the analysis and design of storm water conveyance systems.

Department Recommendations:

The Private Development Section has no objection to the plat, subject to the above recommendations and conditions.



MUNICIPALITY OF ANCHORAGE
Traffic Division



MEMORANDUM

JUL 12 2013

DATE: July 9, 2013

TO: Erika B. McConnell, Current Planning Section Supervisor,
Zoning and Platting Division

THRU: Stephanie Mormilo, PE, Municipal Traffic Engineer

FROM: Dwayne Ferguson, Acting Associate Traffic Engineer

SUBJECT: Traffic Division comments for the following Planning and Zoning
Commission Public hearing to be held on Monday, August 12, 2013.

2013-106 Request to more than one zoning district.

Traffic Engineering has the following comments:

- a) Access to state highways is regulated by ADOT&PF. Encroachment permits for accesses to state highways are the responsibility of the developer to obtain permits whenever construction within ADOT&PF right of way is anticipated.

2013-107 Design Study Report for a public road.

Traffic Engineering has the following comments:

- a) Please provide a copy of the approved TIA for the Alyeska Resort Master Plan.
- b) Under the provided Design Criteria Table in Appendix D of the DSR, the proposed design year ADT is shown for the year 2020. Please adjust the design year ADT to reflect the project build out year plus 20 years.
- c) AMC 21.09.070F.6 - Neighborhood Connectivity and Distribution of Traffic requires: network distribution of traffic evenly - within contiguous residential and commercial developments, no local street may be developed longer than 450 feet, unless the street is connected to another street at each end. Within contiguous residential and commercial developments, local streets shall have at least nine intersections per mile. This proposal offers to extend Arlberg Avenue up to 2000 feet, into the Winner Creek area of the Girdwood Valley. A variance to this requirement may be necessary.
- d) Driveways subject to section AMC 21.09.070N. are permitted.



MUNICIPALITY OF ANCHORAGE

Development Services Division

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250



RECEIVED

DATE: July 10, 2013

JUL 10 2013

TO: Planning Division, Current Planning Section

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

THRU: Jack L. Frost, Jr., Right of Way Supervisor *L*

FROM: Lynn McGee, Senior Plan Reviewer *L*

SUBJ: Comments on Planning and Zoning Commission case(s) for August 12, 2013.

Right of Way Section has reviewed the following case(s) due July 12, 2013.

13-106 Eklutna Inc, Tract A, Village South, Tract 2, Mystical Raven, Tract B, Portion of Section 24, & Portion of Section 25, grid NW1964, 1965, 2065, NE2000
(Rezone from R-7 to I-1, I-2, & B-3SL)

Right of Way Section has no objections to the proposed action.
Review time 15 minutes.

13-107 Arlberg Avenue Extension
(Design Study Report)

Right of Way Section will have comments in the later design review process.
Review time 15 minutes.



**Municipality of Anchorage
Development Services Department
Building Safety Division**

MEMORANDUM



DATE: July 10, 2013

TO: Erika McConnell, Manager, Current Planning Section

JUL 10 2013
MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due July 12, 2013

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2013-106

Rezoning

No objection

2013-107

Design Study Report for a public road

No objection

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

RECEIVED

JUL 08 2013

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

M E M O R A N D U M

DATE: June 26, 2013

TO: Erika McConnell, Supervisor, Planning Section, Planning Division

FROM: Shawn Odell, Engineering Tech III, AWWU *SO*

SUBJECT: **Zoning Case Comments**
Hearing Date August 12, 2013
Agency Comments due July 12, 2013

AWWU has reviewed the materials and has the following comments.

20 13-106 **EKLUTNA VILLAGE TRACT A, VILLAGE SOUTH TRACT 2, MYSTICAL
RAVEN TRACT B; A request to rezone to more than one zoning district,
Grid NW1964,NW1965,NW2065,NE2000.**

1. AWWU water and sanitary sewer are not available to this parcel.
2. AWWU has no objection to this site plan review.

20 13-107 **ALYESKA PRINCE ADDITION TRACT 1; A design study report for a
public road, Grid SE4617.**

1. AWWU water and sanitary sewer are not available to this parcel.
2. AWWU has no objection to this design study.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2713 or the AWWU planning section at 564-2739, or e-mail shawn.odell@awwu.biz

MUNICIPALITY OF ANCHORAGE

RECEIVED

JUL 05 2013



Planning & Development Services Dept.
Development Services Division

MUNICIPALITY OF ANCHORAGE
~~PLATTING DIVISION~~
Building Safety

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications

DATE: July 5, 2013

TO: Erika McConnell, Manager, Zoning and Platting

FROM: Ron Wilde, P.E.
Building Safety

SUBJECT: Comments for Case 2013-106
Rezoning

No Comment

MUNICIPALITY OF ANCHORAGE



RECEIVED

JUL 01 2013

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

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

Mayor Dan Sullivan

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

June 26th, 2013

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

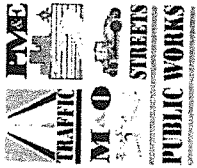
RE: Case No. 2013-106

The Eagle River Street Maintenance staff has reviewed the request and has no comments at this time.

The CBERRRSA Board of Supervisors may have additional comments and concerns that will be forwarded to you.

Sincerely,

Mark H. Littlefield
General Foreman
Eagle River Street Maintenance
Public Works, Administration, M.O.A.
Office: 343-1512
Email: littlefieldmh@ci.anchorage.ak.us



MUNICIPALITY OF ANCHORAGE
PUBLIC WORKS DEPARTMENT
4700 Elmore Road
Anchorage AK 99507

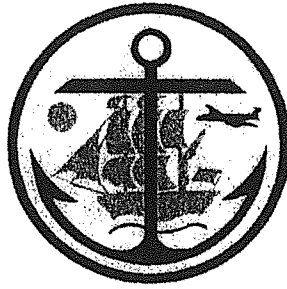
RECEIVED
JUL 01 2013
MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Project Review Form

Project Name: Eklutna Rezone		Project No: 2013-106
Project Status: <input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input checked="" type="checkbox"/> 65% <input type="checkbox"/> 95% <input type="checkbox"/> Other		
Name/Title: Sandy Hansen, Planning Tech / Randy Bergt, Project Engineer		
Organization / Department: Public Transportation / People Mover		
Phone Number: 343-8213 or 343-8285		Date: July 1, 2013

	Page/ Sheet No.	Reviewer	Comment	Response
1)			NO Comment	
2)				
3)			Thank you for the opportunity to review.	
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				
13)				
14)				
15)				

Posting Affidavit and Historical Information

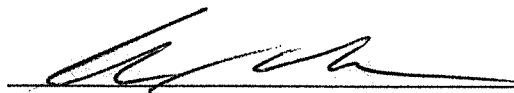


AFFIDAVIT OF POSTING

Case Number: _____

I, ADAM VERKUILEN, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for rezone. The notice was posted on 7-10-2013 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 10th day of JULY, 2013.


Signature

LEGAL DESCRIPTION

Tract or Lot _____

Block _____

Subdivision _____

Ekvutna Inc., Tract A

Village South, Tract 2

Mystical Raven, Tract B

Portion of SE 1/4, SE 1/4, SE 1/4, S 1/4 of Sec. 24, T16N, R1W

Portion of NE 1/4, & a Portion of E 1/2 NW 1/4 Sec 25, T16N, R1W 52

Submitted by: Chairman of the Assembly
at the request of the
Mayor

Prepared by: Department of Community
Planning

For Reading:

AMENDED AND APPROVED

DATE 3-19-85

Anchorage, Alaska

AO No. 84-254 (as amended)

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM U (UNRESTRICTED) TO PLI (PUBLIC LANDS AND INSTITUTIONS), W (WATERSHED), R-5 (RURAL RESIDENTIAL), R-5 SL (RURAL RESIDENTIAL WITH SPECIAL LIMITATIONS), R-6 (SUBURBAN RESIDENTIAL), R-7 (INTERMEDIATE RURAL RESIDENTIAL), R-10 (RESIDENTIAL ALPINE/SLOPE), R-0 (RESIDENTIAL-OFFICE), B-1 (LOCAL AND NEIGHBORHOOD BUSINESS), B-3 (GENERAL AND STRIP COMMERCIAL), B-3 SL (GENERAL AND STRIP COMMERCIAL WITH SPECIAL LIMITATIONS), I-1 SL (LIGHT INDUSTRIAL WITH SPECIAL LIMITATIONS), AND PC (PLANNED COMMUNITY) FOR SECTIONS 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, AND 15 OF T15N, R1W AND SECTIONS 23, 24, 25, 26, 27, 33, 34, 35, AND 36 OF T16N, R1W AND SECTIONS 19, 30 AND 31 OF T16N, R1E, S.M. OR PORTIONS THEREOF: AS DEPICTED IN EXHIBITS A AND B, GENERALLY LOCATED NORTH OF PETERS CREEK TO THE KNIK ARM, CONTAINING 9600 ACRES MORE OR LESS. (CHUGIAK AND EKLUTNA COMMUNITY COUNCILS)

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. The zoning map is amended by designating Sections 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, and 15 of T15N R1W, S.M. and Sections 23, 24, 25, 26, 27, 33, 34, 35, and 36 of T16N, R1W, S.M. and Sections 19, 30, and 31 of T16N, R1E, S.M. or portions thereof, PLI (Public Lands and Institutions), W (Watershed), R-5 (Rural Residential), R-5 SL (Rural Residential with Special Limitations), R-6 (Suburban Residential), R-7 (Intermediate Rural Residential), R-10 (Residential Alpine/Slope), R-0 (Residential-Office), B-1 (Local and Neighborhood Business), B-3 (General and Strip Commercial), B-3 SL (General and Strip Commercial with Special Limitations), I-1 SL (Light Industrial with Special Limitations), and PC (Planned Community) as depicted in Exhibits A and B attached.

Section 2. The R-5 SL (1) district established by Section 1 shall be subject to the following Special Limitation restricting lot size:

Am 11677-84
Am 287-85
Am 39-85

Minimum lot size for these properties shall be 8400 square feet.

Section 3. The R-5 SL (2) district established by Section 1 shall be subject to the following Special Limitations restricting residential density and lot size:

Minimum lot size shall be 18,000 square feet. No more than a duplex shall be allowed on any lot.

Section 4. The R-7 SL district established by Section 1 shall be subject to the following Special Limitation establishing design standards for the property:

There shall be maintained a 30 foot wide naturally vegetated buffer on the southern boundary.

→ Section 5. The B-3 SL (1) district established by Section 1 shall be subject to the following Special Limitations establishing design standards for the properties:

- A. A site plan depicting ingress-egress, vehicular parking and general structure locations shall be submitted for review and approval to the Planning and Zoning Commission. The provision of this plan shall be required prior to any replatting or application for a land use permit for commercial development for any lot abutting the unnamed street to the north.
- B. At the time of replatting the following site requirements shall be observed:
 - 1. No direct vehicular access from any lots fronting onto an unnamed street to the north;
 - 2. vehicular access shall be limited to the subject property from Four-Wheel Drive (to the west) and the Old Glenn Highway (to the south);
 - 3. buffer landscaping shall be provided at the periphery of the property where a residential use district adjoins this zone.

Section 6. The B-3 SL (2) district established by Section 1 shall be subject to the following Special Limitations establishing design standards for the property:

A site plan depicting ingress-egress, vehicular parking, building location and landscaping to address buffering of

adjacent residential districts and highway screening shall be submitted for review and approval to the Planning and Zoning Commission prior to commercial development or replatting for commercial uses. The maximum height of all buildings shall be 25 feet.

Section 7. The B-3 SL (3) district established by Section 1 shall be subject to the following Special Limitation:

All buildings shall be restricted to a maximum height of 35 feet.

Section 8. The B-3 SL (4) district established by Section 1 shall be subject to the following Special Limitation:

A 15 foot wide vegetative buffer shall be provided and maintained along the eastern boundary.

Section 9. The B-3 SL (5) district established by Section 1 shall be subject to the following Special Limitations establishing design standards for the property:

- A. A site plan depicting ingress-egress, landscaping, vehicular parking, and general building locations shall be submitted for review and approval to the Planning and Zoning Commission prior to development as tracts or replatting for commercial uses allowed in this zone. If development is intended to occur as an integrated project involving properties affected by this special limitation, a common site plan shall be submitted.
- B. Buffer landscaping shall be provided at the periphery of the property where a residential use district adjoins this district.

→ Section 10. The B-3 SL (6) district established by Section 1 shall be subject to the following Special Limitation:

Existing vegetation shall be retained or screening landscaping shall be provided along the Glenn Highway east of Eklutna Lake Road. The depth of this vegetative screen shall be 30 feet.

Section 11. The B-3 SL (7) district established by Section 1 shall be subject to the following Special Limitations establishing design standards for the property:

- A. Existing vegetation shall be retained or screening landscaping shall be provided along the New Glenn Highway. The depth of this vegetative screen shall be 30 feet.
- B. A site plan depicting ingress-egress, landscaping, vehicular parking, and general building locations shall be submitted for review and approval to the Planning and Zoning Commission prior to any replatting.

Section 12. The B-3SL (8) district established by Section 1 shall be subject to the following Special Limitations establishing design standards:

- A. A site plan depicting ingress-egress, landscaping, vehicular parking, and general building locations shall be submitted for review and approval to the Planning and Zoning Commission prior to development as lots, tracts of replatting form commercial uses allowed in this zone. If development is intended to occur as an integrated project involving properties affected by this special limitation, a common site plan shall be submitted.
- B. Buffer landscaping shall be provided at the periphery of the property along the Glenn Highway, Chugach Drive, Thunderbird Drive and Mirror Drive.

Section 13. The B-3SL (9) district established by Section 1 shall be subject to the following Special Limitations:

- A. Prior to the issuance of any land use permits on Lots 1A, 2A, 3A and 4A, a suitable site plan depicting screening landscaping along the eastern boundary of the property shall be submitted to the Community Planning Department for their review and approval.
- B. Prior to the issuance of any land use permits on Lot 5A, a suitable site plan depicting screening landscaping along the eastern and southern boundaries of the property shall be submitted to the Community Planning Department for their review and approval.

Section 14. The I-1 SL district established by Section 1 shall be subject to the following Special Limitations:

There shall be maintained a 30 foot wide naturally vegetated buffer on the eastern and southern boundaries. Use

of this zone is restricted to one single-family home and a refuse collection business.

Section 15. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to special limitations.

Section 16. The Director of the Community Planning Department shall change the zoning map accordingly.

Section 17. This ordinance shall be effective ten days after passage and approval.

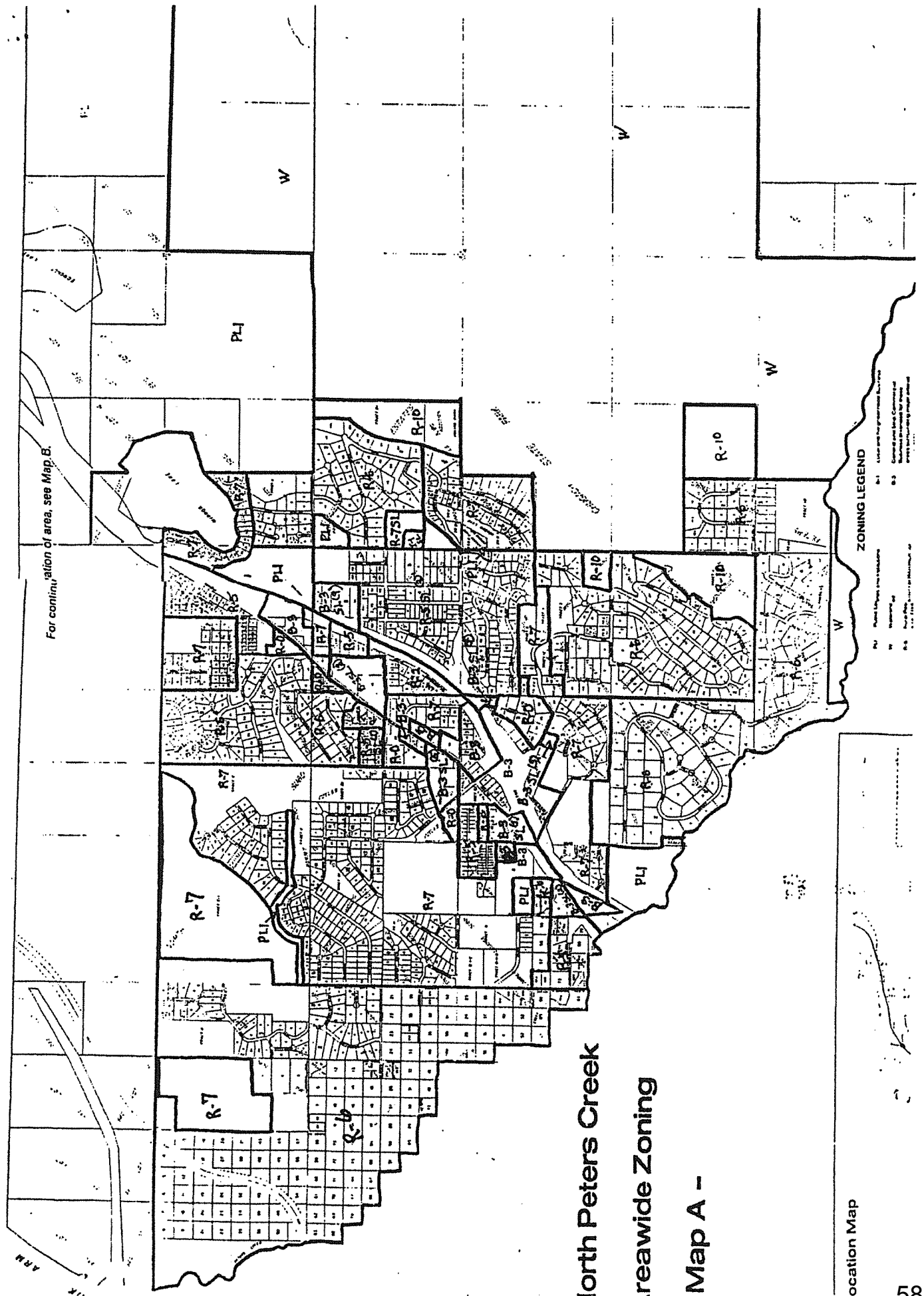
PASSED AND APPROVED BY THE Anchorage Assembly this 19th
day of March, 1985.

Jane Angulo
Chairman

ATTEST:

Lucy E. Smith
Municipal Clerk

sr6/bao4



North Peters Creek
 areawide Zoning
 Map A -

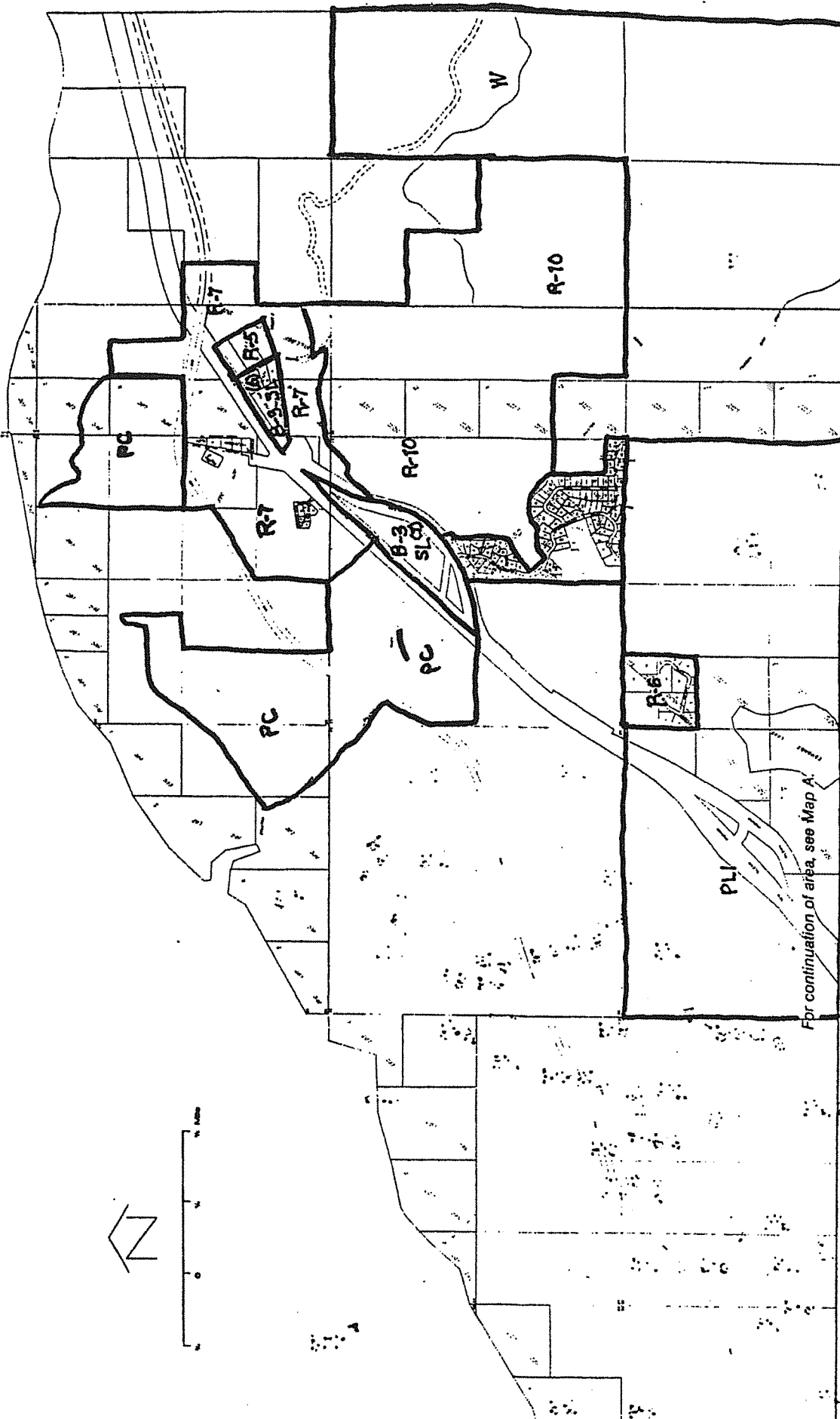
Location Map

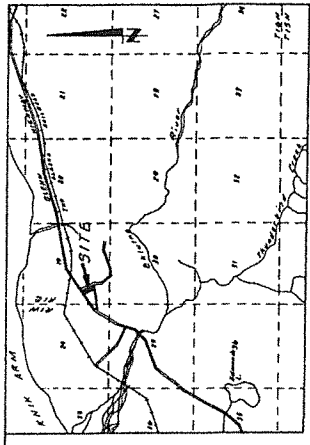
North Peters Creek Areawide Zoning

- Map B -

Coastal Zone Policies prevail on Coastal Territories

KNIR ARM





VICINITY MAP
Scale: 1" = 1 mi

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (we), hereby certify that I (we are) the owner(s) of the property described hereon. I (we) hereby dedicate to the public all easements for public utilities, streets, alleys, thoroughfares, and other public areas shown hereon. There shall be no reservation of any kind, right, or interest in the property, or a slope reservation sufficient to contain cut & fill slopes of 1 1/2 feet horizontally for each foot vertically (1 1/2:1) of cut or fill, for the purpose of providing & maintaining lateral support of the constructed street and there is reserved to the grantors, their heirs, successors & assigns, the right to remove said slopes at any time upon providing & maintaining other adequate lateral support, as approved by the City or Borough.

Date: 8-27-75

OWNER: RUTH CALLAN
Eagle River, Alaska

75-126
Anchorage
8-27-75
4:20 P.
G.A.A.B.

NOTARY'S ACKNOWLEDGEMENT:

Subscribed and sworn before me this 1st day of August, 1975.

My commission expires 6-6-78

PLAT APPROVAL

Plat approved by the Borough Platting Authority this 5th day of JUNE, 1975.

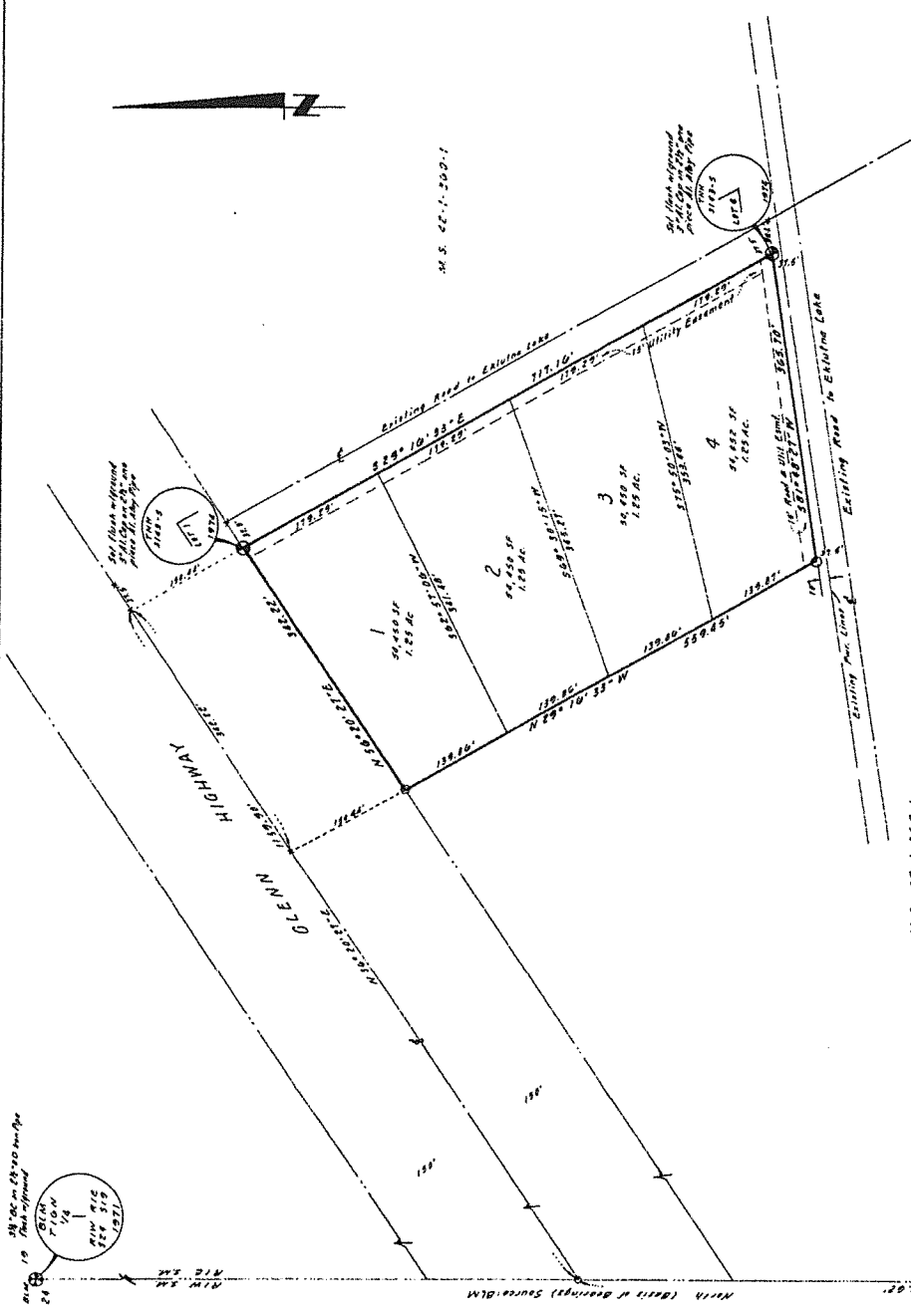
John R. Rignault
Authorized Official

PLAT OF

EKLUTNA ACRES
A SUBDIVISION OF A PARCEL OF LAND

Located within SW 1/4 Sec. 19, T.16 N., R.1 E., S.12 W., Alaska
Containing 8.00 Acres (80,000 sq. ft.)

75-126 1975-307 53561



M.S. 62-1-300-1

LEGEND

- ⊕ Grassy Area, Cont.
- Open Area, Cont.
- ⊙ 1/2 Acre with a Tree 114.3-3
- ⊙ 1/2 Acre with a Tree 114.3-3
- ⊙ 1/2 Acre with a Tree 114.3-3
- ⊙ 1/2 Acre with a Tree 114.3-3

NOTES: 1. All 1/2 Acre with a Tree 114.3-3
2. All 1/2 Acre with a Tree 114.3-3
3. All 1/2 Acre with a Tree 114.3-3
4. All 1/2 Acre with a Tree 114.3-3

Approved in accordance with Chapter 21, Article 10, Code of Ordinances.

Survey Date: 8-27-75

Surveyor: W.B. Cole

City of Anchorage

Greater Anchorage Area Borough

SURVEYOR'S CERTIFICATE:

I, JACK W. GARRISON, professional land surveyor, do hereby certify that the plat of EXISTING ACRES is a true and correct representation of lands actually surveyed and that all the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement.

APPROVED

Date: NA

By: NA

City Engineer

City of Anchorage

Director of Public Works

Greater Anchorage Area Borough



Signature of Land Surveyor

Prepared for: RUTH CALLAN

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2011-040**

A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A UTILITY SUBSTATION TO BE LOCATED IN THE I-2 SL (HEAVY INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS ZONE ON TRACT 1, MEA-EKLUTNA GENERATION SUBDIVISION (PLAT 2009-098), GENERALLY LOCATED EAST OF EKLUTNA LAKE ROAD AND SOUTH OF THE GLENN HIGHWAY AND THE ALASKA RAILROAD RIGHT-OF-WAY RESERVE, WITHIN THE SE ¼ SE ¼ SECTION 19, T16N, R1E, SEWARD MERIDIAN, ALASKA.

(Case: 2011-103; Tax ID No. 052-151-08)

WHEREAS, a petition has been received from the Matanuska Electric Association, Inc. (MEA) (owner), for a site plan review for a proposed power generation station to be constructed on Tract 1, MEA-Eklutna Generation Subdivision (Plat 2009-098), generally located east of Eklutna Lake Road and south of the Glenn Highway and the Alaska Railroad right-of-way reserve; and

WHEREAS, notices were published, posted, and public hearing notices were mailed and a public hearing was held before the Planning and Zoning Commission on October 10, 2011.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. The applicant has outlined and responded to all the special limitations and the findings of the applicable ordinances and statutes and the comprehensive plan.
2. The Eagle River Community Council supports this project and the Commission has heard no negative public comment, just some questions during the hearing.
3. The site plan for a power generation station was approved unanimously by the Commission members present by a vote of five (5) in favor and none opposed.

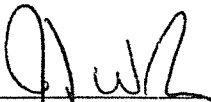
B. The Commission approves the above referenced conditional use permit, subject to the following conditions:

1. A notice of zoning action shall be filed with the State District Recorder's Office and proof of such shall be submitted to the Department of Community Planning and Development.
2. This approval is subject to compliance with all standards for site plan reviews and the petitioner's application and submittals.

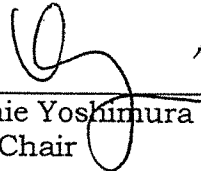
3. Development of the site shall conform to requirements of the I-2 SL (Heavy Industrial District with Special Limitations) zone contained in AO 2009-037(S).
4. All construction shall substantially conform to the narrative and plans submitted with the *Matanuska Electric Association Eklutna Generation Station, Land Use Site Plan Review Application*, dated June 9, 2011 on file at the Planning Division, Community Development Department and to subsequent submittals that include:
 - a. Matanuska Electric Association, Inc., MEA – Eklutna Generation Site – Fencing Plan; dated 04/22/10, revised 06/01/11; Sheet 1 of 1.
 - b. Matanuska Electric Association Eklutna Generation Station, Rezoning Ordinance Compliance Plan, dated: September 28, 2011.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 10th day of October 2011.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7th day of November, 2011. This written decision/resolution of the Planning and Zoning commission is final and any party may appeal it within twenty (20) days to the Anchorage Board of Adjustment pursuant to the Anchorage Municipal Code 21.30.030.



Jerry T. Weaver, Jr.
Secretary

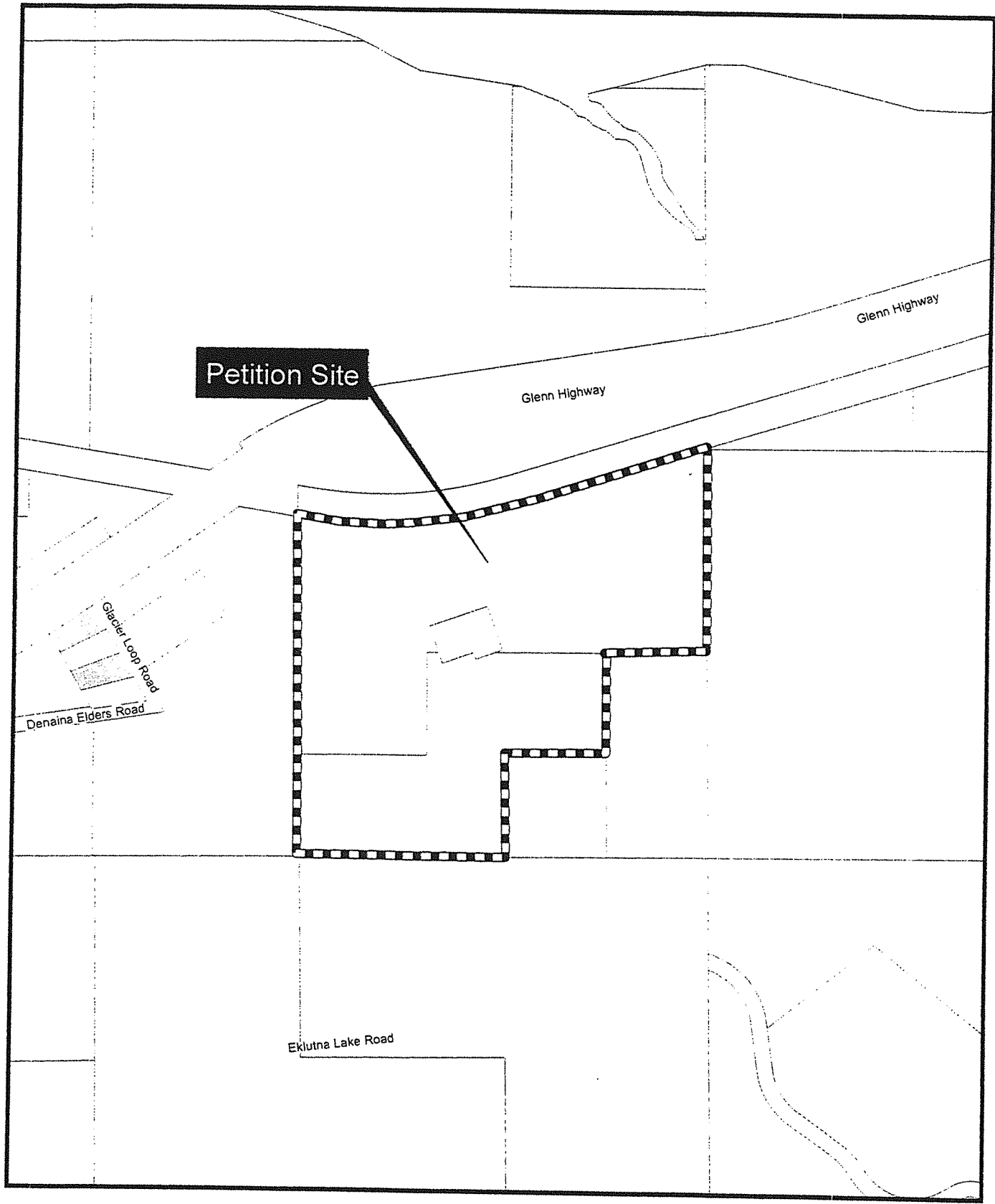


Connie Yoshimura
Vice Chair

(Case 2011-103; Tax ID No. 052-151-08)

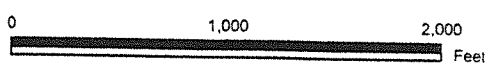
mro

2011-103



Municipality of Anchorage
Planning Department
Date: July 18, 2011

- Mobile Home Park
- Multi-Family
- Single Family



5' P R 2011-103

SL's for ~~cease~~ *cond seeping*

Submitted by: Chair of the Assembly at
the Request of the Acting Mayor

OK to change

Zoning map.

Angela C. Chambers

CLERK'S OFFICE

AMENDED AND APPROVED

Prepared by: Planning Department

Date: 5/12/09

For reading: May 12, 2009

PLC

9/18/09

Zoning effective
7/25/2009
re

**ANCHORAGE, ALASKA
AO NO. 2009-37(S)**

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONE OF APPROXIMATELY 70 ACRES FROM T (TRANSITION) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-2 SL (HEAVY INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PARCEL 1: THAT PORTION OF N1/2 NE1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 2: THAT PORTION OF NE1/4 NW1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 3: THAT PORTION OF W1/2 NW1/4 SE1/4, LYING SOUTH OF LOT 1 U.S. SURVEY 9023. PARCEL 4: SE1/4 NW1/4 SE1/4, EXCEPTING U.S. SURVEY 9789. PARCEL 5: SW1/4 NE1/4 SE1/4. PARCEL 6: SE1/4 NE1/4 SE1/4. PARCEL 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. PARCEL 8: NW1/4 SW1/4 SE1/4. ALL LOCATED WITHIN A PORTION OF THE SE1/4 OF SECTION 19, T16N, R1E, S.M., ALASKA, GENERALLY LOCATED EAST OF EKLUTNA VILLAGE AND SOUTH OF THE GLENN HIGHWAY IN CHUGIAK, ALASKA.

(Chugiak Community Council) (Planning and Zoning Commission Case 2009-013)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as I-2 SL (Heavy Industrial with Special Limitations) District:

Parcel 1: that portion of N1/2 NE1/4 SE1/4, lying south of Lot 2 of U.S. Survey 9023. Parcel 2: That portion of NE1/4 NW1/4 SE1/4, lying south of Lot 2 of U.S. Survey 9023. Parcel 3: That Portion of W1/2 NW1/4 SE1/4, lying south of Lot 1 U.S. Survey 9023. Parcel 4: SE1/4 NW1/4 SE1/4, excepting U.S. Survey 9789. Parcel 5: SW1/4 NE1/4 SE1/4. Parcel 6: SE1/4 NE1/4 SE1/4. Parcel 7: W1/2 W1/2 NE1/4 SW1/4 SE1/4. Parcel 8: NW1/4 SW1/4 SE1/4. All located within a portion of the SE1/4 of Section 19, T16N, R1E, S.M., Alaska. Generally located east of Eklutna Village and south of the Glenn Highway, in Chugiak, Alaska, consisting of approximately 70 +/- acres as shown on Exhibit "A" attached.

Section 2. Special Limitations.

The I-2 SL district shall be subject to the following Special Limitations:

1. Permitted Principal Uses and Structures:

Uses and structures are limited to a gas-fired electrical generation power plant and other uses/facilities specifically related to power generation, co-generation secondary steam turbines, or collection of waste heat for transmission off-site. All other uses or structures not incidental to such power plant are prohibited.

2 [1]. Access:

Any development of the site generating greater than an overall average daily trips rate of 60 shall require access and related improvements review and approval by the Planning and Traffic Departments.

3 [2]. Buffers:

- a. An undisturbed natural vegetation buffer shall be retained along the property boundaries as follows:

100 feet along the north and eastern most site boundaries; 250 feet along the west boundary; 50 feet along the southern boundaries, with the exception of the lot lines adjacent to the existing substation (see buffer exhibit). Breaks in the buffer area may be permitted for access drives, roads, utility transmission lines and similar required installations, as authorized by the Planning Department.

- b. Existing trees or vegetation shall not be removed or cleared within the buffer area except for access drives and roads, transmission lines or related required clearing; or for clearing of dead fall, or to selectively remove unhealthy vegetation. Prior approval of any clearing or vegetation removal is required from the Planning Department. Dead or dying trees shall be replaced on a one-to-one basis with spruce trees. Replacement of vegetation to be removed for roads, drives, utility transmission lines and similar required installations, shall not be required.

- c. Prior to the issuance of any Land Use Permit, resolve with the Planning Department and Land Use Enforcement the method of delineating any areas of existing vegetation which are to be preserved in order to prevent accidental removal. Unauthorized tree removal, unless otherwise approved by the Director, shall be replaced on a one-to-one basis with spruce trees, or at a ratio determined by the Title 21 landscape requirements.

- d. Along areas of any development, signage shall be placed adjacent to the vegetative buffers every 100-feet stating: "No storage or construction activity shall occur beyond this

point." Alternative methods of buffer protection/notification may be approved by the Department to meet this requirement.

4 [3]. A public hearing site plan review by the Planning and Zoning Commission shall be required prior to issuance of any permits. The review shall include consideration of hours of operation for the transport of materials to the site in order to avoid conflicts with peak hour traffic on the Glenn Highway.

5 [4]. The site shall be platted prior to the issuance of any permits.
[THE TYPE OF FUEL TO BE USED BY A POWER PLANT SHALL BE LIMITED TO NATURAL GAS OR CLEAN BURNING FUELS ONLY.]

Section 3 [4]. Effective Clause

The I-2SL zoning shall not become null and void and the zoning shall revert back to T (Transition) and the R-7 (Intermediate Rural Residential District) if a land use permit has not been issued and construction of a power generation plant has not commenced by June 1, 2013 effective until the Alaska Department of Environmental Conservation has issued a Title 1 Air Quality Construction Permit and the Municipality of Anchorage has issued a Land Use Permit for the construction of the proposed power generation plant [APPLICATION FOR LAND USE PERMITS HAS BEEN MADE FOR CONSTRUCTION OF THE POWER PLANT].

[PROHIBITED USES. THE FOLLOWING USES SHALL BE PROHIBITED:

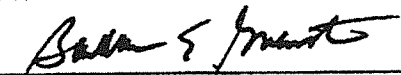
1. COMMERCIAL USES.
2. COAL-FIRED POWER GENERATION FACILITIES.
3. SMELTING.]

Section 4 [5]. This ordinance shall become effective 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezoning approval contained herein shall automatically expire, and be null and void, if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 12th day of May 2009.


Chair of the Assembly

ATTEST:


Municipal Clerk
(Tax I.D. No. 052-151-02 thru -05 and 052-141-02)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 155-2009(A)

Meeting Date: May 12, 2009

1 From: ACTING MAYOR

2
3 Subject: AO 2009-37 (S):

4
5 AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE
6 ZONING MAP AND PROVIDING FOR THE REZONE OF
7 APPROXIMATELY 70 ACRES FROM T (TRANSITION) AND R-7
8 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO I-2 SL (HEAVY
9 INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PARCEL
10 1: THAT PORTION OF N1/2 NE1/4 SE1/4, LYING SOUTH OF LOT 2
11 OF U.S. SURVEY 9023. PARCEL 2: THAT PORTION OF NE1/4
12 NW1/4 SE1/4, LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023.
13 PARCEL 3: THAT PORTION OF W1/2 NW1/4 SE1/4, LYING SOUTH
14 OF LOT 1 U.S. SURVEY 9023. PARCEL 4: SE1/4 NW1/4 SE1/4,
15 EXCEPTING U.S. SURVEY 9789. PARCEL 5: SW1/4 NE1/4 SE1/4.
16 PARCEL 6: SE1/4 NE1/4 SE1/4. PARCEL 7: W1/2 W1/2 NE1/4 SW1/4
17 SE1/4. PARCEL 8: NW1/4 SW1/4 SE1/4. ALL LOCATED WITHIN A
18 PORTION OF THE SE1/4 OF SECTION 19, T16N, R1E, S.M., ALASKA,
19 GENERALLY LOCATED EAST OF EKLUTNA VILLAGE AND SOUTH
20 OF THE GLENN HIGHWAY IN CHUGIAK, ALASKA.
21

22
23 AO 2009-37(S) is a substitute ordinance intended to address a few outstanding
24 concerns regarding the requested change in zoning from residential and transition
25 classifications to an industrial classification located in the Eklutna area. (See AO
26 2009-37.) The purpose of the rezone request is for a proposed electrical power
27 generation plant for Matanuska Electric Association (MEA). The rezone request is a
28 significant change in land use that is not consistent with the Chugiak-Eagle River
29 Comprehensive Plan Update, which was formally adopted 2 ½ years ago. The
30 rationale for the change in zoning is for a use that was not anticipated when the
31 comprehensive plan was updated, but for which there is a need by users of
32 electricity within the service area of MEA. Without the immediate need for the
33 power plant, there is insufficient justification to act on the change in zoning at this
34 time.
35

36 The purpose of the substitute ordinance is to add/modify provisions that will provide
37 stronger assurance that the use of the site will be limited to a power generation
38 plant, and that the zoning change will not take effect until there is strong assurance
39 the plant will be built.

1 Other provisions regarding access and vegetative buffering standards are retained
2 from the original ordinance (AO 2009-37). The required public hearing site plan
3 review is also retained, but with added language to make sure potential impact of
4 construction-related traffic on peak-hour traffic flow on the Glenn Highway is
5 addressed.

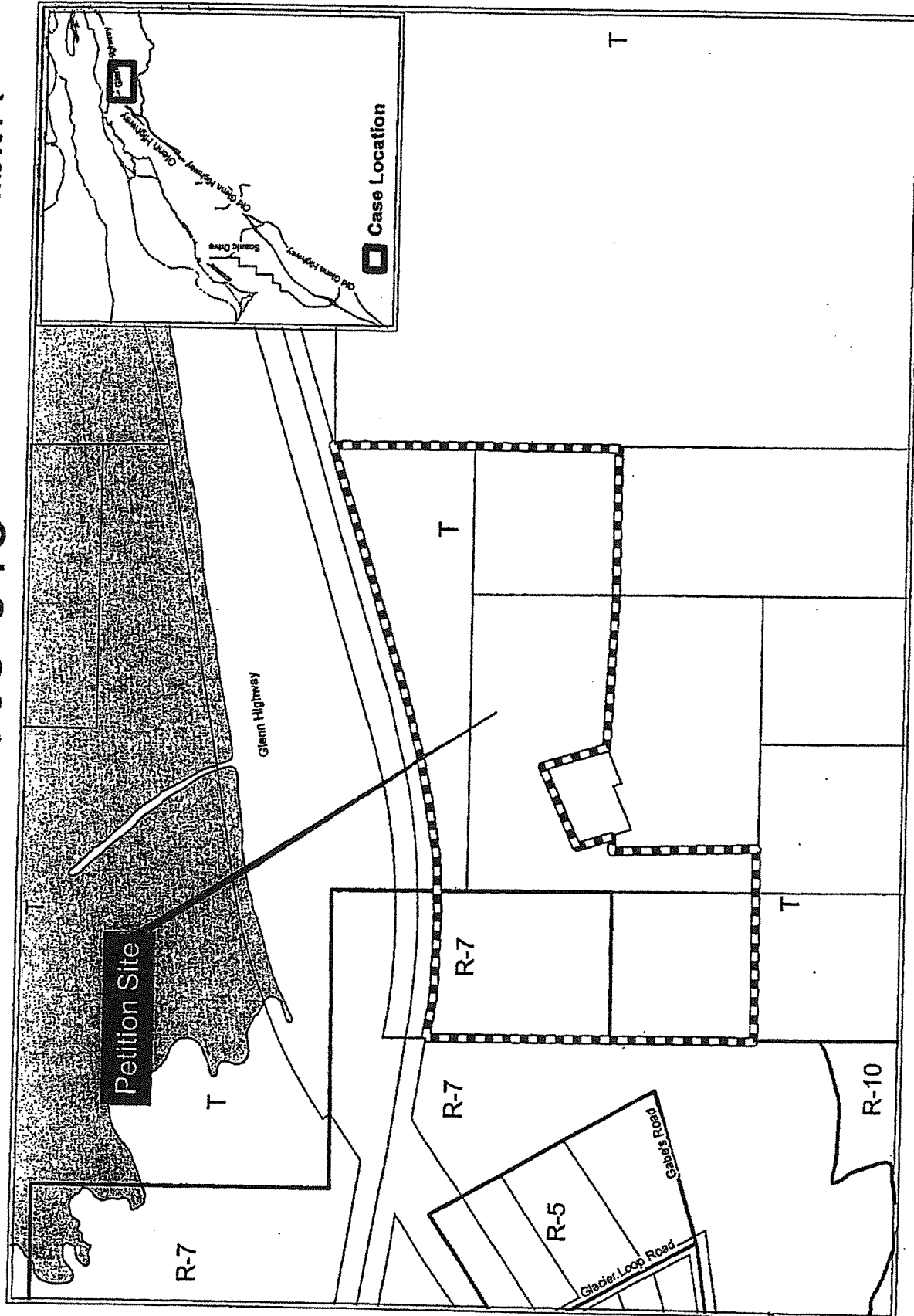
6
7 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AO 2009-37(S), AN**
8 **ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP**
9 **AND PROVIDING FOR THE REZONE OF APPROXIMATELY 70 ACRES FROM T**
10 **(TRANSITION) AND R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) TO**
11 **I-2 SL (HEAVY INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR**
12 **PARCEL 1: THAT PORTION OF N1/2 NE1/4 SE1/4, LYING SOUTH OF LOT 2 OF**
13 **U.S. SURVEY 9023. PARCEL 2: THAT PORTION OF NE1/4 NW1/4 SE1/4,**
14 **LYING SOUTH OF LOT 2 OF U.S. SURVEY 9023. PARCEL 3: THAT PORTION**
15 **OF W1/2 NW1/4 SE1/4, LYING SOUTH OF LOT 1 U.S. SURVEY 9023. PARCEL**
16 **4: SE1/4 NW1/4 SE1/4, EXCEPTING U.S. SURVEY 9789. PARCEL 5: SW1/4**
17 **NE1/4 SE1/4. PARCEL 6: SE1/4 NE1/4 SE1/4. PARCEL 7: W1/2 W1/2 NE1/4**
18 **SW1/4 SE1/4. PARCEL 8: NW1/4 SW1/4 SE1/4. ALL LOCATED WITHIN A**
19 **PORTION OF THE SE1/4 OF SECTION 19, T16N, R1E, S.M., ALASKA,**
20 **GENERALLY LOCATED EAST OF EKLUTNA VILLAGE AND SOUTH OF THE**
21 **GLENN HIGHWAY IN CHUGIAK, ALASKA.**

22
23
24 Prepared by: Tom Nelson, Director, Planning Department
25 Concur: Mary Jane Michael, Executive Director
26 Office of Economic and Community Development
27 Concur: James N. Reeves, Municipal Attorney
28 Concur: Michael K. Abbott, Municipal Manager
29 Respectfully submitted, Matt Claman, Acting Mayor
30
31
32
33

(Case 2009-13; Tax I.D. No. 052-151-02 thru -5 and 052-141-02)

2009-013

Exhibit A



Municipality of Anchorage
Planning Department
Date: December 5, 2008

Flood Limits
100 Year
500 Year

0 200 400 600 800 Feet

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: August 29, 2006

CLERK'S OFFICE

Anchorage, Alaska

APPROVED

AO 2006-126

Date: 9-26-06

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY 4.3 ACRES, FROM B-3SL (GENERAL
BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO I-1SL (LIGHT
INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS), FOR MYSTICAL RAVEN
SUBDIVISION, TRACT A, GENERALLY LOCATED AT EKLUTNA LAKE ROAD
AND GLENN HIGHWAY, 28100 EKLUTNA LAKE ROAD.

(Chugiak and Eklutna Valley Community Councils) (Planning and Zoning Commission Case 2006-097)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described
property as I-1SL (Light Industrial District with Special Limitations):

Mystical Raven Subdivision, Tract A, containing approximately 4.3 acres, as shown on
Exhibit "A."

Section 2. This zoning map amendment is subject to the following special limitations:

1) Permitted principal uses and structures:

- a) All uses as allowed in the B-3 (general business district) of AMC 21.40.180.
- b) Beverage manufacture, including breweries, to include water bottling plants and
associated uses.
- c) Warehousing.
- d) Cabinet shops.
- e) Vocational or trade schools.
- f) Utility installations.

2) Permitted accessory uses and structures:

- a) Uses and structures customarily accessory and clearly incidental to permitted
principal uses and structures.
- b) In the same structure with a permitted principal use, one dwelling unit may be
occupied as an accessory use.

3) Conditional uses:

- a) Residential planned unit developments at a density equivalent not to exceed one
dwelling unit per acre.
- b) Camper parks.

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- c) Motels, hotels and lodging.
- d) Type 1, 2, 3 or 4 towers that do not meet the supplementary district regulations.

4) Prior to permitting, the applicant shall submit a site plan per AMC 21.15.030 for a non-public hearing site plan review, along with a landscaping plan which indicates thirty feet of highway screening landscaping along property right-of-way frontage from the northeast corner to the monument marker adjoining the antenna enclosure. Twenty-foot wide landscaping that meets the criteria of Transition and Buffering Standards per AMC 21.45.200 shall be installed on the remaining property boundaries where adjacent to residential zoning districts. Two monument signs, one at each driveway entrance to the property (exact location will be indicated at site plan review), are allowed within the thirty feet of the landscaped area. Landscaping will be allowed to "wrap around" the signs so that the signs are visible from the driveways.

Section 3. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by the ordinance was not subject to special limitations.

Section 4. This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 26th
day of September 2006.

ATTEST:

Sam Sullivan
Chair

Brian S. Jensen
Municipal Clerk



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 627-2006

Meeting Date: August 29, 2006

From: Mayor

Subject: Planning and Zoning Commission, Case 2006-097 recommendation for approval of a rezoning from B-3SL (General Business District, with Special Limitations) to I-1SL (Light Industrial District with Special Limitations) for Mystical Raven Subdivision, Tract A, generally located at Eklutna Lake Road and Glenn Highway.

1
2 This is a request by Alaska Glacier Refreshments (AGR) to rezone a 4.3 acre tract
3 from B-3SL to I-1SL to allow a water bottling plant and associated light industrial
4 uses. Additionally, allowing truck operations for delivering the product and, possibly
5 at a future date, the actual manufacture of the plastic bottles. The subject property
6 was platted and zoned in 1998. The existing B-3 SL zoning, per AO 97-148 (aa),
7 requires perimeter landscaping and site plan approval prior to permitting. AO 97-148
8 (aa) will be superceded if the current rezoning application is approved.
9

10 The tract is irregularly shaped and has approximately 1,000 feet of frontage along
11 Eklutna Lake Road. There is a cellular phone tower at the southwest corner of the
12 property. The central portion of the tract has been cleared and there is an unused
13 single-family home in the center of the property. The home will be remodeled and
14 used as offices for the bottling plant. The plant itself will be a 9,200 square-foot
15 building.
16

17 Currently, AGR purchases water at the AWWU Eklutna plant, and trucks the water
18 to the Mat Maid plant in Anchorage for actual bottling. Truck traffic consists of a
19 few trucks per week. If the new plant location is approved, water will still be
20 purchased at the treatment plant, but no longer transported into town for bottling.
21 Eventually, the owner may also manufacture the bottles at the plant. The bottles are
22 currently manufactured in Palmer. Bottle manufacture is a low-impact operation.
23 Liquid plastic is injected into a bottle shaped mold which is electrically heated.
24 There are filters on the machinery which remove odors and pollutants.
25

26 The applicant is proposing appropriate landscaping along highway frontage to screen
27 the buildings and along other property boundaries to screen the residential zone

1 The petition area is relatively level and serviced by a well and septic system. The
2 systems may need to be upgraded due to the new industrial use. A State of Alaska
3 Department of Environmental Conservation permit is required.
4

5 The Planning and Zoning Commission recommends rezoning the property to I-1SL
6 with the Special Limitations in the Commission Resolution, 2006-038. The vote was
7 7 ayes, 0 nays.
8

9 The Administration concurs with the Planning and Zoning Commission
10 recommendation for the rezoning.
11

12 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

13 Concur: Tom Nelson, Director, Planning Department

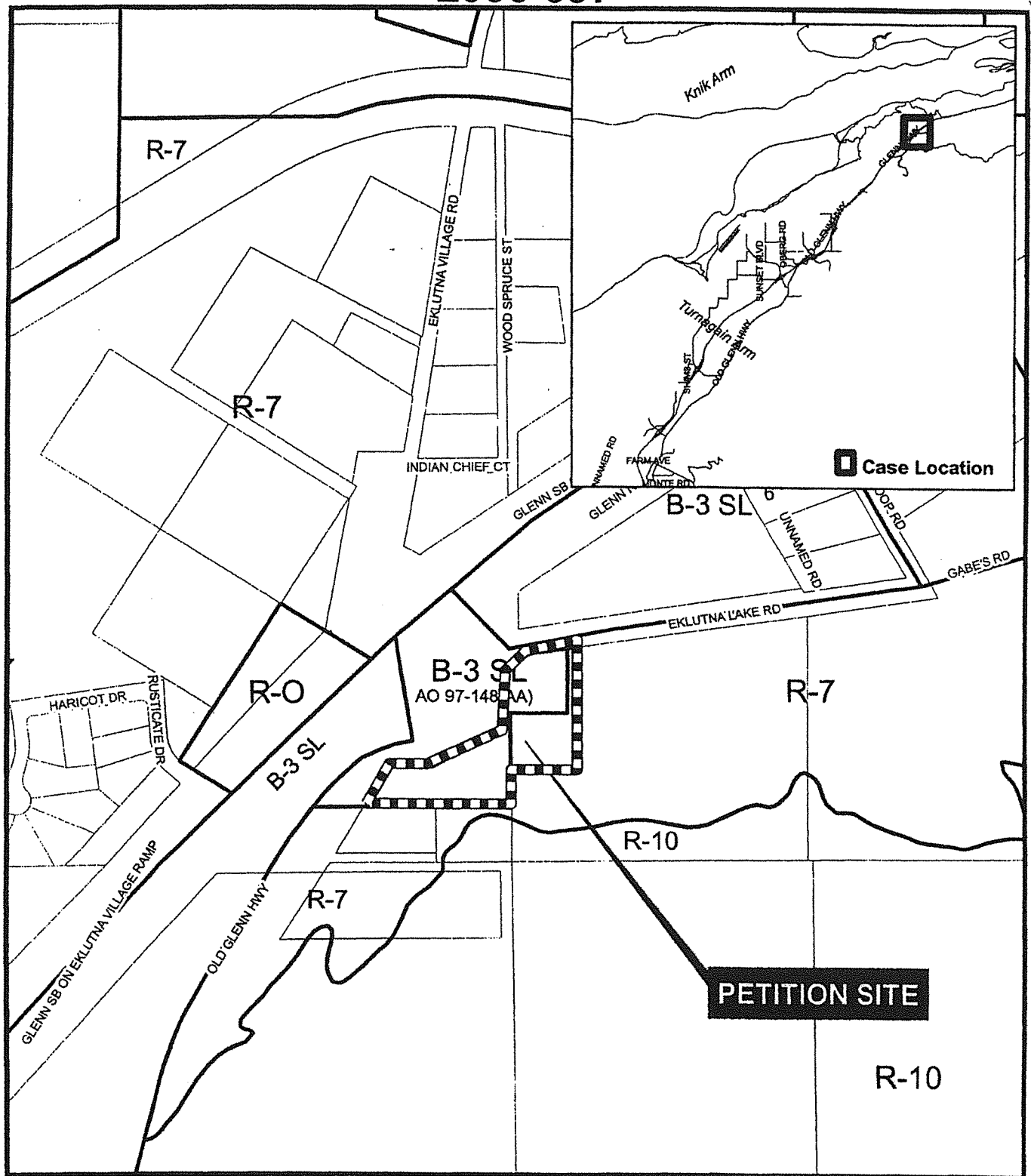
14 Concur: Mary Jane Michael, Executive Director, Office of Economic and
15 Community Development

16 Concur: Denis C. LeBlanc, Municipal Manager

17 Respectfully submitted, Mark Begich, Mayor
18

REZONE-EXHIBIT A

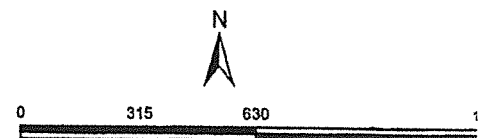
2006-097



Municipality of Anchorage
Planning Department

Date: August 3, 2006

Flood Limits
 100 Year
 500 Year
 Floodway





August 21, 2012
W.O. 61134

Mr. Jerry T. Weaver, Jr., Director
Community Development
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Subject: Tract 2, Village South Subdivision
2nd Revised Temporary Use Request

Dear Mr. Weaver:

DOWL HKM, on behalf of our clients Eklutna, Inc. (Eklutna) and Matanuska Electric Association (MEA), requests a temporary use approval for a portion of Tract 2, Village South Subdivision (hereinafter referred to as the Property). The Property is located south of the Glenn Highway, north of the newly constructed Deni'na Elders Road extension, and west of the new MEA Power Plant Project site (Tract 1, MEA-Eklutna Generation Site Subdivision).

During the preparation process of MEA's new Power Plant Project, it was determined that additional land will be required for the storage of construction material, equipment, and contractor parking during construction. MEA and Eklutna desire to retain as much natural area on the 70-acre power plant tract as possible. To that end, the close proximity and relatively flat nature of Eklutna's parcel to the west makes it an ideal location for this temporary use.

OVERVIEW

The scope of this project will include a 100-foot-wide, approximately 7- to 10-foot-tall earthen overburden berm along the Glenn Highway perimeter of the site (estimated at 35,000 cubic yards) and a 10-foot treed perimeter plus a 10-foot hand-cleared root protection buffer (undisturbed roots with wood chip mulch) will surround the remainder of the site, as shown on the attached concept plan. An additional 10,000 cubic yards of good gravel will be excavated from the power plant foundation and will be placed into an existing depression within Tract 2, the previous location of an old State of Alaska Department of Transportation and Public Facilities gravel extraction site. This fill will be an engineered fill. When completed, the graded interior of the site will be covered with a wood chip mulch of approximately 2 inches to keep any dust particulates down. Additional fill that is excavated from the subject properties will be pushed up against the berm and stored to be used for the revegetation of the final development. This temporary use is only required until the construction of the new power plant is completed, which is scheduled to be between April 2012 through January 2015.

Since the Property is immediately adjacent to the MEA Power Plant Project site there will be minimal, if any, vehicular impact to the surrounding properties and roadways, as the construction traffic was already anticipated with this development.

SURPLUS GRAVEL STORAGE WORK PLAN

Ten thousand cubic yards of engineered fill will be excavated from the power plant foundation and will be placed into an existing depression within Tract 2.

907-562-2000 ■ 907-563-3953 (fax) ■ 4041 B Street ■ Anchorage, Alaska 99503 ■ www.dowhkm.com

Alaska - Anchorage, Juneau, Kodiak, Palmer ■ Arizona - Tempe, Tucson ■ Montana - Billings, Bozeman, Butte, Great Falls, Helena, Miles City
North Dakota - Dickinson ■ Washington - Redmond ■ Wyoming - Gillette, Lander, Laramie, Sheridan

Haul Plan: From Tract 1 to Denai'na Elders Road onto Tract 2.

Equipment:

- Off-road dump trucks and pick-up trucks
- 1 loader and 2 excavators
- 150 parking spaces

Timeline: April 2012 through October 2012.

Hours of Operation: 7:00 a.m. to 6:00 p.m., Monday through Saturday, no Sundays or Holidays.

Number of Traffic Trips per day: 80 to 100 trips per day.

General Items:

- Height of stockpiled materials will not exceed 25 feet.
- Noise will not exceed the limits allowed by 15.70.080.

CONSTRUCTION MATERIALS LAYDOWN

We are requesting that a portion of the site, as identified on the attached MEA-Eklutna Temporary Use Site Plan, for miscellaneous construction materials storage, equipment, and contractor parking.

Haul Plan: From Tract 1 to Denai'na Elders Road onto Tract 2.

Equipment:

- Ten 40-foot containers
- Off-road dump trucks and pick-up trucks
- 1 loader and 2 excavators
- 150 parking spaces

Timeline: April 2012 through January 2015.

Hours of Operation: 7:00 a.m. to 6:00 p.m., Monday through Saturday, no Sundays or Holidays.

Number of Traffic Trips per day: Typically up to 50 trips per day. During peak season (July 2013 through January 2013) there may be up to 150 trips per day.

Schedule Milestones: Please see attached construction schedule.

Mr. Jerry T. Weaver, Jr., Director
Municipality of Anchorage
August 21, 2012
Page 3

General Items:

- Material not in use for active construction will remain in 40-foot containers.
- Height of stored materials will not exceed 25 feet.
- Noise will not exceed the limits allowed by 15.70.080.
- There will typically be up to 50 employees on-site. During peak season (July 2013 through January 2013) there may be up to 150 employees on site.

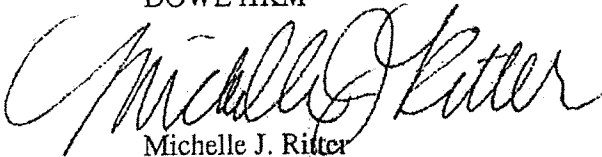
REQUIRED PERMITTING

- A Stormwater Pollution Prevention Plan will be in place prior to construction activities.
- A Land Clearing Permit has been obtained for the site.
- A Land Use Permit, including a Fill and Grade Plan, will be approved prior to any fill and grade activities.

Due to the temporary nature of the use and the low potential for adverse effects on neighboring properties, we respectfully request your concurrence with this temporary use request. Should you concur, please indicate your concurrence on the line provided below and return this letter to DOWL HKM.

Should you have any questions, we would be happy to meet with you to discuss this matter further. Thank you for your time and consideration.

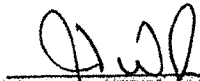
Sincerely,
DOWL HKM



Michelle J. Ritter
Land Use Planner

D61134.Weaver.MJR.082112.tla

CONCURRENCE

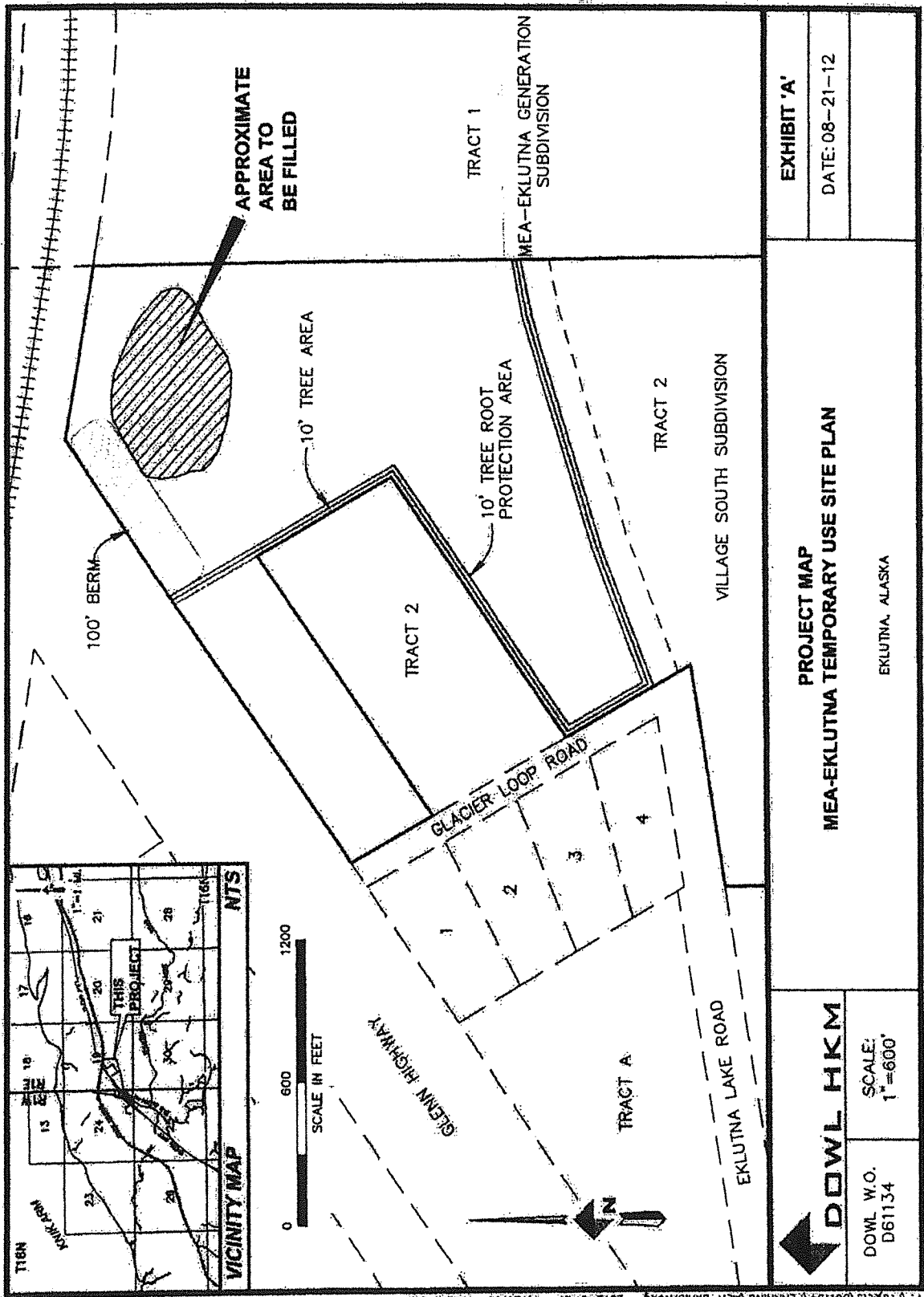


Jerry T. Weaver, Jr.
Community Development Director

8-23-12

Date

CONCEPT PLAN



PROJECT MAP		EXHIBIT 'A'
MEA-EKLUTNA TEMPORARY USE SITE PLAN		DATE: 08-21-12
EKLUTNA, ALASKA		
DOWL HKM	SCALE: 1"=600'	
DOWL W.O. D61134		

P:\Projects\061134\PLANNING\MEA-A-EXHIBIT.dwg 2012-8-21 10:26:50 USER: BKF

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2013-028**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 9.98 ACRES FROM B-3 SL (GENERAL BUSINESS) DISTRICT WITH SPECIAL LIMITATIONS AND R-5 (RURAL RESIDENTIAL) DISTRICT TO I-2 (HEAVY INDUSTRIAL) DISTRICT FOR VILLAGES SOUTH SUBDIVISION, TRACT 1, AND EKLUTNA ACRES SUBIDIVISION, LOTS 1 - 4, GENERALLY LOCATED NORTH OF DENAINA ELDERS ROAD AND SOUTH OF THE GLENN HIGHWAY, IN EKLUTNA.

(Case 2013-074; Tax I.D. Nos. 052-091-03 and -04; 052-081-03, -04, and -05)

WHEREAS, a request has been received from Harry Johnson, owner, to rezone approximately 9.98 acres from B-3 SL (general business) district with special limitations and R-5 (rural residential) district to I-2 (heavy industrial) district for Village South Subdivision, Tract 1, and Eklutna Acres, Lot 1 - 4, generally located north of Denaina Elders Road and south of the Glenn Highway, in Eklutna; and

WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on June 10, 2013.

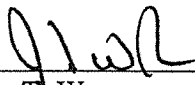
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The proposed rezone is consistent with the character of the surrounding land uses.
 2. The rezoning is in compliance with the zoning standards of AMC 21.20.090, Zoning Standards for Approval.
 3. An amendment to the 2006 *Chugiak – Eagle River Comprehensive Plan Update* Land Use Plan Map will be process separately at a later date.
 4. There is a shortage of industrial zoned property within the Municipality as evidenced by the *Anchorage Industrial Land Assessment*.

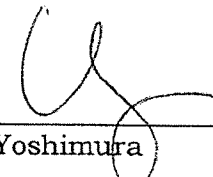
- B. The Commission recommends approval of the request to rezone approximately 9.98 acres from B-3 SL and R-5 to I-2.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 10th day of June, 2013.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 8th day of July, 2013.



Jerry T. Weaver
Secretary



Connie Yoshimura
Chair

(Case 2013-074; Tax I.D. Nos. 052-091-03 and -04; 052-081-03, -04, and -05)
fm

Anchorage Industrial Land Assessment

1. EXECUTIVE SUMMARY

This report constitutes an effort by the Anchorage Economic Development Corporation (AEDC) and the Municipality of Anchorage (MOA) to measure the quantity and quality of the industrial land supply in the Anchorage Bowl, as compared to the projected demand for this land through 2030. This report includes an in-depth examination as to whether the amount of land designated for industrial use in Anchorage is adequate to accommodate estimated levels of industrial activity over the next 20 years, and also includes a set of recommendations which are intended to inform ongoing consideration of land use policy. This chapter provides a summary of the key findings and recommendations.

Summary of Findings

1. Anchorage will continue to have a resource- and logistics-driven economy for the foreseeable future. It is necessary to protect land to facilitate industrial development in the MOA supporting these key industries.

The provision of local industrial support to vital economic driver (basic) industries is essential to long-term growth of the MOA's local economy. A strong industrial sector is vital to local economic health by providing quality jobs, municipal revenue, and supporting other important local industries. Moving forward, the MOA should ensure that it is able to capture its share of economic activity that occurs in Alaska, and the provision of viable industrial land is a key component of that effort. Moreover, industrial development is critical in the support of non-basic industries such as retail which recycle money originated by basic economic activity through the local economy. Where adequate land exists for such uses with good position in the transportation network, there is strong rationale for preserving industrial land capacity.

2. Industrial development in Anchorage is demand inelastic compared to other regions of the United States.

Weather conditions, limited labor force, distance from end markets, and soil-related development constraints all combine to increase capital and operating costs associated with industrial activity in Anchorage. For these reasons, firms that would otherwise prefer to be located locally often elect to produce in the Lower 48 (e.g., Sea-Tac) and ship product to Anchorage. Moreover, industrial development is sought nearly exclusively by owner-operators developing purpose-built facilities, with very little speculative development, because of the inherent risks referenced above. These dynamics result in a local real estate market in Anchorage that does not respond to economic stimulus as fluidly as it would in other areas.

3. While retail uses will adapt and respond to growing population, industrial development is "fickle" and needs to be coaxed to develop locally.

As land values for retail exceed those of industrial, it is evident that retail uses are more capable of absorbing onerous soil preparation and other predevelopment costs than industrial uses. Over time, it is likely that the most easily-developed land will be consumed first,

leaving more difficult, marginally-feasible parcels. Failure to protect remaining industrial land from retail and other uses will shift certain industrial activities to the Mat-Su Borough, where soil conditions and parcel sizes are less constraining. To avoid this, proposed Title 21 Restrictions on the use of industrial land for retail development would reduce the speculative value of this land and reduce the overall development cost among industrial users, allowing beneficial industrial development to occur.

4. The region can garner a stronger multiplier effect from major resource projects and reduce the "bust" effect by taking extra steps to accommodate and protect labor intensive, high value industrial uses associated with metals fabrication, value-added operations (pipe coatings, threading, etc.).

In addition, engineering and other services occupying flex space and needing various industrial facilities are good high value candidates for prioritized future development.

5. Vacant land located in the Anchorage Bowl is insufficient to meet regional industrial demand through 2030, even assuming moderate growth in employment.

Historically, Anchorage has developed approximately 30 acres per year for industrial uses. Going forward, as the area grows and diversifies, the annual acreage required is likely to maintain this level and could be pushed higher in the advent of several major resource-based projects proposed in the region and the State. Even assuming a moderate 1.2-percent average annual growth in employment, the MOA is estimated to require 600 acres of developable industrial land by 2030 (see **Table 1**). Beyond this estimated required acreage, it would be advisable to target an overage of 20 percent to ensure long-term efficiency in the industrial land markets, translating to 720 acres under the base scenario.¹

6. Demand for industrial land is closely tied to employment growth, which has historically been highly variable in Anchorage.

The completion of several large infrastructure projects will have significant impact on the Alaskan economy, which will have ripple effects in Anchorage and shape the type and magnitude of industrial development in the MOA. To allow for these types of projects, an "upside" development scenario has been used to test the effects of a 0.5-percent annual increase in employment growth. Specific projects and programs that could together contribute to this increase in employment growth may include these:

- The Alaska North Slope (ANS) Natural Gas Line.
- Knik Arm Bridge.
- Pebble and Rock Creek Mines.

¹ A healthy industrial land market will require a reasonable vacancy rate to allow for efficient transitions as space is absorbed. This analysis incorporates a 20-percent buffer, which is deemed to be adequate for an industrial land market to operate effectively. Although this factor could be higher or lower, 20 percent is considered a reasonable overage for purposes of this analysis.

Table 1
Anchorage Bowl Industrial Land Assessment
Summary of Supply and Demand of Industrial Land: 2010 - 2030

Item	Formula	Base Scenario	High Growth Scenario [1]
Land Demand			
Estimated Demand [2]	a	600	900
Land Demand "Buffer" [3]	$b = a * 20\%$	120	180
Total Land Demand	$c = a + b$	720	1,080
Undeveloped Land Supply			
Anchorage Bowl	d	598	598
Subtotal Surplus/ (Deficit) in Anchorage Bowl	$e = d - c$	(115)	(475)
Eklutna/ Other	f	203	203
Total Undeveloped Supply including Eklutna	$g = f + d$	801	801
Surplus/ (Deficit) including Eklutna	$h = g - c$	81	(279)
Less Acreage with Soil Limitations [4]	i	(370)	(370)
Subtotal Undeveloped Land Supply W/O Soil Limitations	$j = g - i$	431	431
Subtotal Surplus/ (Deficit)	$k = j - c$	(289)	(649)
Underutilized Acres (Potential Additional Supply) [5]	l	662	662
50% of Underutilized Acres	$m = l * 50\%$	331	331
25% of Underutilized Acres	$n = l * 25\%$	166	166
Subtotal Surplus/ (Deficit)	$o = k + l$	373	13
Assuming 50% of Underutilized Acres are Redeveloped	$p = k + m$	42	(318)
Assuming 25% of Underutilized Acres are Redeveloped	$q = k + n$	(124)	(484)

*supply_demand"

- [1] High Growth Scenario is based on 1.7% average annual growth in employment. The Base Scenario is based on 1.2% average annual growth.
- [2] Estimated land demand calculated in **Chapter 4** of this report.
- [3] A 20% overage has been assigned to projected demand in order to simulate an efficient industrial market.
- [4] Includes parcels with soil limitation ratings of 0.26 or higher, which are defined as by the U.S. Dept. of Agriculture's "Soil Survey of Anchorage, Alaska." The soil limitations associated with these parcels are considered "Severe" or "Very Severe." See **Appendix B** for more information.
- [5] See **Chapter 5** and **Appendix B** for a detailed discussion of underutilized acreage.

- Air Cargo and Port Expansion.
- Military Expansion.
- Federal Infrastructure Stimulus applied to projects such as bridge crossings and goods movement facility expansions.

7. If a higher employment growth rate occurs as a result of fluctuations in oil prices, higher spending on infrastructure and mining projects in Alaska, or some other force, the demand for industrial land is likely to outstrip the supply of vacant industrial land, necessitating both the redevelopment of industrial parcels and the conversion of some publicly-owned lands to industrial uses.

If a 1.7-percent average employment growth rate is actually achieved in Anchorage over the long term, EPS predicts that 900 acres of additional developable industrial land would be required to accommodate growth. Assuming a 20 percent buffer over this amount, the high growth scenario anticipates the need for 1,080 acres through 2030.

8. Although the MOA appears "on paper" to have an abundance of industrially zoned land, much of this land is constrained and difficult to develop in an economically feasible manner.

Although there is an estimated 800 acres of vacant industrial land in the MOA, only 598 acres are in the Anchorage Bowl. This land largely is composed of pockets of industrial land scattered throughout the Central and Northeast (Ship Creek) industrial subareas.

An additional 203 acres of currently undeveloped industrial land exists in Chugiak/Eklutna, and Eagle River subareas, which will be necessary for meeting regional demand. However, there is a need to develop infrastructure and work through ground lease terms for many of these parcels, which can impede their ability to satisfy the industrial land demand.

9. The EPS Team has identified approximately 370 acres of vacant industrial supply which have known soil conditions, which could impede the ability for this land to be feasibly developed. Other vacant land may have other development constraints, such as a lack of adequate infrastructure, poor adjacencies, or small parcel sizes.

If this land is excluded from the vacant industrial land supply, a significant deficit (approximately 290 to 650 acres) is projected relative to demand over the next 20 years. As time progresses, industrial development will be forced further into areas plagued by peat soils, poor parcel configuration, and other marginal conditions. Industrial development, of all commercial land uses, is least able to absorb these costs although it provides important support to the local, regional, and state economies.

10. The EPS Team has identified approximately 660 acres of underutilized industrial land in Anchorage. Although this is not considered "vacant," these lands present considerable redevelopment opportunities that may partially accommodate future industrial growth.

Redevelopment of underutilized land plays a critical role in accommodating industrial future demand in the Anchorage Bowl. The redevelopment of this acreage, however, is likely to be a relatively slow and arduous process, requiring parcel assemblage to make a significant contribution to meeting demand. In all probability, it may be difficult to rely on the redevelopment of more than a third to a half of this acreage in response to industrial

demand. There may be a role for the public sector to facilitate this redevelopment through strategic investment in infrastructure, parcel assembly, entitlement streamlining, and land use policy adjustments.

11. In addition, there are several Public or Quasi-Public landowners, which are not included in either the vacant or "underutilized" industrial land supply. These sites may be viable candidates to accommodate specialized industrial growth.

Public agencies stand to play a significant role in the future development of industrial land in the bowl. These include the State of Alaska, the Railroad, Port, Airport, and MOA. A formal, coordinated effort between these agencies is required to maximize the efficiency of their respective efforts to plan for facilities and related land expansion.

Key Policy Recommendations

Based on the supply and demand conditions described in this report, an implementation program has been devised, which recommends strategies to enhance the efficiency of industrial land at strategic locations through redevelopment and other policy options. A viable industrial sector is vital to local economic wellbeing by providing jobs, municipal revenue, and supporting other important local industries. To encourage this dynamic, the EPS Team recommends a robust, comprehensive, and coordinated approach to improving the industrial land supply Anchorage. The MOA and other pertinent agencies and bodies should employ all available tools, and our Team's recommended strategies are explained in more detail below.

Title 21

Based on the results of this study, ample evidence suggests that proposed Title 21 modifications intended to protect industrial land from retail and other commercial encroachment is justified. Specific rationale for these recommendations is as follows:

1. Industrial development supports driving industries such as logistics and resource-based projects, in addition to providing valuable and necessary services to the general population for support to automotive industries, construction, and equipment sales/service.
2. Owner-operators involved in key local industries have elected to produce goods and ship from afar. A subset of these users has indicated interest in developing local facilities, but is turned away because of onerous costs of development.
3. Chief among the costs of development are parcel acquisition and assemblage. At the present time, speculative interest in industrial land has made it prohibitively expensive to acquire land. Protection from speculative interest for retail will bring down front-end costs and reduce risk.
4. Dwindling viable land supply drives costs up in two ways: (1) reduced supply in the face of sustained demand increases prices for land, all other things being equal; and (2) competition from other uses forces industrial projects to areas with marginal soils and other problems, increasing the cost of development.

5. Alaska is on the advent of a new era of major construction projects. Historical analysis shows major upswings in demand, as measured by development volume, during such projects. The Anchorage MOA stands to lose significant economic benefit if users "on the margin" choose to produce support components remotely, either in the Lower 48 or in the Mat-Su Borough.

Industrial Zoning

The distribution of I-1 and I-2 lands should be relatively balanced between the two categories. Historical analysis indicates that during periods of major construction projects, the emphasis on more intensive I-2 activities tends to increase. In intervening periods, I-1 seems to be more prevalent. Over the past 40 years, the I-1 uses have comprised approximately 55 percent of total share between the two categories. It is recommended that the MOA strike a balance between the two, and identify areas of I-1 that can be converted to I-2 as needed, based on market conditions, where appropriate buffers from sensitive receptors can be put in place.

Redevelopment Feasibility and Financing Strategy

Effective approaches to redevelopment hold the key to supporting and enhancing the MOA's industrial base beyond the policy, funding, and research initiatives discussed in this chapter. There is a need to find more economical means to deliver needed infrastructure as an effort to retrofit older industrial areas and reduce overall cost incidence to industrial development while improving operational efficiency. It is recommended that the MOA conduct a formal evaluation of potential development and funding strategies, including these:

- **Identification of target redevelopment areas.** Select areas in the Central Subarea and the Northeast Subarea which have significant underutilized parcels and provide near term redevelopment opportunities. Both of these areas are located in major established industrial clusters and directly adjacent to goods movement centers. An analysis of potential redevelopment areas should be conducted to further define these opportunities.
- **Evaluate potential for master-planned industrial retrofit area.** There may be suitable areas in the MOA which already have suitable infrastructure and amenities to accommodate a significant amount of industrial activity, but lack the scale, critical mass, or leadership to develop as a viable industrial area. A master-planned industrial development approach in such areas may be a suitable method to leverage existing assets and create vibrant industrial centers.
- **Public/private development and tax allocation bond financing.** For high profile, targeted users, evaluate the potential for Owner Participation Agreements with the MOA or other entities to infuse property tax allocation bonds secured by property tax increment. For promising projects, provide funding in exchange for upside participation in proceeds exceeding negotiated profit threshold. Case by case analysis should be conducted to maximize probability of timely payback to the MOA.
- **Land-secured tax-exempt bond financing.** Evaluate potential for special taxes and assessments secured by industrial land value to fund clean-up of contamination, soil replacement, as well as on- and off-site infrastructure.

PLANNING & ZONING COMMISSION MEETING

September 16, 2013

**Supplemental Comments provided to
the Commissioners by the Petitioner
at the meeting**

**G.1, 2013-106
Rezone**

(double sided)



PETITIONER'S
EXHIBIT
2013-106
Tom DREYER

P: 1.907.688.9287 F: 1.907.688.9299

September 13, 2013

Municipality of Anchorage
Department of Community Development
PO Box 196650
Anchorage, AK 99519

RE: Eklutna Land Rezone Case Number 2013-106

Dear Committee Members,

Alaska Glacier Products, LLC (AGP) by way of this letter, offers its full support and agrees with the petition by Eklutna, Incorporated to rezone the parcels denoted in Case Number 2013-106.

AGP is the oldest (20+ years) and Alaska's largest consumer size, bottled water company, owned by UCI, LLC a wholly owned subsidiary of the Sea Lion Native Corporation from Hooper Bay, Alaska.

Our production facility is located in the same area as the petitioner's rezone request on 4.3 acres known as Tract A, Mystical Raven Subdivision. This parcel is already zoned "I-1" but the surrounding acreage is not. AGP is poised for sales growth that will exceed the capability of its current land base. We have been in discussions with Eklutna, Inc. to lease or purchase property that adjoins our Eastern/Northern boundaries. So the current petition to affect a rezone is timely.

We believe that there are significant long term benefits from rezoning:

- a. Anchorage proper has a severe shortage of light industrial and industrial property for further development.
- b. The greater Eklutna area is the gateway to the Matanuska Susitna Borough which is experiencing significant population growth.
- c. Changing the zoning from "R" to "I" will encourage business expansion to the area. As an example, the new MEA power generating facility is located here and other support businesses may want to co-locate into this area.
- d. That type of business activity will bring employment opportunity "close to home" for Eklutna's shareholders and others. The jobs that MEA and AGP provide are of high skill and provide above average earning potential.

We strongly encourage the Planning and Zoning Commission's positive consideration of this request.

Sincerely,

Joseph W. Van Treeck, CEO

CC: Mr. Curtis McQueen, Eklutna, Inc.
Mr. Greg McDonald, Eklutna, Inc.
Mr. Tom Dreyer, S4 Group