

Application for Zoning Map Amendment

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




PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Big Country Enterprises (Brownson, Todd)		Name (last name first): S4 Group, LLC (Dreyer, Tom)	
Mailing Address: 3640 E 65th Avenue		Mailing Address: 124 E 7th Avenue	
Anchorage, AK 99507		Anchorage, AK 99501	
Contact Phone – Day: 907-406-0792	Evening:	Contact Phone – Day: 907-306-8104	Evening:
Fax:		Fax:	
E-mail: todd@bigcountryak.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): 017-073-06-000, 017-074-06-000, 017-074-05-000		
Site Street Address: 8600 Upper Dearmoun Rd, Anchorage, AK 99516		
Current legal description: (use additional sheet if necessary) Parcel 1: The north one-half of the southeast one-quarter (N1/2 SE1/4) of section 25, township 12 north, range 3 west, Seward Meridian, located in the Anchorage district, third judicial district, State of Alaska. Excepting therefrom the northwest one-quarter of the northwest one-quarter of the southeast one-quarter (NW1/4 NW1/4 SE1/4) of section 25, township 12 north, range 3 west, Seward Meridian, located in the Anchorage recording district, third judicial district, State of Alaska. AND Parcel 2: Lot 1 Vergason-Jones subdivision (plat 98-178) AND Parcel 3: Lot 2 Vergason-Jones subdivision (plat 98-178)		
Existing Zoning: R-8	Acreage: 80.06 Acres	Grid #: SW2941
Proposed Zoning: R-10		
Existing use: Residential and Undeveloped		Proposed use (if any): Residential

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.

	04/02/2018
Signature <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative (Representatives must provide written proof of authorization)	Date

Thomas H. Dreyer

Print Name				
Accepted by: FM	Poster & Affidavit: 3	Fee:	Case Number: 2018-0052	Requested Meeting Date: 06/11/18

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☒ Rural

Anchorage 2020 Major Elements - site is within or abuts:

- ☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit-supportive development corridor ☐ District/area plan area: _____

Chugiak-Eagle River Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

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: 2014-0219 ReZone to R6
☒ Preliminary Plat ☐ Final Plat - Case Number(s): S12388
☐ 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

SUBMITTAL REQUIREMENTS

- 1 copy required: ☐ Signed application (original)
☐ Ownership and beneficial interest form

- 35 copies required: ☐ Signed application (copies)
☐ Signatures of other petitioners (if any)
☐ Map of area to be rezoned
☐ Map of area surrounding proposed rezoning, including zoning and existing uses
☐ Narrative statement explaining:
 ☐ need and justification for the rezoning
 ☐ the proposed land use and development
 ☐ the probable timeframe for development
 ☐ an analysis of how the proposal meets the rezoning criteria on page 3 of this application
☐ Summary of community meeting(s)
☐ Proposed special limitations, if any

(Additional information may be required.)

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 zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

Supplemental Form: *OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE*

PETITIONER: CORPORATE OFFICERS OR PARTNERS

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Todd Brownson	Manager, Member	3640 E 65th Avenue, Anchorage, AK 99507
Elisha Brownson	Member	3640 E 65th Avenue, Anchorage, AK 99507
Paul Gionet	Member	3640 E 65th Avenue, Anchorage, AK 99507
Susanne Gionet	Member	3640 E 65th Avenue, Anchorage, AK 99507

PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address

Attach this sheet to your application form



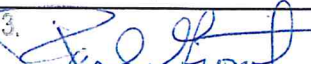
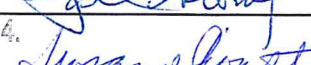
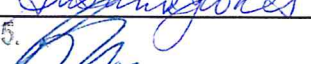
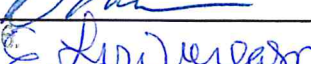


Accepted by:	Date	Application for	Case Number
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Supplemental Form: *ADDITIONAL PETITIONERS*

ADDITIONAL PETITIONERS:

Applicants for an entitlement involving more than one property description and owned by more than one individual are required to provide the name, legal description of property owned, and signature of each petitioner. Persons signatory to this application supplement are deemed to be petitioners (use additional paper if necessary)

We, the undersigned, hereby apply for: Re-Zone to R-10

Signature	Name (printed or typed)	Legal description of property owned within petition area
1. 	Todd Brownson	Parcel 1, (see application)
2. 	Elisha Brownson	Parcel 1, (see application)
3. 	Paul Gionet	Parcel 1, (see application)
4. 	Susanne Gionet	Parcel 1, (see application)
5. 	Bruce Vergason	Lot-2 Vergason-Jones Subdivision
6. 	E. Lori Vergason	Lot-2 Vergason-Jones Subdivision
7. 	Jeff Jones	Lot-1 Vergason-Jones Subdivision
8. 	Lori Jones	Lot-1 Vergason-Jones Subdivision
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

Attach this sheet to your application form

Accepted by:	Date	Application for	Case Number
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Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

March 31st, 2018

MOA Planning Department
4700 Elmore Road
Anchorage, Ak 99519

Letter of Authorization
for
Lewis & Clark Rezone to R-10

The owners of the below listed parcels, do, hereby authorize the S4 Group to represent them before the MOA for the rezoning of the parcel listed below:

The current legal description of the property is;

Parcel 1. The N ½ of the SE 1/4, Section 25, T12N, R3W, S.M., Alaska, excepting the NW ¼ of the NW ¼ of the SE ¼ of Section 25, T12N, R3W, S.M., Alaska, approx. 68 acres.

Parcel 2. Lot 1 Vergason-Jones Subdivision, approx. 4.8 acres.

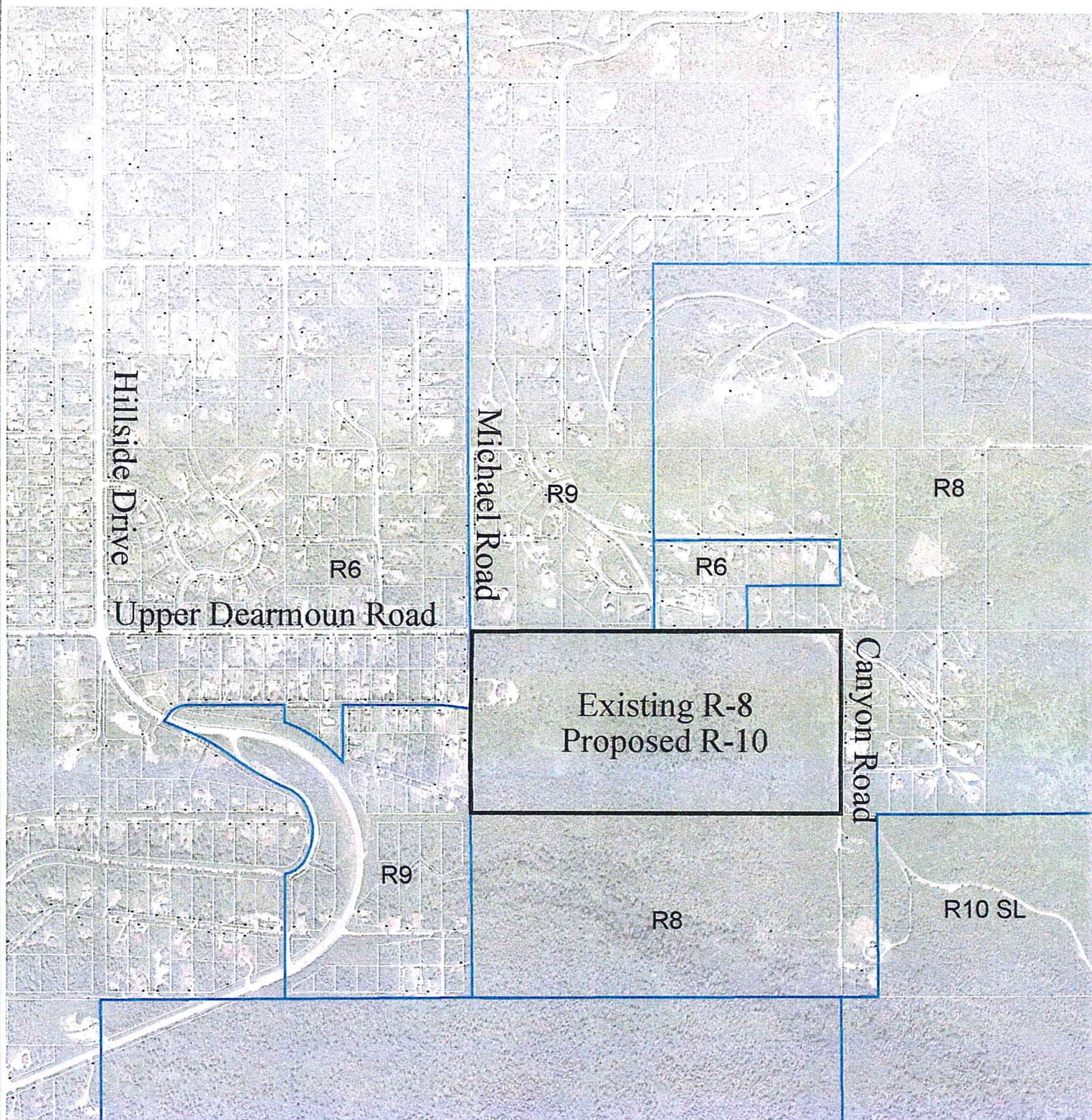
Parcel 3. Lot 2 Vergason-Jones Subdivision, approx. 4.4 acres.

Owner Parcel 1. Authorized signature for: Elisha & Todd Brownson

Owner Parcel 1. Authorized signature for: Paul & Susanne Gionet

Owner Parcel 2. Authorized signature for: Jeff & Lori Jones

Owner Parcel 3: Authorized signature for: Bruce & E. Lori Vergason



S4
Group

Land Surveying
Land Development Consultants
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Proposed Lewis & Clark ReZone

Scale 1" = 1000'



April 2, 2018

R-10 Re-zoning Application Narrative for
Lewis & Clark

Need & Justification for the rezoning: This proposal is for a rezone of the property to R-10. This would allow for the future subdivision of the property through the platting process into individual lots for single family home construction. The current zoning of R-8 requires lots with a minimum lot size of four acres. This proposal for R-10 would allow lots ranging in size from 1 1/4 acre to 7.5 acres in size, according to Title 21 subdivision regulations. The density on the site by R-10 standards would range from 0.2 to 0.8 dwelling units per acre. These lot sizes will match the surrounding average lot sizes. The developed areas surrounding this parcel have an average lot size of 1 & 1/4 acre. The lots in R-10 zoning have a minimum lot size of 1 1/4 acre. These lots will be highly desirable by home buyers, and most of the lots will have incredible views along with new paved interior road access.

Proposed land use and development: The proposed land use is for a development of single-family homes.

Probable timeframe for development: The probable timeframe for development of the subdivision is from 2019 to 2024.

Special Limitations: We are not proposing any special limitations to the zoning.

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.

This rezoning to R-10 will promote the public health & safety and general welfare of the home buying public by providing well designed lots with safe, paved access roads that are designed to all of the current code restrictions that provide safety features such as adequate turn-around for fire trucks, a safe and flat road grade in the interior streets, improved drainage systems, modern septic systems, and large 1 1/4 acre minimum lot sizes. This lot size matches the surrounding area and is conducive to Anchorage Hillside style of living. New subdivisions that are built to the current regulations on the hillside are becoming increasingly rarer as most of the land is fully developed. Lewis & Clark will provide home

owners the chance to be in an all-new subdivision with all-new houses, and all-new paved streets. The existing zoning of R-8 with its requirement for lot sizes of 4 acres do not allow the development of lots that would be within reach financially of most home buyers. The R-10 lot minimum size of 1 & ¼ acre feet reduces the cost of the roadway improvements substantially, which in turn reduces the purchase price of the lots into a range that is more in line with what people can afford.

2. *The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan maps(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)*

Anchorage 2040 Land Use Plan

Lewis & Clark conforms to the Anchorage 2040 Land Use Plan (2040 LUP) that was recently approved and adopted on September 26th, 2017 by Assembly Ordinance 2017-116. The introduction of this plan on the inside cover states:

“The Anchorage Bowl has urbanized and evolved since we adopted Anchorage 2020—Anchorage Bowl Comprehensive Plan in 2001. New challenges demand that Anchorage become more resilient and better prepared for mid-21st century realities, including lower oil production revenues and state spending, as well as fostering new opportunities for economic development and resilience.

The 2040 LUP recognizes these community changes and sets the stage for future growth, development, and sustainability. Additionally, many Anchorage neighborhoods have adopted plans or are working on plans. These include East and West Anchorage, Downtown, Government Hill, Fairview, Hillside, the UMED District, Mountain View, South Addition, and Spenard.

The 2040 LUP incorporates analysis of Anchorage demographics and projected growth, current and future economic changes, current land uses, and future land capacity. These required elements of our Comprehensive Plan inform the policies and strategies contained within the plan.

To ensure efficient and equitable growth within our limited geographic area, Anchorage must maximize land use efficiencies while protecting and enhancing valued neighborhood characteristics and natural resources.”

The R-10 zoning for this parcel fulfills the goals of the 2040 LUP by utilizing efficiencies for the land use, and creating lots that will blend in with the average neighborhood characteristics while also protecting the natural resources according to the latest MOA standards and regulations that define the R-10 zoning district.

To continue, on page 10 of the 2040 LUP there is a discussion on housing space needs:

“Housing Space Needs

As Figure 1-7 illustrates, the Anchorage Bowl has an identified need for 21,000 new residential units to meet the base case forecast population growth through 2040. For a comparison, this is roughly the amount of housing existing today in all of Northeast Anchorage including Russian Jack Park, Northeast, and Scenic Foothills Community Councils. The 21,000 new households translate into a need for an average net gain of 840 housing units per year in the Anchorage Bowl, nearly triple the net gain of recent years.

The Bowl no longer has a vacant land tract the size of Northeast available for new housing. Its existing residential zoned vacant buildable land capacity is estimated to be 9,700 more housing units, assuming historically attained housing construction densities were to continue.

Commercially zoned lands provide some additional housing capacity but do not close the deficit. Based on historical yields per acre, Anchorage’s non-residential vacant lands would provide capacity for an additional 700 housing units, bringing the total vacant land capacity estimate to 10,400 additional units. The expected average housing yield is so low because under current conditions most commercial properties do not develop with housing.

Redevelopment of existing residential lots will also play a role. Recent historical redevelopment rates and the characteristics of lots which redeveloped from 2000 to 2015 indicate a redevelopment capacity of 2,500 additional dwellings, based on current zoning and development trends. Figure 1-7 illustrates that, including re-developable lands and buildable vacant lands, the Anchorage Bowl as currently zoned has a total capacity shortfall (deficit) of 7,900 housing units by 2040 under the moderate, baseline growth forecast.”

The rezoning of Lewis & Clark will help, albeit in a small manner, this very important goal of the 2040 LUP. The LUP map on page 31 of the plan designates this area as large-lot residential, which corresponds on page 32 of the plan as having a density of 0 to 1 DUA. R-10 zoning fits nicely within these density limits.

The 2040 LUP goes on to state on page 32:

“Additionally, the housing density ranges in several of the 2040 LUP residential neighborhood designations differ from those in the area-specific plans. The 2040 LUP density ranges govern in these cases. The area-specific plans carried forward

assumptions from prior decades without the benefit of the updated 2040 LUP housing analysis¹. “

Lewis & Clark conforms to the comprehensive plan. **Policy 5** states that rezones shall be compatible in scale with adjacent uses, which this proposal strictly complies with. Adjacent to the north of this property lies R-6 zoning with developed 1 & 1/4 acre lot sizes. Adjacent to the west of this property lies R-9 zoned property and has been developed with half-acre and 1-acre sized lots. Adjacent to the east lies R-8 zoning developed with 1 & ¼ acre lots. Adjacent to the south lies undeveloped R-8 property that encompasses Rabbit Creek. This rezoning clearly complies with all intents and purposes of the comp plan. **Policy 13** of the comp plan states that new rural subdivisions shall be designed to maintain the rural character of the area. Our proposal is for R-10 lots, which are considered rural lots. **Policy 13** states that we should link to adjacent roadway systems, which we do. **Policy 13** states that we should protect wetlands and other environmental areas. We will be protecting the wetlands by creating large tracted parcels during the subdivision platting process that include the wetland. **Policy 5** states that we should incorporate wildland fire safety design standards, which new homes are built to. **Policy 14** of the comp plan states very clearly; *"Conservation of residential lands for housing is a high community priority. New residential developments at densities less than identified in the Neighborhood or District plans is discouraged."* This policy gives clear direction that in order for the Anchorage community to grow and prosper, properties should be developed at what they can reasonably and responsibly be constructed.

Hillside District Plan Map 2.1 "Hillside Land Use Plan'. Lewis & Clark conforms with the density levels as shown on this map. Lewis & Clark is in an area labeled as "Residential, with an allowed limited density of 0 to 1 DUA. The density level in R-10 zoning allowed by Title 21 is from 0.2 to 0.8 DUA. The HDP goes on to define this designation on page 2-16:

"Limited Intensity Residential 0 – 1 dwelling units/acre Intent: The Limited Intensity Residential designation provides for large-lot, single-family residences in a rural environment, much of which is served by private wells and septic systems.

Description: The predominant land use consists of detached houses on lots one acre or larger in size. The intended overall density for new development is less than one housing unit per gross acre. This type of development results from a combination of preferred lifestyles, a lack of public infrastructure, remoteness, and environmental constraints. Lot size, setbacks, the variety of custom housing designs and the presence of natural vegetation help retain the rural and natural environment. This designation is implemented by the R-6, R-8, R-9, and R-10 zones.

Location Criteria: As with all other land use designations, these apply in combination rather than individually. However, it is not necessary that all be achievable in every location: Areas with an established large-lot, rural development pattern; areas outside of the water wastewater service boundaries; areas furthest from employment and services, where higher roads and generate higher vehicle mileage citywide; areas constrained by limited road access; and areas where environmental constraints preclude more intense site development."

The R-10 zoning fits within these definitions by the HDP.

Policy 1-B of the Hillside district plan states: *"This plan maintains existing residential land use designations and zoning in the southeast Hillside."* The intent here is clear: Maintain residential where it is currently residential zoning, commercial where there is currently commercial zoning, and so on. The intent was not to limit zoning changes that would result in lots still equal or larger than that of the surrounding lots, nor to prevent re-zonings that made good common sense. There have been quite a few other re-zones that have occurred on the Hillside since the enactment of the HDP.

This R-10 zoning fits well within the land use designation as specified on page 2-17 of the Hillside District Plan titled "Limited Intensity Residential", which is defined as large lot, single family residences in a rural environment. Lewis & Clark fits every description and location criteria listed in the HDP.

3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.

This rezoning will comply with all of the R-10 zoning district purposes and specifications as in Title 21. We are not proposing any special limitations.

4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.

Lewis & Clark will be compatible with the surrounding zoning and development. R-10 zoning will be less dense than the areas to the east, the north, and to the west of us. The area to the south is undeveloped. In addition to being compatible as to density levels, Lewis & Clark is also compatible as to land use. The only land use allowed will be one single family house per lot.

5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be complete by the time development is complete, while maintaining adequate levels of service to existing development.

All facilities, utilities and services are capable of supporting the planned residential uses in Lewis & Clark. Road Access is by Upper DeArmoun Road, water services will be by individual water wells on each lot, sewer systems will be on-site systems. Fire protection issues will be addressed by complying with the latest fire code and by providing fire department approved turn-arounds at the end of any cul-de-sac within Lewis & Clark, and by providing roads that are safe by width and design.

6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.

The approval of this rezone will help reduce environmental impacts, in relation to:

Steep slopes: R-10 zoning code regulations define size of the allowable lots by the steepness of the existing terrain. For example, a lot with less than a 20% slope would be required to have an area of at least a 1 & ¼ acre, lots that have a slope between 20% & 25% must have a minimum lot size of 2 & ½ acres, lots with a slope between 25% & 30% must have at least 5 acres of area.

Wetlands/Streams/Drainage-ways: Wetland areas will be protected and will be tracted out through the future subdivision process. The platting process will further define and refine the details according to the professional reports, Title 21 subdivision standards, and other reporting agencies comments.

Hydric soils: Through the subdivision platting process, all lots will meet current Title 21 regulations concerning septic site standards and availability of water. Final lot line locations will take into consideration the boundaries of the areas suitable for septic sites and well-site locations.

Traffic: DeArmoun Road, is classified as a type 1C collector according to the Anchorage Official Streets & Highways Plan. A class 1C road is required to have two lanes, a sixty-foot ROW width, and a rating of 2,000 to 10,000 ADT's. DeArmoun Road is built to class 1C standards and is designed to accommodate 10,000 ADT's. This rezoning would allow appx. 15 more lots than the existing zoning currently allows. A single family house is rated at 9.52 ADT's, which equates to an additional 143 ADT's, which equals 1.4% of the allowed ADT's

onto DeArmoun Road as per the MOA design standards. DeArmoun Road is a two lane paved roadway. Data Sources from the MOA and HDR shows that for Upper DeArmoun Road, a long term build out volume to capacity ratio is 0.25. This means that after long term final build out, **DeArmoun Road will be at only 25% of the designed capacity.**

7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.

There will be no adverse impacts to neighboring properties. Mr. David Grenier and Mr. Brandon Marcott of Triad Engineering compiled a report of the Preliminary Drainage Impact Analysis. Their summary states: "Conclusion: ...one of the primary concerns for this development will be the contributing offsite runoff from properties to the north and east of the project. Area upstream of the project generates approximately half of the total runoff that flows through the site. This runoff will be collected and routed through vegetated drainage ways and directed to Rabbit Creek, closely matching the existing drainage path on site. No grading will be done outside of the property boundary, and MOA-identified drainage ways will remain in place downstream of the project. The overall existing drainage pattern of the surrounding area will not change or be negatively affected with the development of this parcel.

Increasing the density from R-8 to R-10 zoning creates a minimal change in peak runoff, with an increase in the range of 3-7%. This minor increase can be safely managed by sizing drainage ways and culverts accordingly. The increase in impervious area is also minimal, increasing from 3.3% impervious under R-8 zoning to 6.1% impervious with a R-10 development. As proposed, the project site will remain at a low density with a minimum lot size of 1 & ¼ acres, as per Title 21 subdivision regulations with over 80% of the parcel predicted to remain as heavily vegetated brush and trees. Glaciation concerns will be addressed by keeping shallow ground water along the roadways below the ground surface. No adverse impacts to neighboring properties are anticipated under the proposed R-10 zoning.

8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.

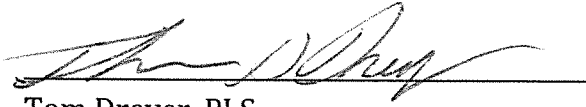
This rezone's R-10 is consistent with the land use patterns in the area and is consistent with the comprehensive plan as stated above.

9. The rezoning does not result in a split-zoned lot.

Lewis & Clark will not create any split-zoned lots.

If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,

A handwritten signature in black ink, appearing to read 'Tom Dreyer', is written over a horizontal line.

Tom Dreyer, PLS
S4 Group



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501

www.S4AK.com

907-306-8104

Summary of Community Meeting

Date: 2/28/2018 at the HCC meeting.

Location: O'Malley Elementary School

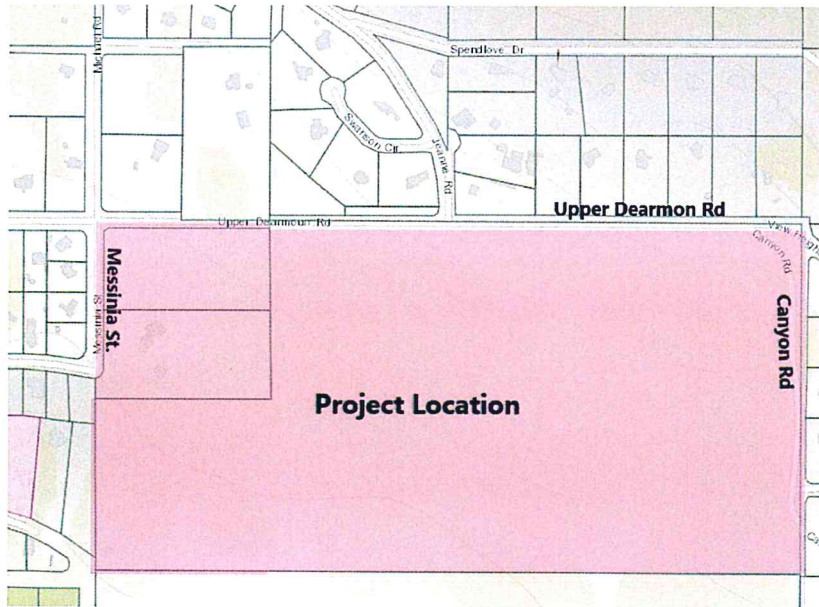
Subject: Proposed Lewis & Clark R-10 Subdivision

251 mailers were mailed out on 1/31/2018 by first class mail. Presentation provided by S4 Group to provide information and take questions and comments from meeting attendees. There were approximately 30 attendees. Presentation began at approximately 8:43 PM and questioning was completed at approximately 8:55 PM. An invitation was extended for any additional questions to be sent to the S4 Group, LLC. The following is a brief summary of the questioning and discussion:

- 1) Steve MacDonald – 13130 Jeanne Road (1.03 Acre Lot – R-9 Zoning)
 - a. Question: What is the slope of the property?
 - b. Response: Slopes of the property vary from approximately 8% to 30%, with the majority of the property being between 9 – 10% to 15%.
- 2) Unknown Neighbor –
 - a. Question: Was this issue brought before this Community Council before?
 - b. Response: No. This particular piece of property has been brought before this Community Council, but this is a completely different application for a completely different request.
- 3) Marc June – 8801 Upper DeArmoun Road (1.14 Acre Lot – R-8 Zoning)
 - a. Question: Was the R-6 rezone denied?
 - b. Response: It was not approved
- 4) Tom Dreyer provides contact information for additional questions / comments that might arise.
- 5) Joan Priestley – 13101 Jeanne Road (1.13 Acre Lot – R-6 Zoning)
 - a. Question: You have an R-8 Plat. Has that been abandoned?
 - b. Response: The Plat and the Rezone Application are separate paths.
 - c. Question: You had 20 + acres of open space set aside in R-8 Plat. Will you have that in the R-10?
 - d. Response: This application is for a rezone to R-10. Those types of questions would be addressed at the platting level.
- 6) Bruce Vergason (HCCC Chair) indicates 2-minute warning because of time limit strictly enforced by O'Malley Elementary School.
- 7) Joan Priestley – 13101 Jeanne Road (1.13 Acre Lot – R-6 Zoning)
 - a. Question: How many lots are you contemplating?
 - b. Response: The number of lots would be judged by the slope of the lot. It could be between 5 and 45 depending on several factors.
- 8) Mark Morrison – 8600 Spendlove Drive (1.03 Acre Lot – R-6 Zoning)
 - a. Question: Can you change the grade with a bulldozer to make it flatter?
 - b. Response: No. There are several requirements for slope basis determination as well as requirements for clearing.
- 9) Bruce Vergason indicates that meeting has to be closed. He says that HCCC can invite S4 Group back to a future meeting and reminds that additional questions that may arise can be directed to the S4 Group. Meeting adjourned at 8:55 PM.
Thank you,
Tom Dreyer, PLS, S4 Group

COMMUNITY MEETING

Community Meeting Agenda Notification | Hillside Community Council | Lewis & Clark Rezone



Big Country Enterprises, LLC represented by S4 Group LLC, will be at the Hillside Community Council on Wednesday, February 28th, 2018 to present on a proposed re-zone case. The project site is located where Upper De Armoun Road turns into Canyon Road (Vergason-Jones Lots 1 & 2, T12N R3W Sec 25 S 1/2W 1/2 NW 1/4 SE 1/4 & E 1/2 NW 1/4 SE 1/4 & NE 1/4 SE 1/4) aka Lewis & Clark.

The zoning map amendment is requesting to re-zone the 80 acre parcel from R8 to R10. Representatives will provide an overview of the re-zone request, project schedule and will be available to answer questions.



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Ave Anchorage, AK 99501 www.s4ak.com

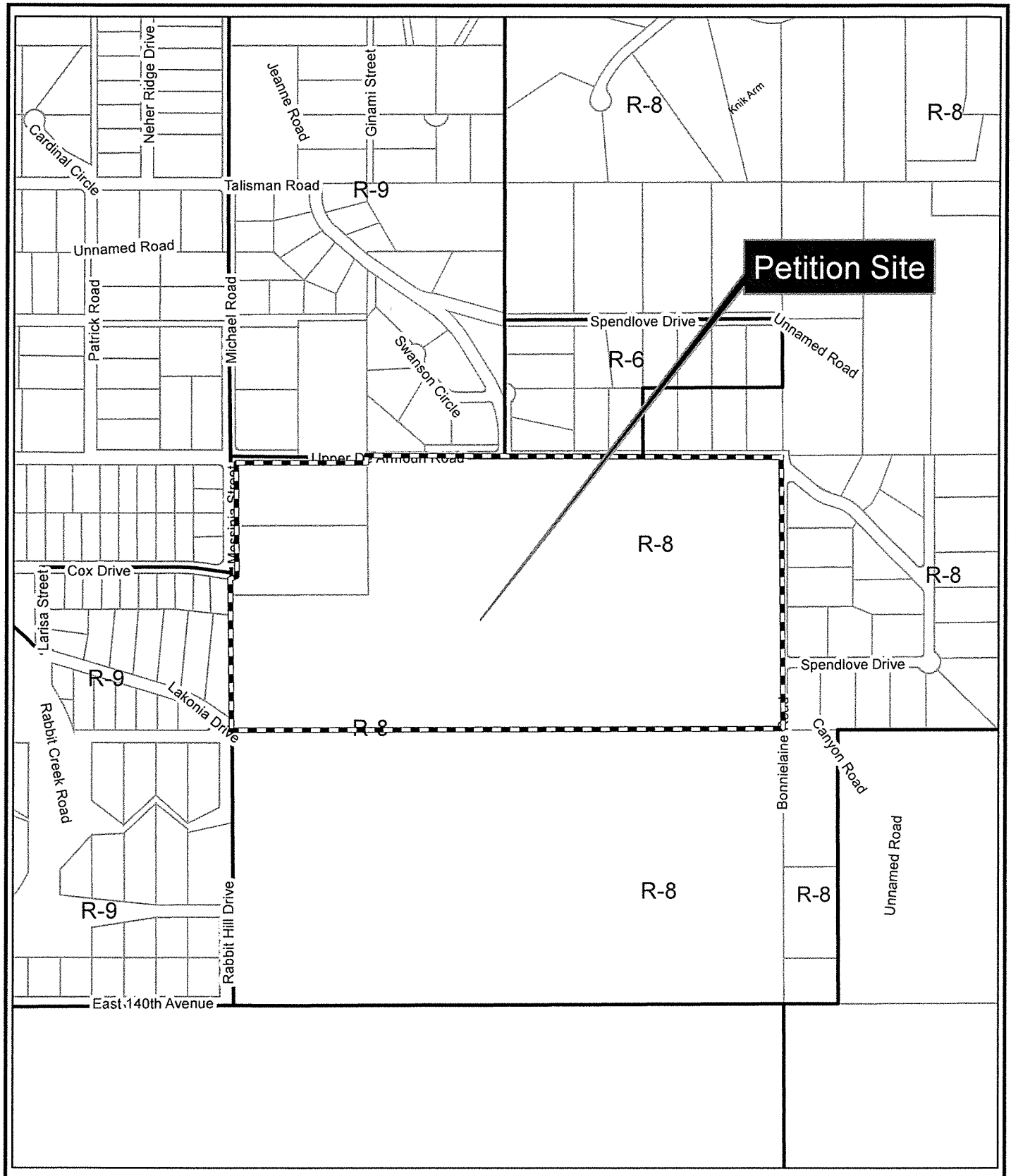
WEDNESDAY, FEBRUARY 28TH, 2018

**O'Malley Elementary School Library
1100 Rockridge Dr.
Anchorage, AK 99516
7:00 PM**

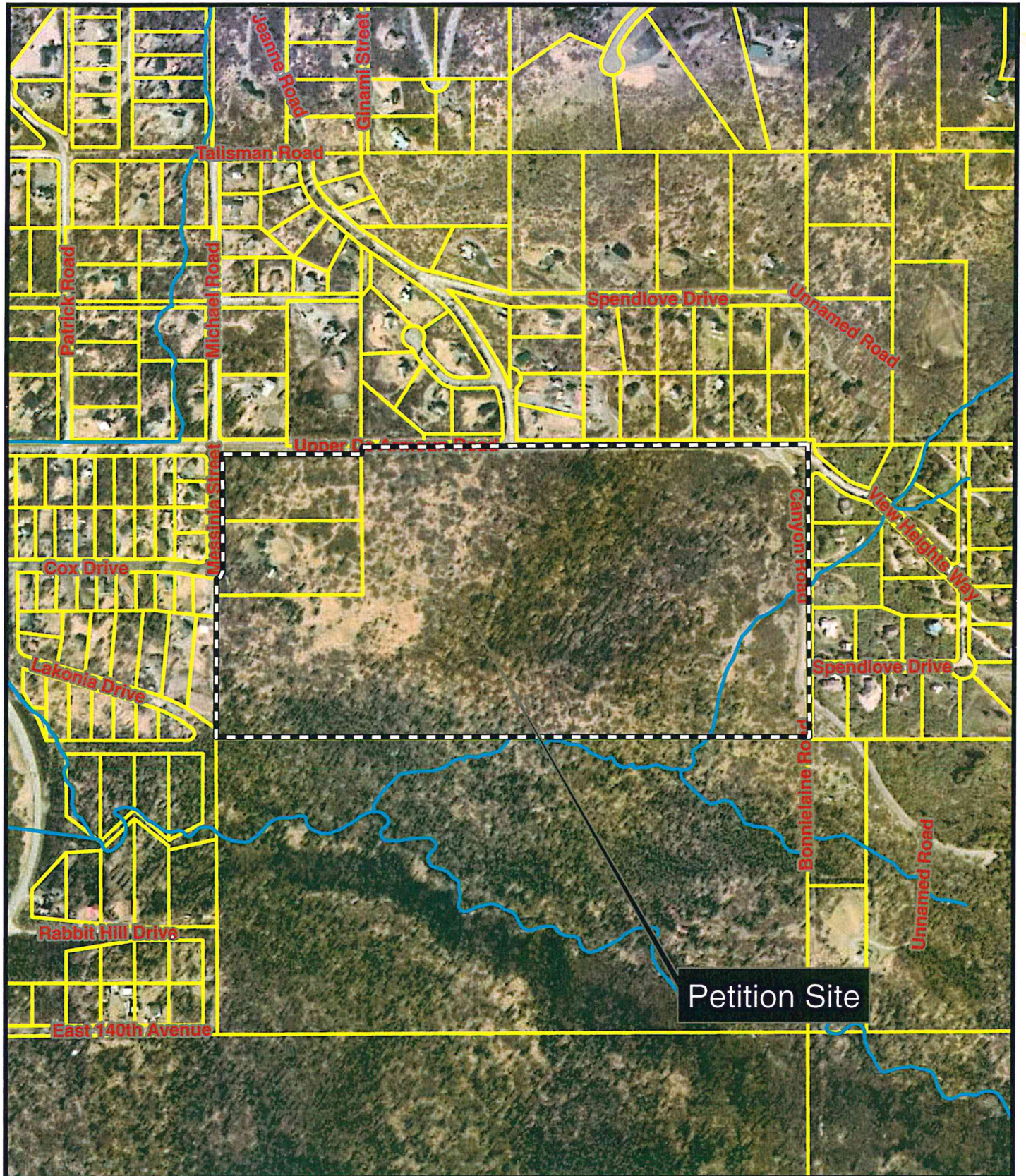
We welcome your feedback! Interest parties may appear at the meeting and speak on the matter. You can also submit your comments or request additional information by emailing:

Tom Dreyer, PLS
S4 Group, LLC
Tom@s4ak.com

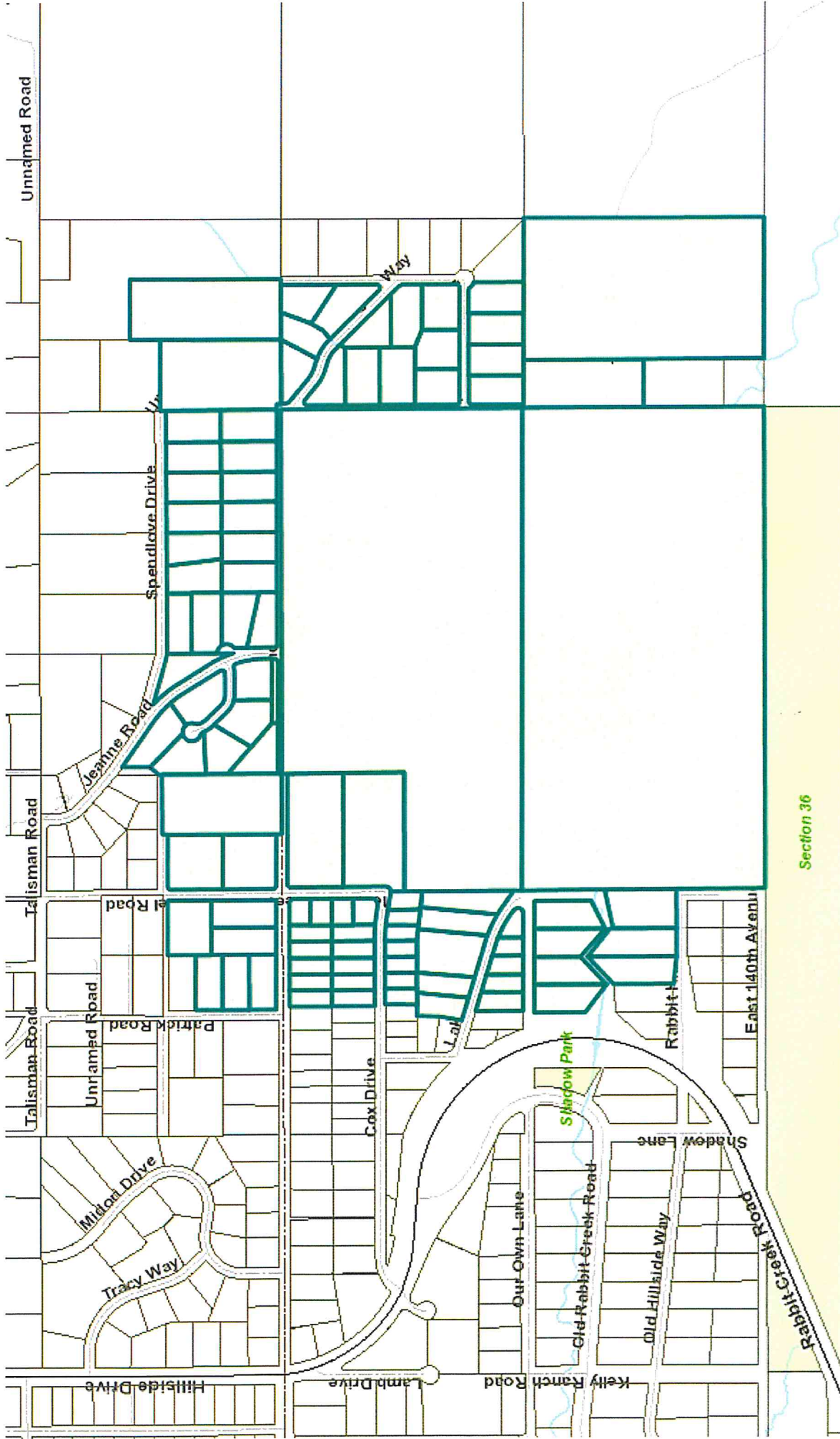
2018-0052



2018-0052



Anchorage



2018-0052 PHN map
Distance = 600' (96 paces)