

MUNICIPALITY OF ANCHORAGE



Planning Department
Current Planning Division

Phone: 907-343-7931
Fax: 907-343-7927

Mayor Suzanne LaFrance

September 2, 2025

Costco Wholesale, Attn: C. Crumbley
18215 72nd Ave S
Kent, WA 98032

SUBJECT: Case 2025-0101, Administrative Decision for a Minor Amendment to a Major Site Plan

Decision: APPROVAL

Legal Description: Fragment Lot 17B-4, Gateway Subdivision Tract A
Address: 1074 North Muldoon Road, Anchorage, AK 99504
Tax Parcel #: 006-411-40-000
Zoning: B-3SL
Area: 15.07 acres
Grid: SW1140

Dear Mr. Crumbley:

The Planning Department has reviewed your application for a Minor Amendment to a Major Site Plan according to Anchorage Municipal Code (AMC) 21.03.180I.2., *Administrative Approval of Minor Amendments*. The amendment proposes the construction of a new fuel facility and accessory site improvements at the Costco Business Center located at Tikahtnu Commons.

The proposed new fuel facility includes the following:

- 1) constructing a 4,518 square foot canopy, a controller enclosure, and a warming hut;
- 2) installing eight (8) multi-produce dispensers, three (3) 40,000-gallon underground gasoline storage tanks (USTs), one (1) 20,000 diesel UST, and a VST Green Machine;
- 3) relocating an existing fire hydrant; and
- 4) updating directional ground painting, parking spaces, and landscaping.

The site area is 656,307 square feet and the proposed disturbance is 65,346 square feet, which results in a 9.96% change. The accessory updates are also incidental changes as they are in keeping with current AMC standards for directional ground painting, parking spaces, and landscaping. The approval letter for Case 2023-0003 (previous site plan amendment for the site) referenced the future fueling stations, and the subject site plan amendment case provides the detail for their construction. Therefore, the site changes qualify as a "minor amendment" that the Planning Director may approve administratively per AMC 21.03.180I.2.b.iii. and AMC 21.03.180I.2.b.iv.

The Director APPROVES this request in accordance with AMC 21.03.180.I. *Amendments to Approved Site Plans*, subject to the plans on file with the Planning Department and construction in accordance with Municipal regulations.

Sincerely,

A handwritten signature in blue ink that reads "Melisa R. K. Babb". The signature is written in a cursive, flowing style.

Mélisa R. K. Babb
Planning Director