

**PLANNING DEPARTMENT STAFF REPORT  
ADMINISTRATIVE SITE PLAN REVIEW**

**DATE** April 18, 2025

**CASE NO.** 2025-0035

**APPLICANT** Spinell Homes, Inc.

**REPRESENTATIVE** Triad Engineering, LLC

**REQUEST** Administrative Site Plan Review

**RECOMMENDATION** Approval with conditions

**LOCATION** Alpine View Estates Phase 4 Subdivision, Lots 2 and 3, per Plat 2024-51

**ADDRESS** Girdwood, AK 99587

**COMMUNITY COUNCIL** Girdwood Board of Supervisors

**TAX NUMBER** 075-163-47 and 075-163-46

**GRID** SE4815

**ATTACHMENT**

1. Reviewing Agency Comments

**SITE**

Area: Lot #2 - 0.82 acres; Lot #3 - 0.7 acres  
Vegetation: Some existing vegetation  
Zoning: gR-4 (Girdwood Multiple-Family Residential District)  
Topography: Gentle Slope (average 4%)

**COMPREHENSIVE PLAN**

Classification: "Multi-Family Residential" per the *1995 Girdwood Area Plan*

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	gR-4	gR-4	gR-4 SL	GOS
	Multi-Family Residential	Multi-Family Residential	Multi-Family Residential SL	Open Space

**REQUEST**

Spinell Homes and their representative, Triad Engineering, have requested an administrative site plan review for two vacant lots in Girdwood. Lot 2 is 0.82 acres and Lot 3 is 0.7 acres.

A 6-unit multi-family residential development is proposed for Lot 2, which equates to 7.3 dwelling units per acre (dua). A 5-unit multi-family residential development is proposed for Lot 3, which equates to 7.1 dua. Both lots are within the gR-4 district (Girdwood Multiple-Family Residential). Anchorage Municipal Code (AMC) 21.09.050A.5. Table 21.09-2 Girdwood Table of Allowed Uses requires an administrative site plan review for multiple-family dwellings ranging from 4 to 8 dua within the gR-4 district. An administrative site plan review is also required by AMC 21.09.040.B.2.e.iii., a gR-4 district-specific standard for more than one principal structure.

## **SITE PLAN APPROVAL CRITERIA**

### **AMC 21.03.180F Approval Criteria.**

**An application for administrative site plan review shall be approved upon finding that the site plan meets all the following criteria:**

- 1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;**

The standard is met with conditions of approval.

The proposed development is consistent with Plat 2024-51. Plat note 4 requires any development in wetlands to be in conformance with a U.S. Army Corps of Engineers wetlands permit.

- 2. The site plan complies with all applicable development and design standards outlined in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;**

The standard is met with conditions of approval.

Title 21 requirements are reviewed below. The building design and materials are in keeping with the desired natural aesthetic of the Girdwood community expressed in Chapter 21.09. The project brings much needed new multi-family housing to Girdwood.

- 3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and**

The standard is met with conditions of approval.

The Department does not anticipate significant adverse impacts from this development. Adjacent properties are either in a multi-family residential zoning district or open space. Conditions of approval address potential environmental impacts.

- 4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.**

The standard is met.

The proposed development master plan conforms to the 1995 *Girdwood Area Plan*. The Land Use Plan Map identifies the petition site as “Multi-Family Residential”. While the *Girdwood Area Plan* was the governing comprehensive plan at the time of application submittal, there are no conflicts with the newly adopted *Girdwood Comprehensive Plan*, which provides a land use designation of “Mixed-use” for the site.

The *Girdwood Commercial Areas and Transportation Master Plan* and *Official Streets and Highways Plan* identify the Alyeska Highway as a major arterial. Vehicular access to the site will be from the Alyeska Highway to Kami Circle and a private driveway road.

## **REVIEW OF DEVELOPMENT AND DESIGN STANDARDS**

**21.06.020.B.4.c – Stream, Water Body, and Wetland Protection - The decision-making body may grant final approval to any development or activity, including subdivisions and rezonings, in a wetland that falls within the federal government’s jurisdiction conditioned upon all necessary federal approvals and permits having been obtained.**

The standard is met with conditions of approval.

The proposed development is in a wetland and herein shall be submitted to the U.S. Corps of engineers for approval. A condition of approval is to provide this documentation to the Planning Department.

### **21.09.040.B.2.e.iii, gR-4 (Multiple-Family Residential) District**

**iii. More than one principal structure may be allowed on any lot or tract by administrative site plan review.**

The standard is met.

This development consists of six (6) dwelling units on Lot 2 and five (5) dwelling units on Lot 3, which are allowed by this administrative site plan review.

### **21.09-040B.3.b, District-specific standards for all residential districts**

The standards are met.

The site plan appears to meet items. i. through vi. *Use of Setbacks*.

### **21.09.050.B.2.b, Residential Uses, Dwelling, Multi-Family**

**i. Definition - A residential building or multiple residential buildings comprising three or more dwelling units on one lot. The definition includes the terms “apartment” or “apartment building.”**

This proposed development meets the definition of a multi-family dwelling.

**ii. Use-Specific Standards - Children’s play space: Multiple-family projects of more than ten dwelling units shall provide a play space of at least 1,000 square feet.**

**Architectural elements, such as roof overhangs, eaves, and awnings, shall not project more than two feet into a required setback area.**

This standard does not apply.

**21.09.060.B.1 – Table 21.09-5: Table of Dimensional Standards – Girdwood Residential Districts.**

The standards are met.

The proposed site plan complies with the dimensional standards for the gR-4 district:

- **Minimum lot Area 12,500 Sq ft per lot** – 35,753 sq ft for Lot2 and 30,469 sq ft for Lot 3
- **Minimum lot width 70 ft** – Both lots exceed the minimum
- **Max coverage 40%** - 13.1% for Lot 2 and 19.5% for Lot 3 provided
- **Minimum setback requirements**
  - **Front 20 ft** – 28.7 ft provided for Lot2 and 69.2 ft for Lot 3
  - **Rear 10 ft** – 27ft provided for Lot2 and 52 ft for Lot 3
  - **Side 10 ft** – 5 ft provided on south side; 25ft provided on east side for Lot 2  
10ft provided on south side; 25 ft provided on east side for Lot2
- **Max height of structure 35ft** – Fewer than 35 feet

**21.09.070D, Site Development, and Design Standards, Grading and Drainage**

The standard is met with conditions of approval.

Comments from Private Development discussed how stormwater will be collected in ditches and discharged on property owned by Heritage Land Bank (HLB) to the west. A drainage easement may be necessary.

**21.09.070.E.4, Site Development and Design Standards: Landscaping, Vegetation, and Tree Retention, Minimum Vegetation Coverage**

- a. **Amount - The standards given in table 21.09-10 are the minimum percentage of any lot to be maintained as natural vegetation, as defined at 21.09.070E.3.c, and permeable surface, as defined at 21.09.050D.5.**

The standard is met.

The proposed site plan complies with *Table 21.09-10*, for Multifamily Residential. The requirement for 20% minimum of natural vegetation lot coverage is met. The total permeable surface area lot coverage minimum of 40% is met with 52% and 46% provided as permeable in Lot 2 and Lot 3.

- b. **Location and Dimensions - Required vegetated areas may be located anywhere on the site or lot. Individual vegetated areas shall be a minimum of 200 square feet, with no dimension less than 10 feet.**

The standard is met.

**21.09.070H.2, Site Development and Design Standards: Pedestrian Circulation, Walkway System – Residential**

**In multifamily projects, and in attached single-family and two-family dwelling projects containing more than two residential buildings, paved and lighted walkways shall be provided from individual units or common building entries to parking lots and to paved public trails or sidewalks abutting the property. The maximum grade on pedestrian walkways is five percent without a handrail, or eight percent if a handrail is provided.**

The standard is met with conditions of approval.

The proposed private road provides walkway connectivity to Kami Circle. There are no pedestrian trails, sidewalks or parking lots in the vicinity of the development. Pedestrian connectivity is planned to be from the front doors to the adjacent parking stalls. Building mounted lights will provide illumination for the connection from the front door to the parking areas. The State of Alaska recommended the Municipality review the grade of Kami Circle for its steepness.

**21.09.070K.1., Site Development and Design Standards: Snow Management**

The standard is met with conditions of approval.

The narrative text in the application describes snow storage square footage that would be greater than the minimum 20% requirements. However, the snow storage areas were not clearly demarcated on the site plan. It was also not clear from the site plan that snow storage would be coordinated with drainage, natural vegetation areas, and landscaping.

**AMCR 21.90.002-1 Private Street – Minimum Standards**

The standards are met with conditions of approval.

Private Development commented on the need for an encroachment permit to construct the road within the Public Use Easement (PUE). Private Development also commented that the private road could be reduced in width to allow for more drainage and snow storage. Right of Way discussed the need for access agreements across adjacent lots for the private road. Right of Way also requested resolution of how to keep the road “private” if constructed within a PUE.

**21.09.080E.2, Building Design Standards, Multiple-Family, and Townhouse Building Design Standards, Building Style, Massing, and Size**

- a. Building Style—General - Although no specific architectural style is required, it is intended the design of buildings take into consideration the Girdwood climate and physical setting. The Girdwood physical environment requires structures to be built for its special circumstances.**

The standard is met.

The proposed structure incorporates sloped roofs to shed snow accumulation while protecting egress to the structure. It also provides covered decks for year-round use of exterior spaces.

- b. Mass - The mass of a single building or group of buildings shall be organized so it appears to be an arrangement of smaller-sized connected structures. Large roof forms shall step or be broken by dormers. Upper-level residential floors may be incorporated into the roof form to reduce the apparent height and mass of buildings.**

The standard is met.

The proposed structure has varying roofs with dormers breaking up long sections and providing cover for outdoor spaces for year-round use.

- c. Scale and Size - No wall shall be longer than 42 feet without a change or alteration in alignment of at least four feet in depth from the plane of the referenced wall. For building sides longer than 64 feet, the combined length of the segments not in plane with the primary wall plane of the building side shall equal at least one-third of the building side length. Curved walls that include a change in wall plane of at least four feet depth in 40 feet of wall length shall satisfy this requirement. Where two arms or elevations of a building are separated by a change in wall plane of six degrees or more, these shall be considered as separate building sides for the measurement purposes of this provision.**

The standard is met.

The proposed structure has no walls longer than 42 feet on any side of the structure.

- d. Building Façades - There shall be trim around openings and windows. Exterior corridors to room entrances are prohibited for buildings with more than eight dwelling units.**

The standard is met.

The proposed structure shows trim around openings and windows.

**21.09.080E.3, Building Design Standards, Multiple-Family, and Townhouse Building Design Standards, Roof Form, AND**

**21.09.080E.4, Building Design Standards, Multiple-Family, and Townhouse Building Design Standards, Porches and Entrances**

Information to fully evaluate the above standards was not included in the site plan submittal. However, these standards will be fully evaluated with submittal of the building permits. This reference is noted here as information for the applicant and petitioner. The Planning Department recommends reviewing these requirements prior to building permit submittal.

**DEPARTMENT RECOMMENDATION**

The Department APPROVES the Site Plan, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the administrative site plan application, narrative, and plans submitted to the Planning Department.
2. Within one year, record a notice of zoning action with the State of Alaska Recorder's Office and provide proof to the Planning Department.
3. Resolve with the Planning Department:
  - a. Provide approval to build on wetlands from the U.S. Corps of Engineers.
  - b. Provide access agreements between Lots 1 & 2 and 3 & 4 for the private road.
  - c. Provide the encroachment permit to construct a private road within a Public Use Easement.
  - d. Update building plan showing plan "Simple A" with 12' entrance as required by AMC 21.09.080.E.4.b.
  - e. Provide a snow storage plan.
  - f. Resolve Kami Circle Road design standards.
4. Provide proof to Planning Department: MOA Traffic Engineering approval of the site plan and resolution of comments on this administrative site plan review.
5. Provide proof to Planning Department: MOA Private Development approval of the site plan and resolution of comments on this administrative site plan review.
6. Provide proof to Planning Department: MOA Right of Way approval of the site plan and resolution of comments on this administrative site plan review.
7. Provide proof to Planning Department: Approval of the drainage discharge for stormwater, including approval from Heritage Land Bank (HLB) for a drainage agreement and approval of any work on HLB property.

**NOTICE OF APPEAL:**

This decision is final upon the date of this decision unless appealed within 15 days to the Planning and Zoning Commission. An appeal may be filed by the applicant or by a petition of at least one-third of the owners (excluding rights-of-way) of the privately owned land within 500 feet of the petition site. If the appeal is filed timely, the Planning and Zoning Commission shall hold a public hearing at its next available meeting.

Reviewed by:

  
\_\_\_\_\_  
Melisa R. K. Babb, Planning Director

Prepared by:

  
\_\_\_\_\_  
Claudia Farias, Senior Planner

# **Attachment 1.**

Reviewing Agency Comments

Case 2025-0035

# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Private Development Section

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

*Mayor Suzanne LaFrance*

## MEMORANDUM

### Comments to Administrative Site Plan Review

**DATE:** April 4, 2025  
**TO:** Claudia Farias, Senior Planner  
**FROM:** Paul LaFrance, Private Development Engineer  
**SUBJECT: Case 2025-0035**

**Case 2025-0035:** Administrative Site Plan Review for a Multi-Family Residential Development.

**Legal Description:** Lots 2 & 3, Tract 4, Alpine View Estates Subdivision Phase 4 (Plat 2024-51)

**Roads:** The subject parcels are accessed off Kami Circle from the Alyeska Highway.

#### **PD Comments and Recommendations:**

1. AMCR 21.90 applies to this development and requires a 24-foot optional street section. However, PD would not be opposed to a 20-foot strip paved road with 2-foot shoulders. This would match the width/typical section of Kami Circle. The slightly narrower width would also allow more room for drainage (ditches) and snow storage and result in more permeable area.
2. Advisory Comment: The private road will be shared with adjacent lots 1 and 4. A shared access agreement with these lots is required.
3. Advisory Comment: Stormwater will be collected in ditches and discharged onto HLB property to the west. This will require a drainage agreement with HLB. It may also require approval to do work on HLB property to construct a conveyance for the stormwater. Resolve with HLB.
4. Advisory Comment: Resolve with ROW the need for an encroachment permit(s) to construct road within PUE.



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



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**DATE:** April 4, 2025

**To:** Elizabeth Appleby

**FROM:** Kyle Cunningham

**SUBJECT:** Case 2025-0035: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the April 18, 2025 Administrative Decision:

- Lots 2 & 3, Tract 4, Alpine View Estates Subdivision Phase 4 (Plat 2024-51);
  - WMS has no comments on or objections to this request.



# MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



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## MEMORANDUM

DATE: April 2, 2025

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

**2025-0035 Administrative Site Plan Review for Multi-Family Residential Development.**

**Lot 2 and 3, Tract 4, Alpine View Estates Subdivision (Plat 2024-051)**

Traffic Engineering recommends approval of this administrative site plan with the following comment.

Traffic Engineering has reviewed the narrative, and the site plan provided in the application. Resolve with Traffic Engineering with approval of site plan associated with Title 23 Land Use Permit for development on these two lots.



March 28, 2025

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

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

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

- **2025-0038 – Alpenglow Residences Development Master Plan**
- **2025-0041 – 3202 Arctic Blvd Conditional Use Permit (Warehouse)**

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

- **2025-0025 – Official Streets and Highways Update**
  - No comments or objections to the proposed OS&H update.
  - Please be aware that DOT&PF is currently in the process of updating the Statewide Functional Classification System. If the Municipality feels that any of the proposed OS&H updates should also be updated in Statewide Functional Classification Update please submit them to the project team. Update requests can be made on the project feedback website:  
<https://experience.arcgis.com/experience/1a271d9af85d414f9a98cd5a072c3068/page/Select-Boundaries>. Please be aware the State Functional Classification classifies roads as they are currently functioning, not how they are planned or desired to function in the future.
  - The Municipality is also invited to submit any road classification updates on any roads within the municipality they feel need to be updated.

- **2025-0035 – Administrative Site Plan Review (Lot 2&3 Phase 4, Alpine View Estates Subdivision, Kami Cr, Girdwood)**
  - No objections to the proposed site plan.
  - Kami Circle does not appear to currently meet DOT&PF approach road design standards. Any future development onto Kami Circle will likely require improvements to the road.
  - DOT&PF design staff have reviewed this application and the current driveway permit for Kami Circle and recommend that the Municipality have an engineer review the as constructed grade for this approach. The steep grade, expected vehicle usage, and local weather conditions have raised concerns among department staff.
  
- **2025-0036 – Administrative Site Plan Review (10715 Our Road)**
  - No objection to the proposed site plan.
  - No direct access from lot 25A will be permitted onto O’Malley Road. All access to this property must be taken from Our Road as shown on the proposed site plan.

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

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

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

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

Sincerely,



Mark Eisenman  
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF  
Matt Walsh, Property Management Supervisor CR, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Black, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF  
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

## Kimmel, Corliss A.

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**From:** Townsend, Curtis L.  
**Sent:** Thursday, March 6, 2025 2:09 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Subject:** RE: 2025-0035 Request for Reviewing Agency Comment

No comments from on-site

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

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**From:** Stewart, Gloria I. <[gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)>  
**Sent:** Thursday, February 27, 2025 12:54 PM  
**Cc:** Stewart, Gloria I. <[gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)>  
**Subject:** 2025-0035 Request for Reviewing Agency Comment

Hello all. Attached please find our Routing Coversheet for the above referenced Case No. 2025-0035 (Administrative Site Plan Review) which is scheduled as a Non-Public Hearing with a Planning Director's decision date of 04/18/25. Routing materials can be viewed by clicking the link below, scrolling to bottom of page and selecting 2025-0035 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18166>.



Planning Department  
MUNICIPALITY OF ANCHORAGE

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

## **Kimmel, Corliss A.**

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**From:** Walters, Michael S.  
**Sent:** Tuesday, March 4, 2025 9:01 AM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** 2025-0035 Request for Reviewing Agency Comments

ROW has the following comments for case number 2025-0035:

Resolve with Traffic the need for access agreements for Lots 1, 2 3 & 4 for proposed private road.  
Resolve with Private Development the standards to construct the proposed private road in a PUE.  
Resolve how to keep the proposed private road "Private" once it is constructed in a PUE.

Regards,

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



## Kimmel, Corliss A.

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**From:** Wilson, Karleen K.  
**Sent:** Friday, February 28, 2025 3:49 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Subject:** 2025-0035 Addressing Reviewing Agency Comment  
**Attachments:** 2025-0035 Routing Coversheet.pdf

No comments from Addressing

Regards,

**Karleen Wilson**

Addressing Official  
907.343.8168 (desk)  
907.343.8466 (shared Addressing)

[Official Address Map](#)

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**From:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Sent:** Thursday, February 27, 2025 12:54 PM  
**Cc:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Subject:** 2025-0035 Request for Reviewing Agency Comment

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<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18166>.



**Planning Department**  
MUNICIPALITY OF ANCHORAGE

**Gloria I. Stewart**  
Senior Planning Technician •  
Planning Department  
Current Planning Division - Zoning & Platting

Email: [gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)  
Phone: (907) 343-7934  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)

# MEMORANDUM

**DATE:** February 28, 2025

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

**FROM:** Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU

**RE:** Zoning Case Comments

Decision date: April 18, 2025

Agency Comments due: April 4, 2025

AWWU has reviewed the materials and has the following comments:

**2025-0035 LOTS 2 & 3, TRACT 4, ALPINE VIEW ESTATES SUBDIVISION PHASE 4 (PLAT 2024-51), Administrative Site Plan Review for a Multi-family Residential Development, GRID SE4815.**

1. AWWU has no comments or objections on this Administrative Site Plan Review.

If you have any questions pertaining to public water or sewer, please call (907) 786-5694 or send an e-mail to [alex.prosak@awwu.biz](mailto:alex.prosak@awwu.biz).

