

PLANNING DEPARTMENT CURRENT PLANNING STAFF ANALYSIS PLATTING

DATE: September 12, 2022

CASE: S12691
Sonoma Glen at WestPark, Phase 4 and 5, Lots 1-46, Block 1, Lots 1-24, Block 2, and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9, and 1F-10

Subdivision of one (1) tract into seventy (70) lots and ten (10) tracts of land.

GRID: SW2323

SITE: 27.75 acres

LAND USE: Vacant

UTILITIES: Public water and sewer

TOPO: Relatively level with steep slopes around the east perimeter of the site

VEGETATION: Existing vegetation

ZONING: R-1A (Single-Family Residential larger lot)

COMPREHENSIVE PLAN

Classification: "Single-family and Two-family", per the Anchorage 2040 Land Use Plan.

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-1A	PLI, R-2M SL	R-1A	R-1A
Land Use:	Single-family Residential	Vacant	Single-family Residential	Single-family Residential

PROPERTY AND RELATED INFORMATION

04/13/70 Zoning Property zoned as part of Area B during Areawide

zoning.

08/01/03	Platting	Final plat recorded for Kincaid Estates Subdivision, Tracts 1-10.
10/23/12	Platting	Final plat recorded for Sonoma Glen at WestPark Ph1, Tracts 1A, 1B, and 1C
10/29/19	Platting	Final plat recorded for Sonoma Glen at WestPark Subdivision, Ph 2, Tracts 1D, 1E, & 1F (2019-96)

REQUEST

This is a request to subdivide one (1) tract into seventy (70) lots and ten (10) tracts of land for Phase 4 and 5 to be developed as single-family lots, with fee simple ownership. This preliminary plat is submitted as a phased plat.

Sonoma Glen Development is requesting preliminary plat approval to build 70 single-family residential units on 27.75 acres in southwest Anchorage. The lot sizes for the proposed plat range from 4,079 square feet to 7,501 square feet. This project is seeking to convert the condominium project into a single-family development on fee simple lots. A portion of the underground utilities (sewer, water, electrical, natural gas, and fire hydrants) are already installed along Dry Creek Loop. A separate case (Case 2022-097) is reviewing the amendment to the conditional use for a planned unit development of this property.

AGENCY COMMENTS

1. Utility easements have been requested.
2. Private Development comments:

Improvements:

Chalk Hill Loop: The petitioner shall construct Chalk Hill Loop to Municipal Class A standards consisting of a 33-foot wide paved street (back of curb to back of curb) with Type 2 curb & gutter on both sides, 5-foot wide concrete sidewalks separated from the back of curb by 5-feet on both sides, and street lights as previously approved on earlier phases of this development.

Dedication:

The petitioner shall dedicate a 60-foot roadway right-of-way for Dry Creek Loop.

The petitioner shall dedicate a 60-foot roadway right-of-way for Chalk Hill Loop and two eyebrow bulb dedications with a radius of 50-feet.

Drainage:

Submit to Private Development for review and approval a comprehensive site grading and drainage plan meeting the requirements of Project Management & Engineering Department Operating Policy and Procured No. 5 (available from Private Development) to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Any required drainage improvements shall be designed per the most current Design Criteria Manual (DCM).

Subdivision Agreement Requirements:

Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for Phase 5 for the required public Class A area improvements, to include asphalt streets, traffic control devices, street signs, streetlights, monuments, drainage facilities, trails, and utilities.

Plat Notes:

- a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
- b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

Department Recommendations:

The Private Development section has no objection to the proposed subdivision subject to the above recommendations and conditions.

3. Addressing comments:

No comments.

4. Right-of-Way (ROW) comments:

No comment.

5. Municipal Traffic Division comments:

The Traffic Engineering department has no objection to approval of this platting action with the following comments.

This proposed subdivision appears be the next phases of the Sonoma Glen Subdivision. It appears that platting approximately 70 single family lots which appears to be a change from previously requested actions. These lots are being requested to be smaller than normally required by code for minimum lot size. The subdivision is proposing 60-foot right-of-way dedication for Dry Creek Loop and 60-foot right of way for Chalk Hill Loop with two eyebrow bulbs with 50-foot radius.

Dedicate 60-foot rights-of-way for both Dry Creek Loop and Chalk Hill Loop as shown on Preliminary plat.

Add Plat note that reads as follows: Access to Block 1, Lots 7 through 11, and Lots 33, 34, 35, 37,45, and 46 will require review by the Traffic Engineering department to ensure compliance with municipal driveway standard and code requirements.

6. Alaska Department of Transportation (ADOT) comments:

- a. No objection to the platting action.
- b. No direct access to Sand Lake Road from Lots 9-36 and Tracts 1F-1 and 1F-9.
- c. DOT&PF recommends and requests the shown “future trail connection to Sand Lake Rd”, a DOT &PF facility, be redesigned to connect to W Dimond Blvd, a Municipality of Anchorage facility. Redesigning the trail connection to connect with W Dimond Blvd will alleviate the need for the applicant to apply for a DOT&PF approach road permit for access to DOT&PF right-of-way.

7. Anchorage Water and Wastewater Utility (AWWU) comments:

1. The proposed parcels are located within AWWU’s Water and Sanitary Sewer Service Districts.

2. AWWU water and sanitary sewer are available to the proposed tract.
3. No assessments are due upon completion of the platting action.
4. AWWU has no objection to this platting action.

8. On-Site Water and Wastewater Services (OSWWS) comments:

No objection.

9. Watershed Management Services comments:

No comments or objections.

10. Fire Prevention comments:

No comments received.

11. Non-Motorized Transportation Coordinator comments:

No comments received.

12. Building Safety comments:

No comments received.

13. Public comments

On August 19, 2022, the Planning Department mailed out 436 public hearing notices in accordance with AMC 21.03.020H.3. As of this writing, no public comments have been received for the platting action. The Sand Lake Community Council did not comment.

STAFF ANALYSIS

The petition site is located just north of West Dimond Boulevard, west of Sand Lake Road and east of Westpark Drive. The proposed subdivision meets the requirements of the approved planned unit development (PUD) in the R-1A (single-family residential) zoning district. The PUD (P&Z Reso 2011-014) allows up to 216 dwelling units, a density of 5.4 dwelling units per acre (DUA). The proposed plat will allow for 70 units for phase 4 and 5 which will result in a total build out of 189 units, a net decrease of 27 units overall and a DUA of 4.7. The developer is seeking to build compact housing with single-family homes on individual lots, as opposed to duplex style homes. There were no

objections by reviewing agencies to this platting action. The State of Alaska DOT&PF requested the trail connection to Sand Lake Road be re-aligned to West Dimond Boulevard. As part of the original approval of the PUD, condition #11 requires the applicant to provide a pedestrian pathway to Sand Lake Road in the approximate location shown.

Road Improvements and Dedication

The petitioner will need to construct Chalk Hill Loop to Municipal Class A standards consisting of a 33-foot wide paved street (back of curb to back of curb) with Type 2 curb & gutter on both sides, 5-foot wide concrete sidewalks separated from the back of curb by 5-feet on both sides, and street lights as previously approved on earlier phases of this development. Both Dry Creek and Chalk Hill Loop are considered local roads and will require a 60-foot right-of-way dedication as shown on the preliminary plat. Staff had made these a condition of approval.

Conformance with Adopted Plans

This preliminary plat appears to generally conform with the petition site's classification as shown in the Anchorage 2040 Land Use Plan Map. Specifically, this subdivision conforms to Land Use Policy 7,14, and 4.3.

- *General Land Use Policy 7: Avoid incompatible uses adjoining one another.*

This site is surrounded by single-family and duplex style single-family housing, that is zoned R-1A. The proposed compact single-family housing development will be compatible with much of the surrounding land uses and housing styles and will add diversity to the housing options and increase the desirability of living in the area.

- *Residential Policy 14: Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood and District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.*

The land is zoned R-1A with an approved PUD that allows for development of up to 5.4 dwelling units per acre. The *Anchorage 2040 Land Use Plan* designate this site for "Single and Two-Family Residential". This project

implements *Anchorage 2040* by requesting single-family detached homes on individual lots.

The applicable *Anchorage 2040 Land Use Plan Map* policy is:

- *Policy 4.3: Promote balanced neighborhoods with diverse infill housing, and provide opportunities for development of affordable and accessible housing that avoids creating areas of concentrated low-income housing.*

This housing development promotes balanced neighborhoods by providing single-family homes in a single-family and two-family residential area. The development of this tract will provide opportunities for desired housing and will be compatible with the existing duplex style single-family condominium residences.

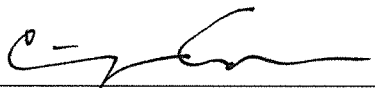
DEPARTMENT RECOMMENDATION

- A. Approval of the phasing plan.
- B. Approval of the plat for 60 months subject to the following conditions:
 1. Resolve all utility easements.
 2. Dedicate 60 feet of right-of-way for Dry Creek Loop.
 3. Dedicate 60 feet of right-of-way for Chalk Hill Loop and two eyebrow bulb dedications with a 50-foot radius.
 4. Enter into a subdivision agreement with Private Development to construct the following:
 - a. Chalk Hill Loop to Municipal Class A standards consisting of a 33-foot wide paved street (back of curb to back of curb) with Type 2 curb & gutter on both sides, 5-foot wide concrete sidewalks separated from the back of curb by 5-feet on both sides, and street lights as previously approved on earlier phases of this development.
 5. Submit to Private Development for review and approval a comprehensive site grading and drainage plan meeting the requirements of Project Management & Engineering Department Operating Policy and Procured No. 5 (available from Private Development) to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Any required drainage improvements shall be designed per the most current Design Criteria Manual (DCM).

6. Place the following notes on the plat:
- a. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
 - c. Access to Block 1, Lots 7 through 11, and Lots 33, 34, 35, 37,45, and 46 will require review by the Traffic Engineering department to ensure compliance with municipal driveway standard and code requirements.
 - d. No direct access to Sand Lake Road from Lots 9-36 and Tracts 1F-1 and 1F-9.

Reviewed by:

Prepared by:



Craig H. Lyon
Director

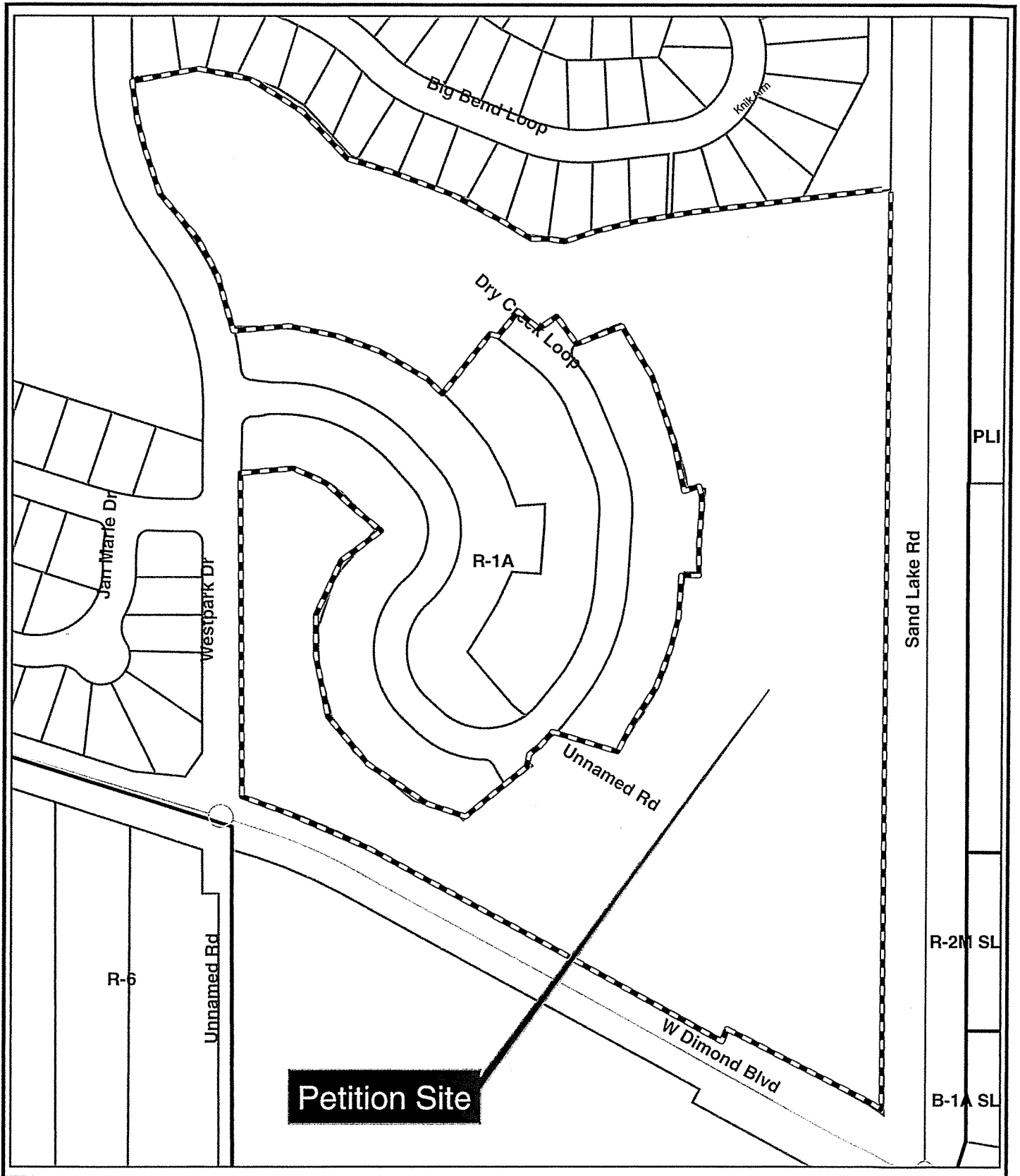


Shawn Odell
Senior Planner

Case S12691

MAPS

S12691



Municipality of Anchorage
Planning Department

Date: 7/29/2022



S12691



Municipality of Anchorage
Planning Department

Date: 7/29/2022

APPLICATION

Application for Preliminary Plat

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



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Sonoma Glen Development		Name (last name first) Boutet Company	
Mailing Address 3820 Lake Otis Parkway		Mailing Address 601 East 57th Place	
Anchorage, AK. 99508		Anchorage, AK., 99518	
Contact Phone - Day	Evening	Contact Phone - Day	Evening
		907-522-6776	
E-mail		E-mail thoffman@tbcak.com	

*Report additional petitioners and 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): 011-291-58-000			
Site Street Address			
Current legal description: (use additional sheet if necessary) Tract 1F, Sonoma Glen at WestPark, Plat 2019-96			
Zoning: R1A	Acreage: 27.75	Underlying Plat #: 2019-96	Grid #: SW2323
# Lots:	# Tracts: 1	Total # parcels:	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7 1F-8 1F-9, and 1F-10 Sonoma Glen at WestPark, Phases 4 and 5		
# Lots: 70	# Tracts: 10	Total # parcels: 80

I hereby certify that (I am)/(I have been authorized to act for) the owner of the property described above and that I petition to subdivide 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 subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature [Handwritten Signature] Owner Representative Date 7/12/2022
 (Representatives must provide written proof of authorization)

Print Name Tony Hoffman

Accepted by: <u>Sharon Godek</u>	Poster & Affidavit: <u>441</u>	Fee: <u>17,730⁰⁰</u>	Case Number: <u>512691</u>	Meeting Date: <u>PZC: 09/12/2022</u>
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

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 _____ 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 Corps of Engineers Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

Potable Water provide by: Public utility Community well Private well
 Wastewater disposal method: Public utility Community system Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Signed application (original)
 Watershed sign off form, completed
 8½ by 11" reduced copy of plat
 Certificate to Plat

4 copies required: Subdivision drainage plan

9 copies required: Topographic map of platted area

16 copies required:
 (7 copies for a short plat)
 Signed application (copies)
 Preliminary plat
 As-built (if applicable)
 Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:
 Soils investigation and analysis reports (4 copies) Waived by _____

Authorization Certificate

Date: 5/3/2022

Current Project Legal: Tract 1F, Sonoma Glen at WestPark

Proposed Legal: Lots 1-~~4~~⁶, Block 1, Lots 1-24, Block 2 and Tracts 1F-1 through 1F-8, Sonoma Glen at WestPark Phases 4 and 5

Type of Authorization: Preliminary Plat and C.U. P.U.D. Revisions

Statement:

I hereby authorize The Boutet Company Inc. to represent me in the Municipality of Anchorage Platting and Site Plan Applications of the above described property.

Thank you,



Bob Petersen, Sonoma Glen Development, LLC

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Sonoma Glen at Westpark
- Project Location, Tax ID, or Legal Description: Tract 1F
(parcel #01129158)
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

_____ DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X KBC ~~DOES~~ contain ~~stream channels and/or drainageways~~ AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping IS NOT REQUIRED.**

_____ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- Y N WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

Inspection Certified By:

Date:



7/11/22



Anchorage Water & Wastewater Utility



AWWU REQUIRED INFORMATION FOR PRE-PLATTING

- Project Case Number or Subdivision Name: Sonoma Glen at WestPark
- Project Location, Tax ID, or Legal Description: Tax ID: 011-291-58

- Is this parcel located within AWWU's certificated service area? ----- / N
- Is a water key box located on each parcel? ----- Y /
 - Does this service meet DCPM Standard? ----- Y / N
- Is sewer stubbed to each parcel? ----- Y /
 - Does this service meet DCPM Standard? ----- Y / N
- Are there any water or sewer connections that require removal? ----- Y /
- Are there any additional easements needed? ----- Y /
- Have any Private System plans been submitted for review?----- Y / N
- Are any of the lots subject to extended connection or other agreements? ----- Y /
- Does this platting action consolidate a previously connected (on-property) parcel with an unassessed parcel? ----- Y /

If the parcel or subdivision is within an assessment area, please populate the table below with the relevant information (as balances may change year to year, this table represents a point in time as specified in the column "Year").

	Levied	Assessment Balance	Year
Water Lateral	Y / N		
Water Transmission	Y / N		
Sewer Lateral	Y / N		
Sewer Trunk	Y / N		

- Comments:
Water and sewer mains will need to be extended to serve the proposed properties. AWWU has no objections to this platting action.

Verified By (AWWU):

Date:

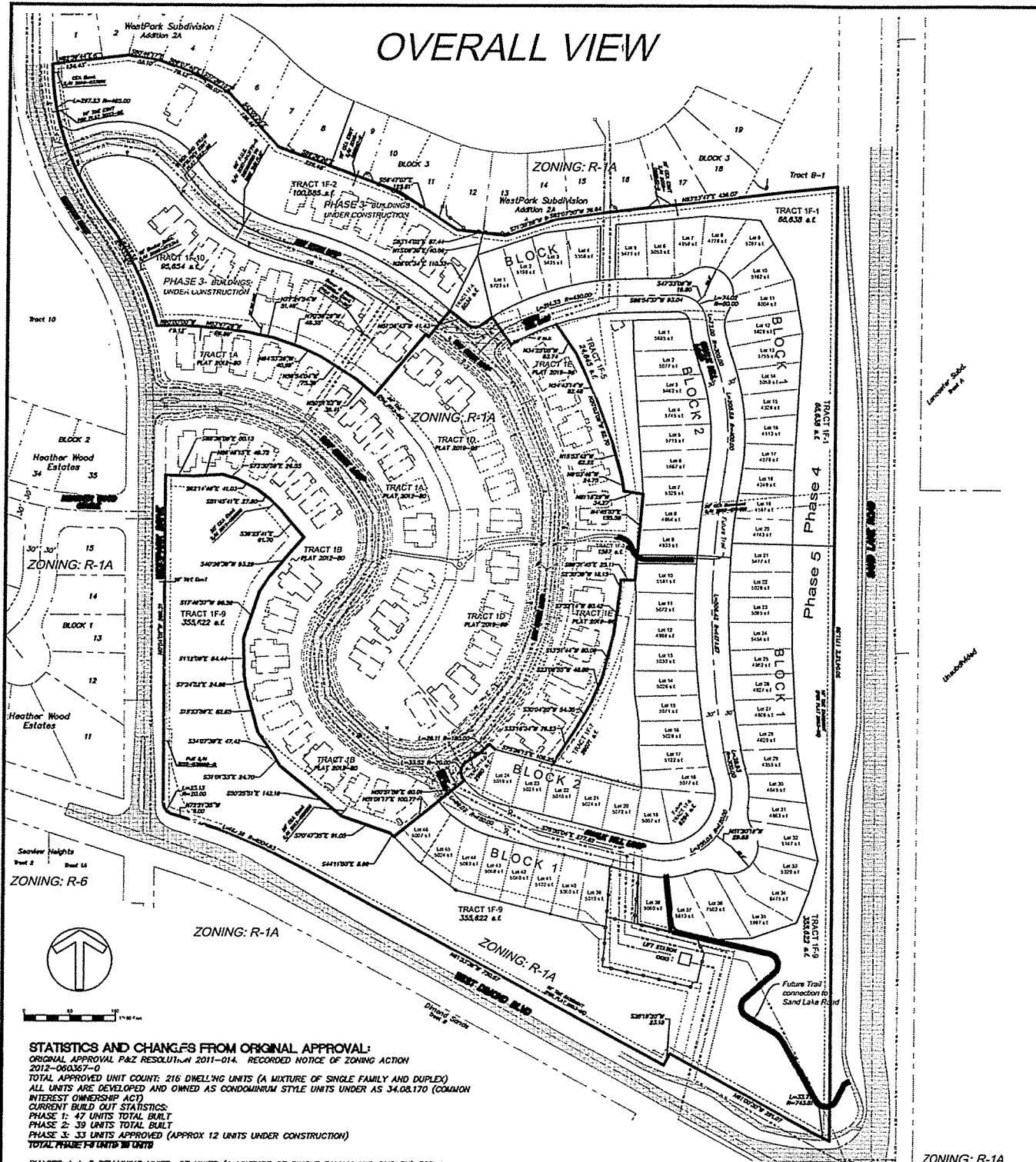
6/23/22

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
Phone 907-564-2774 • Fax 907-562-0824 • www.awwu.biz



OVERALL VIEW



STATISTICS AND CHANGES FROM ORIGINAL APPROVAL:
 ORIGINAL APPROVAL P&Z RESOLUTION 2011-014. RECORDED NOTICE OF ZONING ACTION 2012-060367-0
 TOTAL APPROVED UNIT COUNT: 216 DWELLING UNITS (A MIXTURE OF SINGLE FAMILY AND DUPLEX)
 ALL UNITS ARE DEVELOPED AND OWNED AS CONDOMINIUM STYLE UNITS UNDER AS 34.08.170 (COMMON INTEREST OWNERSHIP ACT)
 CURRENT BUILD OUT STATISTICS:
 PHASE 1: 47 UNITS TOTAL BUILT
 PHASE 2: 39 UNITS TOTAL BUILT
 PHASE 3: 33 UNITS APPROVED (APPROX 12 UNITS UNDER CONSTRUCTION)
 TOTAL PHASE 1-3 UNITS: 119 UNITS

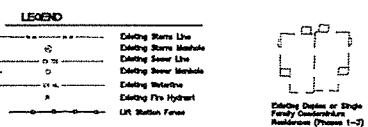
PHASES 4 & 5 REMAINING UNITS: 97 UNITS (A MIXTURE OF SINGLE FAMILY AND DUPLEX) FOR A TOTAL OF 216 APPROVED UNITS

PROPOSED CHANGES TO THE CONDITIONAL USE PLANNED UNIT DEVELOPMENT

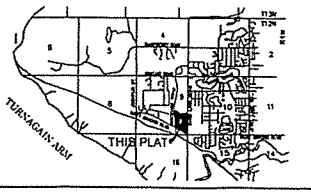
PHASE 4: 29 SINGLE FAMILY UNITS
 PHASE 5: 41 SINGLE FAMILY UNITS
 TOTAL PHASE 4 AND 5 UNITS: 70 UNITS
 TOTAL BUILD OUT: 189 UNITS
 NET DECREASE IN UNITS: 27 UNITS

ALL UNITS IN PHASES 4 AND 5 WILL BE DEVELOPED AS SINGLE FAMILY LOTS, WITH FEE SIMPLE OWNERSHIP. NEW OWNERSHIP WILL BE SUBJECT TO THE EXISTING CORRS, OPEN SPACE AREAS, INCLUDING PATHWAYS AND OTHER AMENITIES, WILL BE MAINTAINED BY THE HOA

Certificate of Ownership and Indemnification
 I (we), hereby certify that I (we) hold the herein specified property interest in the property described herein. I (we) hereby dedicate to the municipality of areas depicted for use as public utility easements, streets, alleys, thoroughfares, paths, and other public areas shown herein. There shall be reserved adjacent to the dedicated streets shown herein a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each one foot vertical (1.5 to 1) of cut or fill for the purpose of protecting and maintaining the lateral support of the constructed streets. There is reserved to the providers, their heirs, successors and assigns, the right to use such areas of any time upon providing and maintaining other adequate lateral support, as approved by the municipality.
 I (we) hereby agree to this plot, and to any restriction or covenant appearing herein and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.



Utility Map - Scale: 1"=1 Mile

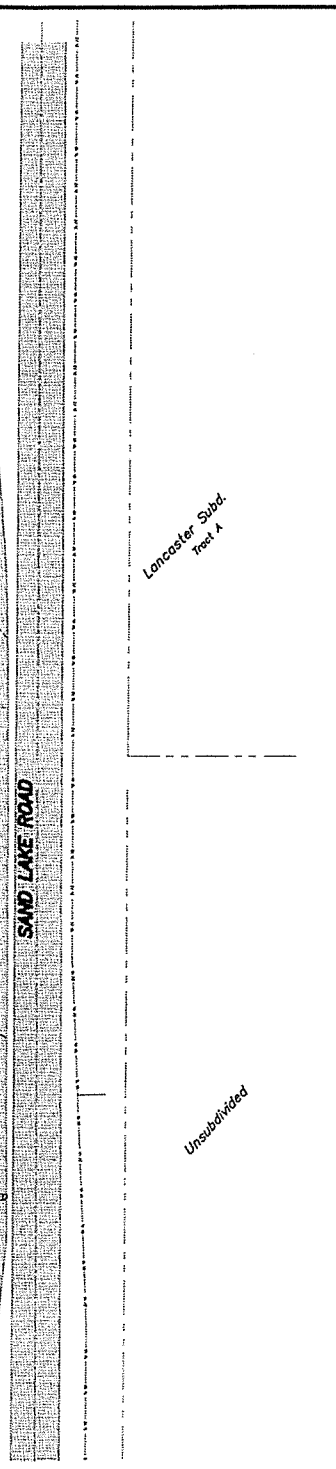
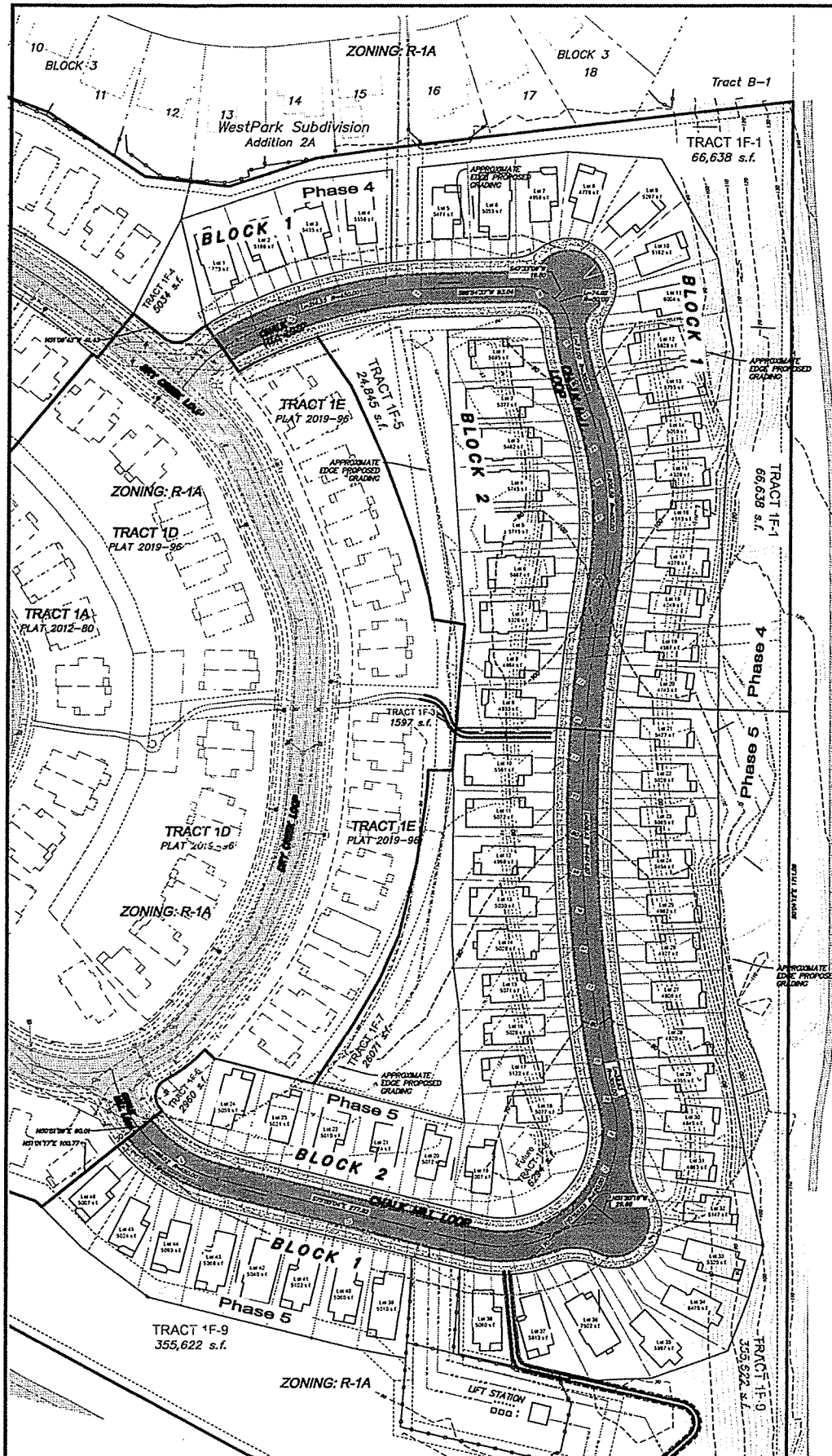


Preliminary Plat of Sonoma Glen at WestPark, Phases 4 and 5
 Creating Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9 and 1F-10 in 27.75 acres
 A subdivision of Tract 1F, Sonoma Glen at WestPark, Phase 2, Plat 2018-98
 Located within the SE1/4 of Section 9, T12N, R4W, Seward Meridian, Anchorage Recording District, Alaska

ONE 2333
 Scale: 1"=40'
 Drawn By: [Signature]
 Checked: [Signature]
 Date: 6/23/2023
 M&A Plat Case No: 212887

18

SHEET 1 of 2

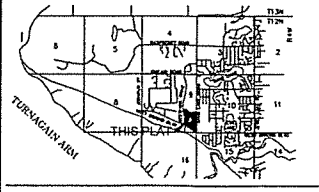


SITE PLAN



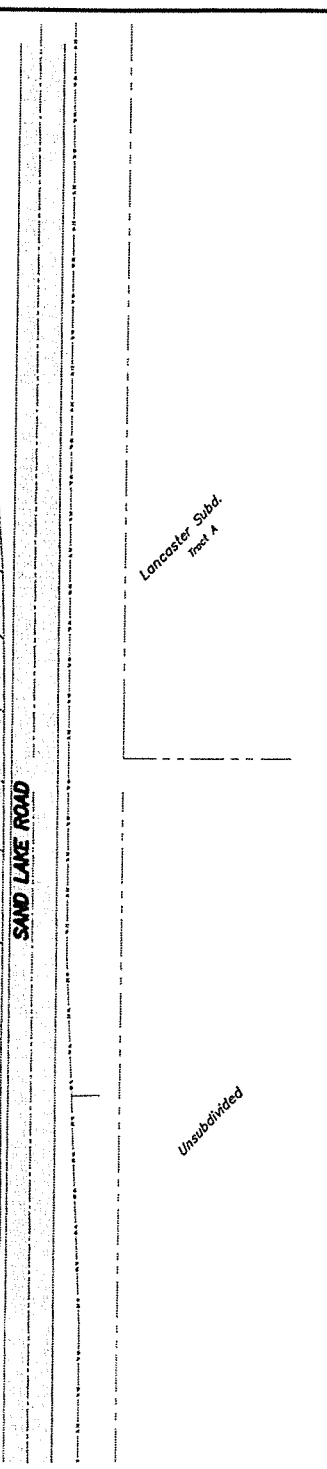
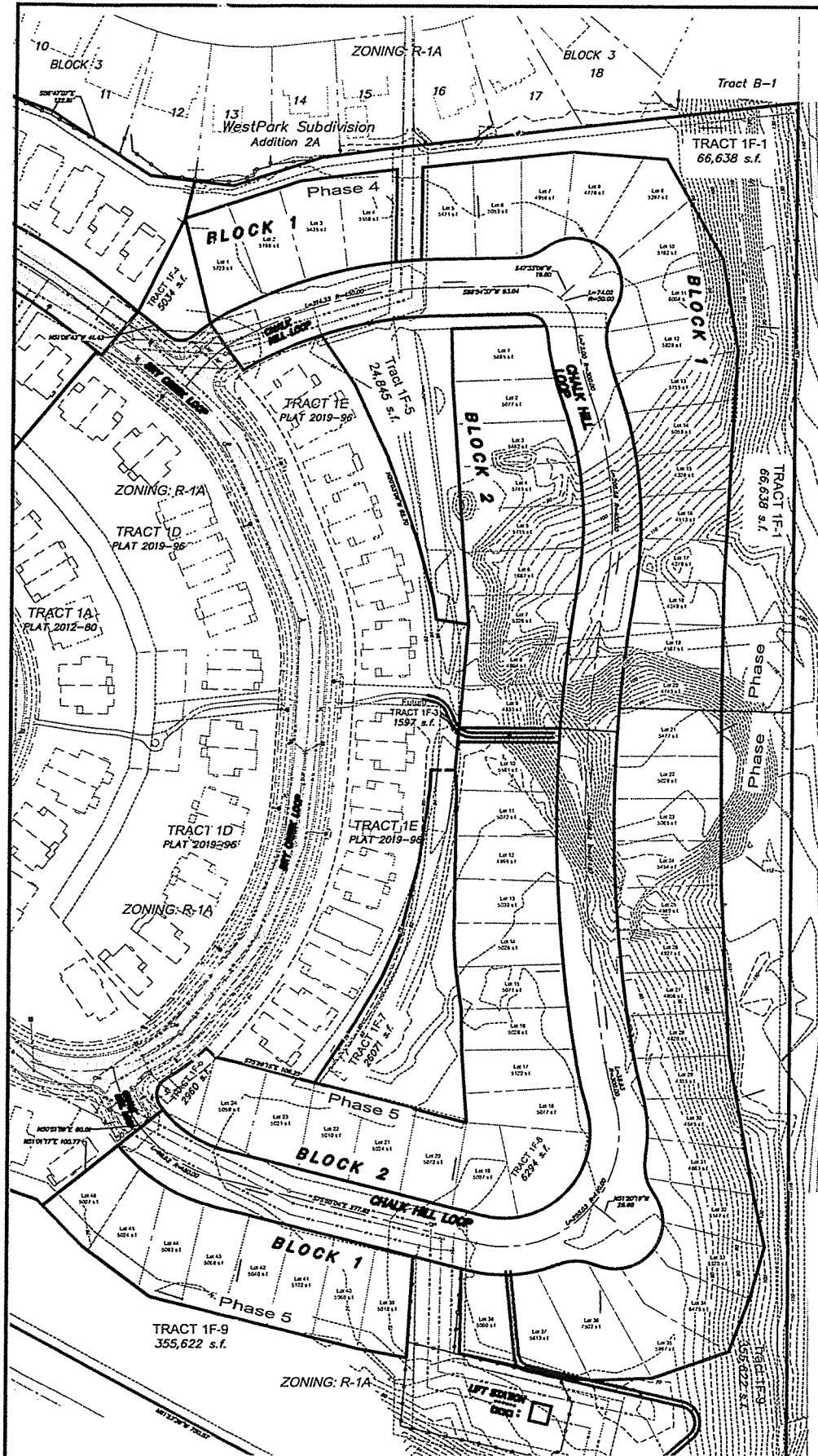
- LEGEND**
- Existing Storm Line
 - Existing Storm Manhole
 - Existing Sewer Line
 - Existing Sewer Manhole
 - Existing Waterline
 - Existing Fire Hydrant
 - LRT Station Fence
 - Existing Contour (2 Foot Interval)
 - Existing Contour (10 Foot Interval)
 - Proposed Contour (2 Foot Interval)
 - Proposed Contour (10 Foot Interval)
 - Ground Slope
 - Existing Detour or Single Family Condominium Residences (Phases 1-3)
 - Proposed Single Family Condominium Residences (Phases 4 and 5)

ZONING: R-1A
 Utility Map - Scale: 1"=1 Mile



Site Plan of Sonoma Glen at WestPark, Phases 4 and 5
 Creating Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9 and 1F-10 in 27.75 acres
 A subdivision of Tract 1F, Sonoma Glen at WestPark, Phase 2, Plat 2019-98
 Located within the SE1/4 of Section 9, T12N, R4W, Seward Meridian, Anchorage Recording District, Alaska

018 3323
Scale: 1"=200'
Drawn By: TK
Checked: JZ
Date: 6/23/22
MCA Plat Case No: 212891

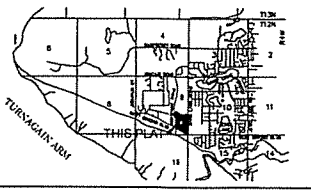


EXISTING CONDITIONS MAP



LEGEND	
	Ditch Storm Line
	Existing Storm Manhole
	Existing Sewer Line
	Ditch Storm Manhole
	Existing Waterline
	Existing Fire Hydrant
	LRT Station Fence
	Existing Outcrop (2 Foot Interval)
	Existing Contour (10 Foot Interval)
	Ground Slope
	Existing Ditch or Single Family Condominium Residence (Phase 1-3)

ZONING: R-1A
 Utility Map - Scale: 1"=1 Mile



Existing Conditions Map
 Sonoma Glen at WestPark, Phases 4 and 5
 Creating Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts
 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8,
 1F-9 and 1F-10
 in 27.75 sizes
 A subdivision of Tract 1F, Sonoma Glen at WestPark,
 Phase 2, Plat 2019-96
 Located within the SE1/4 of Section 9, T12N, R4W,
 Seward Meridian, Anchorage Recording District, Alaska

DATE: 11/23/23
SCALE: 1"=100'
DRAWN BY: JH
CHECKED: JZ
DATE: 6/23/23
MCA Plat Case No.: 013981





The Boutet Company, Inc. 601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

4/18/2022

Jason Mellerstig, President SLCC

Email: slccpresident@gmail.com

Subject: Presentation for Sonoma Glen at WestPark Planned Community Revisions

Dear Mr. Mellerstig:

This letter will serve as the written summary of the of our presentation to the local residents regarding the planned revisions to Sonoma Glen at WestPark, located in the south end of the WestPark development.

The owner/petitioner (Bob Petersen of The Petersen Group) myself and representatives of Triad Engineering (engineer of record) made a brief presentation to the attendees of the scheduled community council meeting Monday night (4/11/2022).

The presentation included the proposed revisions to the approved Planned Unit Development (P.U.D.) for Sonoma Glen. In summary, the revisions will allow the creation of fee simple lots in the last 2 phases of the development. The lots will roughly be similar in size to the existing condominium "lots" that have been created in Sonoma to date. Approximately 27 people were in attendance during the presentation. Questions and concerns voiced by the attendee included:

- **How will this affect HOA dues?**
 - *Answer: The owners of the new lots created will participate in the HOA and pay dues just like the other residents.*
- **Will this plan mean that the homeowner dues will be increased?**
 - *Answer: No. It is likely that the dues will go down since the more members there are, the more the dues can be spread out.*
- **What is the "price point" of the lots and buildings? And how will the cost compare to the average cost of the condominium units already developed?**
 - *Answer: The approx cost of the buildings and lots will be \$575,00. That is an increase of the average current price of approx.. \$75,000.*
- **What is the range of the home square footages?**
 - *Answer: 1,450 s.f. to 3,000 s.f..*
- **How many building designs will be available?**
 - *Answer: Between 15 and 20.*
- **Are there plans for traffic mitigation? Has the developer had conversations about the Sand Lake upgrades?**
 - *Answer: Since the plan is to actually reduce the overall unit count, no talks have occurred between the developers and the Municipality. No discussions have take place with the Municipal Traffic department or the State of Alaska.*
- **Will we be notified when the hearing will take place:**
 - *Answer: Yes, the Municipality will notify all the affected properties within 500 foot radius.*
- **Has the developer discussed the project with the Anchorage School District regarding capacity?**
 - *Answer: No.*
- **What is the timing of the hearing?**
 - *If everything is submitted as planned, the hearing should take place in July or August, at latest.*
- **Does this case go to the Anchorage Assembly?**
 - *Answer: No.*

- **Is the zoning or density going to change?**
 - *Answer: No.*
- **Will this affect the way streets are plowed? The area roads were plowed very slowly, and poorly this year.**
 - *Answer: No.*
- **Does the developer have any updates on the new school that is supposed to be built across the road, north of the pond?**
 - *Answer: No.*

Thank you for the opportunity to present to the council. Please do not hesitate to contact either Bob Petersen (907-562-1170) or myself if you have any questions.

Sincerely
Tony Hoffman, PLS
The Boutet Company
thoffman@tbcak.com



COMMUNITY MEETING

You are invited to attend the regularly scheduled Sand Lake Community Council meeting, which will be held **April 11, 2022 at 6:30 p.m.**, to discuss the proposed modifications to the existing 2012 site plan approval for Sonoma Glen at WestPark. The modifications will allow the creation of fee simple lots in the last 2 phases, and will decrease the approved number of dwelling units from 216 to about 190.

For additional information, please contact The Boutet Company, 907-522-6776

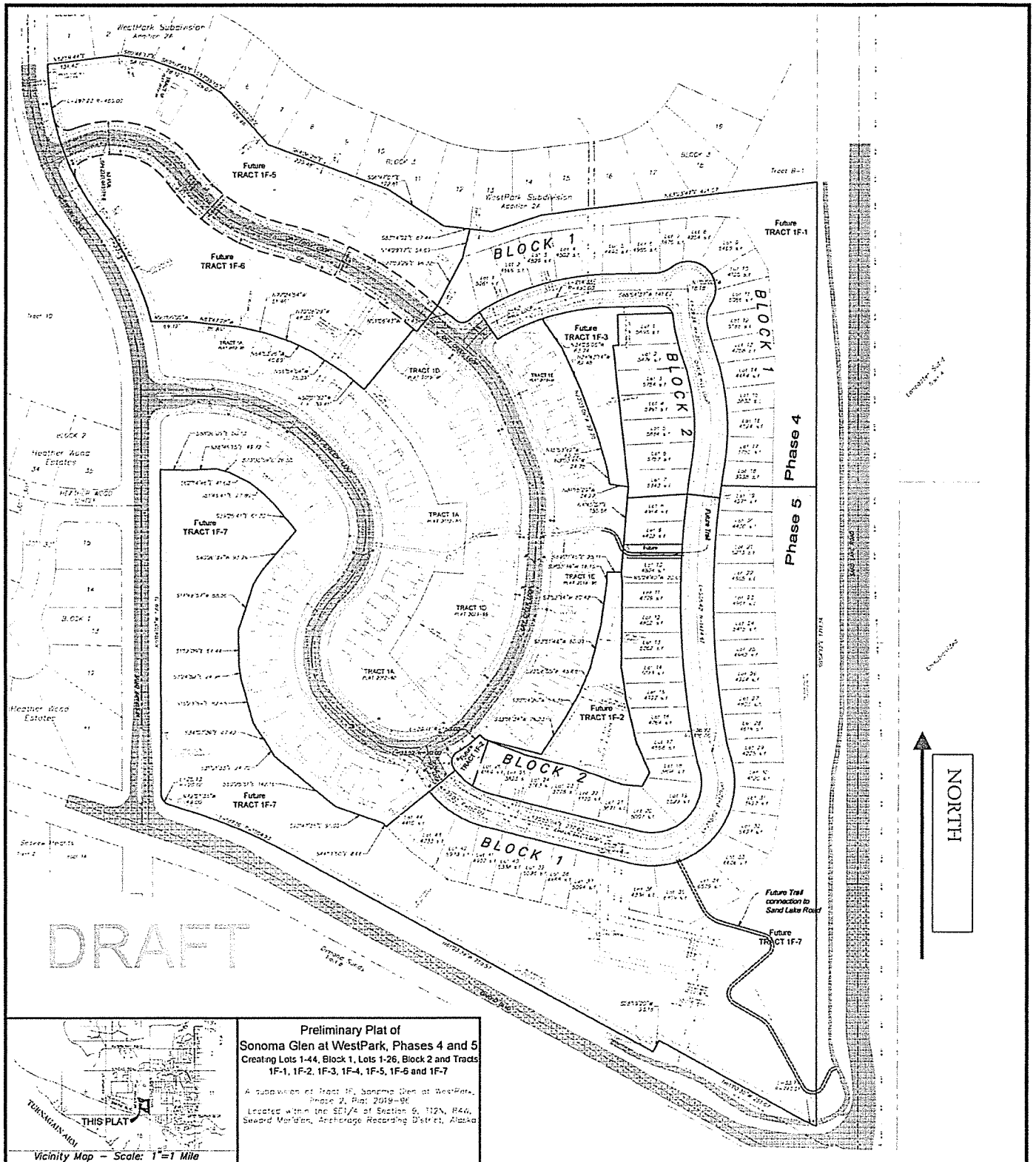
See map on reverse side

Topic: Sonoma Glen at WestPark
PUD and Subdivision Approval Modification
Date: **April 11, 2022**
Time: **6:30 p.m.**

See Sand Lake CC website at
<http://communitycouncils.org/servlet/content/30.html> for more information regarding venue. Or visit the facebook page at
<https://www.facebook.com/SandLakeCommunityCouncil/>

Boutet Company

601 East 57th Place, Suite 102
Anchorage, AK., 99518



**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development Section

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

Mayor Dave Bronson

RECEIVED

AUG 11 2022

MEMORANDUM

Comments to Preliminary Plat Applications/Petitions

DATE: August 11, 2022
TO: Shawn Odell, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: Comments for Platting Authority
Case # S12691

Case No. S12691: Request to subdivide one (1) tract of land into seventy (70) lots and ten (10) tracts.

Legal Description: Tract 1F, Sonoma Glen at Westpark, Phase 2 (Plat 2019-96).

Improvements:

Chalk Hill Loop: The petitioner shall construct Chalk Hill Loop to Municipal Class A standards consisting of a 33-foot wide paved street (back of curb to back of curb) with Type 2 curb & gutter on both sides, 5-foot wide concrete sidewalks separated from the back of curb by 5-feet on both sides, and street lights as previously approved on earlier phases of this development.

Dedication:

The petitioner shall dedicate a 60-foot road way right-of-way for Dry Creek Loop.

The petitioner shall dedicate a 60-foot road way right-of-way for Chalk Hill Loop and two eyebrow bulb dedications with a radius of 50-feet.

Drainage:

Submit to Private Development for review and approval a comprehensive site grading and drainage plan meeting the requirements of Project Management & Engineering Department Operating Policy and Procured No. 5 (available from Private Development) to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Any required drainage improvements shall be designed per the most current Design Criteria Manual (DCM).

Subdivision Agreement Requirements:

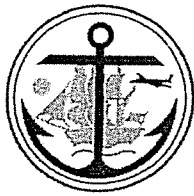
Prior to final plat approval the petitioner shall enter into a subdivision agreement with Private Development for Phase 5 for the required public Class A area improvements, to include asphalt streets, traffic control devices, street signs, street lights, monuments, drainage facilities, trails, and utilities.

Plat Notes:

- The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
- Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.

Department Recommendations:

The Private Development Section has no objection to the proposed subdivision subject to the above recommendations and conditions.



MEMORANDUM

DATE: August 12, 2022

TO: Current Planning Division Supervisor,
Planning Department

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Department Comments

S12691 Subdivide one 1 Tract into 70 lots

RECEIVED

AUG 12 2022

Sonoma Glen Subdivision, Phase 4 and 5

Traffic Engineering recommends approval of this plat with the following comments.

Preliminary Plat

This proposed subdivision appears to be the next phases of the Sonoma Glen Subdivision. It appears that platting approximately 70 single family lots which appears to be a change from previously requested actions. These lots are being requested to be smaller than normally required by code for minimum lot size. The subdivision is proposing 60 foot right of way dedication for Dry Creek Loop and 60 foot right of way for Chalk Hill Loop with two eyebrow bulbs with 50-foot radius.

Dedicate 60-foot rights of way for both Dry Creek Loop and Chalk Hill Loop as shown on Preliminary plat.

Add Plat note that reads as follows: Access to Block 1, Lots 7 through 11, and Lots 33, 34, 35, 37, 45, and 46 will require review by the Traffic Engineering department to ensure compliance with municipal driveway standard and code requirements.

MEMORANDUM

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AUG 12 2022

DATE: August 12, 2022
TO: Dave Whitfield, Platting Officer, Planning Section, Planning Division
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU
RE: Plat Case Comments
Meeting Date: September 12, 2022
Agency Comments Due: August 15, 2022

The Anchorage Water & Wastewater Utility (AWWU) has reviewed the reference plat(s) and has the following comments:

S12691 TRACT 1F, SONOMA GLEN AT WESTPARK, PHASE 2 (PLAT 2019-96) – Request to subdivide one (1) tract of land into seventy (70) lots and ten (10) tracts, GRID SW2323.

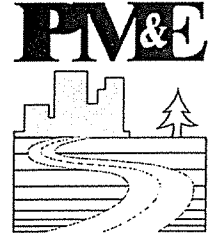
1. The tract is located inside of AWWU’s Water and Sanitary Sewer Service Districts.
2. AWWU water and sanitary sewer service are available to the tract.
3. No assessments are due upon completion of the platting action.
4. AWWU has no objection to this platting action.

If you have any questions pertaining to public water or sewer, please call 564-2757 or send an e-mail to seth.wise@awwu.biz.





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: August 11, 2022

To: Dave Whitfield

FROM: Kyle Cunningham

SUBJECT: Cases 2022-0087, 2022-0097, 2022-0099, 2022-0100, & S12691: Comments from Watershed Management Services.

RECEIVED

AUG 11 2022

Watershed Management Services (WMS) has the following comments for the September 12, 2022 Planning and Zoning Commission hearing:

- 2022-0087 – Tract A-1A, Adamsville Subdivision (Plat 2021-103);
 - Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency. WMS requests the addition of the following plat note:
 - “Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.”
- 2022-0097 – Tract 1F, Sonoma Glen at WestPark, Phase 2 (Plat 2019-96);
 - WMS has no comments on or objections to this request.
- 2022-0099 – Township 12 North, Range 4 West, Section 1 NW4NW4 PTN, Seward Meridian; Tracts 3A & 3B International East Subdivision (Plat 99-10); Tract B, Connor’s Lake Subdivision (Plat 85-130).
 - WMS has no comments on or objections to this request.
- 2022-0100 – Township 12 North, Range 4 West, Section 1, NW4NW4 PTN, Seward Meridian;
 - WMS has no comments on or objections to this request.
- S12691 – Tract 1F, Sonoma Glen at WestPark, Phase 2 (Plat 2019-96);
 - WMS has no comments on or objections to this request.



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

August 8, 2022

RECEIVED

AUG 08 2022

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

[Sent Electronically]

Re: MOA Plat Review

Dear Mr. Whitfield:

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

- **S12691 Lots 1-46, Block 1, Lots 1-24 Block 2, Tracts 1F-1-10, Sonoma Glen at WestPark, Phases 4 and 5.**
 - No objection to the platting action.
 - No direct access to Sand Lake Road from Lots 9-36 and Tracts 1F-1 and 1F-9.
 - DOT&PF recommends and requests the shown "future trail connection to Sand Lake Rd", a DOT&PF facility, be redesigned to connect to W Dimond Blvd, a Municipality of Anchorage facility. Redesigning the trail connection to connect with W Dimond Blvd will alleviate the need for the applicant to apply for a DOT&PF approach road permit for access to DOT&PF right of way.

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

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

"Keep Alaska Moving through service and infrastructure."

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

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

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF
James Starzec, AMATS Planner, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way

RECEIVED

AUG 11 2022

Date: August 11, 2022
To: MOA Current Planning Division
From: Chugach Electric Association, Inc. (Chugach)
Subject: MOA Case No. S-12691
Tract 1F, Sonoma Glen at WestPark, Phase 2,
Plat 2019-96

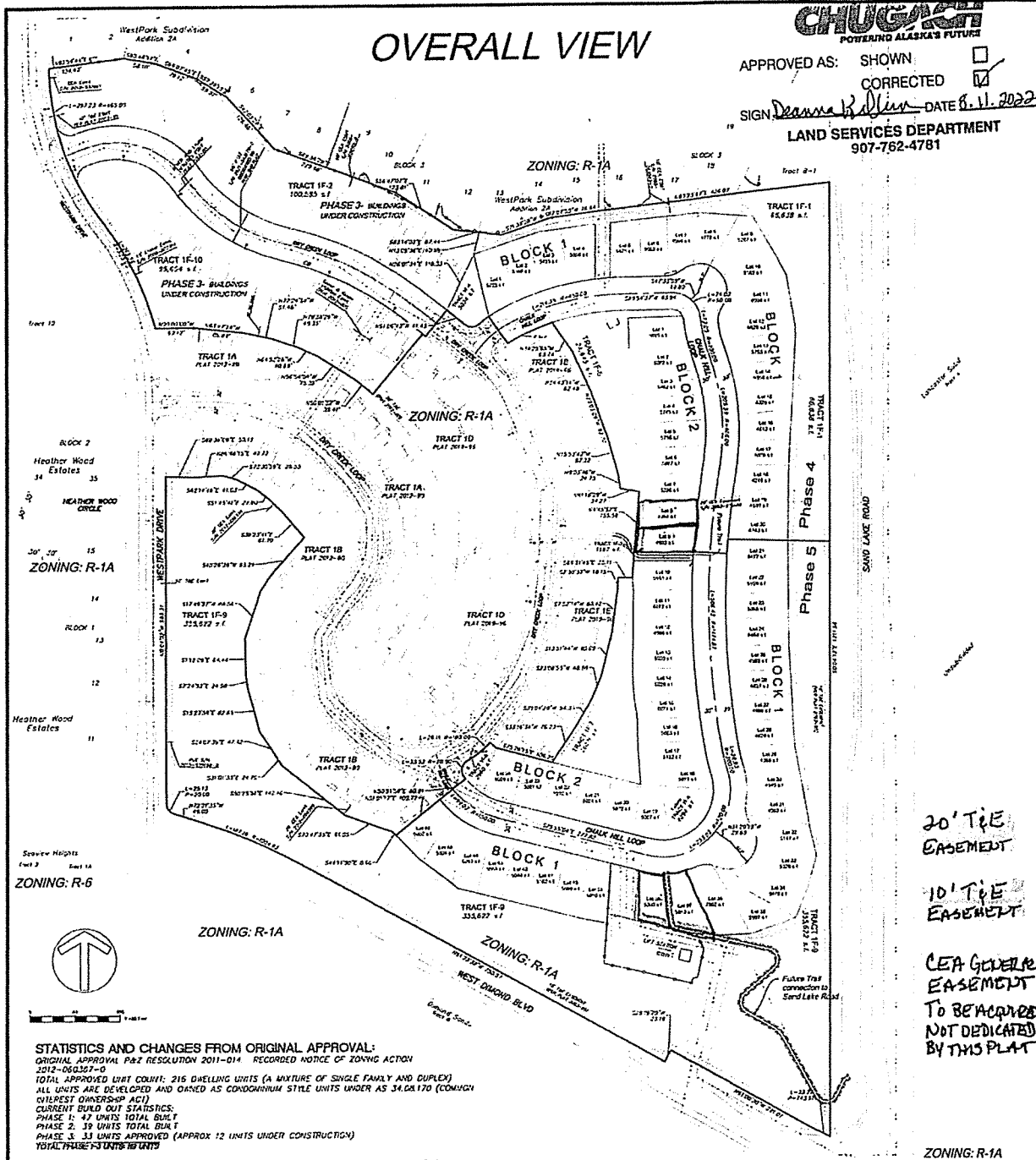
Chugach has the following comments:

1. Chugach has no objection to the preliminary plat of Sonoma Glen at WestPark, Phases 4 and 5, creating Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9 and 1F-10, subdividing Tract 1F, Sonoma Glen at WestPark, Phase 2 into 70 lots and 10 tracts.
2. New 20' T&E easement required adjacent to the back boundaries of proposed Block 1, Lots 1 through 36, within proposed Phases 4 and 5, Tracts 1F-1 and 1F-9.
3. New 5' T&E easement along the west boundary of proposed Block 1, Lot 5; and a 15' T&E easement adjacent to the west boundary of proposed Block 1, Lot 5, within proposed Phases 4 and 5, Tracts 1F-1.
4. New 10' T&E easements required along the west boundary of proposed Block 2, Lots 8 and 9.
5. New 10' T&E easements required along the south boundary of proposed Block 2, Lots 37 and 38.
6. Developers have agreed to grant Chugach a General easement on proposed Tracts 1F-5 and 1F-7. Once electrical facilities have been installed and an as-built drawing is provided, Chugach will release the General easement, reserving the easement area surrounding the facilities and the required area for maintenance and repair.
7. Electric facilities located within the existing 20' wide CEA easement (Doc. No. 2003-075480-0) and within proposed Tract 1F-1 and Block 1, Lot 19 have been removed and the easement may be released.

OVERALL VIEW



APPROVED AS: SHOWN
 CORRECTED
 SIGN: *Deanna B. Olson* DATE: 6.11.2022
 LAND SERVICES DEPARTMENT
 907-762-4781



STATISTICS AND CHANGES FROM ORIGINAL APPROVAL:
 ORIGINAL APPROVAL PAR 2 RESOLUTION 2011-014 RECORDED NOTICE OF ZONING ACTION 2012-000007-0
 TOTAL APPROVED UNIT COUNT: 216 DWELLING UNITS (A MIXTURE OF SINGLE FAMILY AND DUPLEX)
 ALL UNITS ARE DEVELOPED AND OWNED AS CONDOMINIUM STYLE UNITS UNDER AS 34.04.170 (COMMON INTEREST OWNERSHIP ACT)
 CURRENT BUILT OUT STATISTICS:
 PHASE 1: 47 UNITS TOTAL BUILT
 PHASE 2: 39 UNITS TOTAL BUILT
 PHASE 3: 13 UNITS APPROVED (APPROX 12 UNITS UNDER CONSTRUCTION)
 TOTAL PHASES 1-3 UNITS: 100 UNITS
 PHASES 4 & 5 REMAINING UNITS: 97 UNITS (A MIXTURE OF SINGLE FAMILY AND DUPLEX) FOR A TOTAL OF 216 APPROVED UNITS

PROPOSED CHANGES TO THE CONDITIONAL USE PLANNED UNIT DEVELOPMENT
 PHASE 4: 29 SINGLE FAMILY UNITS
 PHASE 5: 41 SINGLE FAMILY UNITS
 TOTAL PHASE 4 AND 5 UNITS: 70 UNITS
 TOTAL BUILT OUT: 189 UNITS
 NET DECREASE IN UNITS: 27 UNITS

ALL UNITS IN PHASES 4 AND 5 WILL BE DEVELOPED AS SINGLE FAMILY LOTS, WITH FEE SIMPLE DEVELOPER NEW OWNERSHIP WILL BE SUBJECT TO THE EXISTING CORBER'S, OPEN SPACE AREAS, INCLUDING PATHWAYS AND OTHER AMENITIES, WILL BE MAINTAINED BY THE HOA

Certificate of Ownership and Dedication
 I (we) hereby certify that I (we) hold the herein specified property interest in the property described herein. I (we) hereby dedicate to the municipality of Anchorage, Alaska, for use as public utility easements, streets, utility easements, parks, and other public uses herein shown. There shall be reserved adjacent to the dedicated streets shown herein a 20-foot reservation easement sufficient to contain one (1) side of 12.5 feet perpendicular for each one foot vertical (1.5 to 1) of cut or fill for the purpose of installing and maintaining the street layout of the construction streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral access, as approved by the municipality.
 I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding on our estate and on the present and successive owners of the subdivided property.

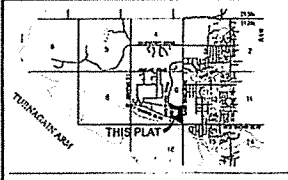
LEGEND

Existing Street Line	Existing Ditch	Existing Easement	Existing Survey Line	Existing Survey Easement	Existing Easement	Existing Fee Easement	Existing Fee Easement
1/4" Plat Line							

Sonoma Glen Development, LLC
 1300 Levee Old Parkway
 Anchorage, AK 99503

20' T&E EASEMENT
 10' T&E EASEMENT
 CEA GENERAL EASEMENT TO BE ACQUIRED NOT DEDICATED BY THIS PLAT

Vicinity Map - Scale: 1"=1 Mile



Preliminary Plat of Sonoma Glen at WestPark, Phases 4 and 5
 Creating Lots 1-48, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9 and 1F-10 in 27.75 acres
 A subdivision of Tract 1F, Sonoma Glen at WestPark, Phase 2, Plat 2019-95
 Located within the SE1/4 of Section 9, T12N, R4W, Seward Meridian, Anchorage Recording District, Alaska

SHA 2233	
Scale: 1"=20'	
Drawn by: Jm	
Checked by: Jm	
Date: 6/12/2022	
SHA Plat Case No: 1512021	
SHEET 1 of 2	



August 4, 2022

Municipality of Anchorage
Planning Division
P.O. Box 196650
Anchorage, AK 99519-6650

RECEIVED

AUG 04 2022

SUBJECT: Request for Comments

Alaska Communications has reviewed the plats listed below and recommends the following:

**S12691 Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9, & 1F-10
Sonoma Glen at WestPark, Phases 4 and 5
Alaska Communications has no objections.**

Sincerely,

Russell Tolentino

Russell Tolentino

Network Engineer II

600 Telephone Ave. Anchorage, AK 99503

(d) 907-564-1423 | (c) 907-240-8753

russell.tolentino@acsalaska.com

Kimmel, Corliss A.

From: Stewart, Gloria I.
Sent: Monday, August 15, 2022 12:53 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: FW: S12691 Request for Reviewing Agency Comments
Attachments: S12691 Routing Coversheet.pdf; S12691 Reviewing Agency Routing.pdf

RECEIVED

FYI

AUG 15 2022



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, August 15, 2022 12:45 PM
To: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Cc: OSP Design Group <ospdesign@gci.com>
Subject: RE: S12691 Request for Reviewing Agency Comments

[EXTERNAL EMAIL]

Gloria,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, July 29, 2022 1:02 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12691 Request for Reviewing Agency Comments

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello all. Attached please find our Routing Coversheet for the above referenced Platting Case which is scheduled as Public Hearings before the Planning and Zoning Commission on 09/12/22. Routing Materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting S12691 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Wednesday, August 17, 2022 7:20 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: S12691 Request for Reviewing Agency Comments

RECEIVED

AUG 17 2022

All:

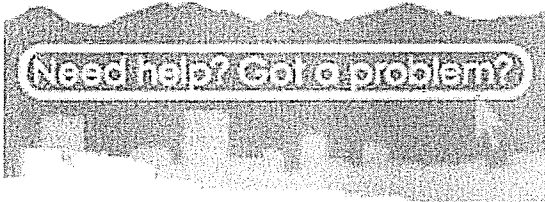
ROW has the following comments for case number S12691:

No comments at this time.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8197
Cell: 907-727-7637
Fax: 907-249-7910

#ANCWORKS!
An online tool for Anchorage





ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

August 4, 2022

RECEIVED

Municipality of Anchorage, Planning Division
PO Box 196650
Anchorage, AK 99519-7943

AUG 04 2022

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

SONOMA GLEN at WESTPARK, PHASE 4 and 5
(MOA Case # S12691)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way & Compliance Technician
ENSTAR Natural Gas Company

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Tuesday, August 2, 2022 1:55 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: FW: S12691 Request for Reviewing Agency Comments
Attachments: S12691 Routing Coversheet.pdf

RECEIVED

No comments.

AUG 02 2022

Karleen Wilson
MOA Addressing Official
907.343.8168
[MOA Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, July 29, 2022 12:54 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2022-0087, 0097, 0099, 0100 & S12691 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Coversheets for the above referenced cases which are scheduled as Public Hearings before the Planning and Zoning Commission on 09/12/22. Routing Materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case number of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

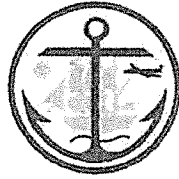
2022-0087 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17620>.
2022-0097 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17639>.
2022-0099 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17642>.
2022-0100 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17643>.
S12691 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17637>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: 512691

I, Cody Bunker hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Subdivision. The notice was posted on 8/19/22 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 19 day of Aug, 2022.

Cody Bunker
Signature

LEGAL DESCRIPTION

Tract or Lot: F1

Block: _____

Subdivision: Sonoma Glen at West Park

