

Planning and Zoning Commission

June 11, 2018

Case #: **2018-0052**

Case Title: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.

Agenda Item #: **G.2** Supplementary Packet #: **1**

X Comments submitted after the packet was finalized

☐ Additional information

☐ Other:

Sent by email: **X** yes no

Public Comments: 2018-0052

Commenter	Email	Phone Number	Submitted
lance powell 4621 golden spring circle anchorage, AK 99507	lwpowell1@juno.com	9073462327	5/27/2018 1:51:07 PM
The local residents need more info on this case.....the Hillside Community Council needs to have adequate info in which to evaluate this case...thanks.....Lance Powell			
Thomas Mobley 8011 Lakonia Drive Anchorage, AK 99516	pta@gci.net	230 5372	6/7/2018 8:36:55 AM
I'm against any building in this area as a great portion has the declaration of Class C wet lands. The water table for existing homes will be jeopardized as well as Rabbit Creek. The sewage alone will be quite adequate and will pose a threat to the surrounding wet lands and Rabbit Creek proper, not to mention the run off from construction and once complete lawn fertilizers. DeArmon Road is currently in need of extensive repair with just the current residency and definitely is inadequate to handle the additional traffic that would be created by this subdivision. To say the least I am opposed to any further construction in this area.			
Lois Harper-Lewis			6/7/2018 11:08:57 AM
I have lived 24 years in this neighborhood. Needless to say the proposed rezone in the Lewis and Clark Development area, which would bring in 50 new 1.25 acre plots, would change the whole character of our peaceful community. It would bring adverse changes to the view, water tables, drainage and traffic patterns. I am opposed to the magnitude of this kind of construction in our quiet neighborhood.			
Hillside Community Council		301-3920	6/7/2018 8:50:38 PM
At the meeting of the Hillside Community Council on May 23, 2017, the council members voted 14 to 0 with two abstentions to oppose the application in Case 2018-0052, Lewis and Clark Subdivision, rezone application from R-8 to R-10.			
Gail Morrison	gmorrison@alliedgis.com	9073013920	6/8/2018 9:51:05 AM

8600 Spendlove Dr.
Anchorage, AK 99516

- 1) The rezone does not address the city's housing needs. At the HALO meeting (6/7/2018) Assemblyman Weddleton stated that Alaska's population is growing older and is looking to downsize their housing needs. Anchorage needs smaller homes, not larger.
- 2) Most of the soils in the applicant's tract are of poor to marginal building material. The Muni has done a study and has created a map that shows that most of this area is undevelopable. A retired Muni Soil Scientist lives on Upper DeArmoun and has stated that there is a lot of clay in this lot. When discussed with the applicant, their soils person said - after much evidence on our part - that "yes, there is clay, but it's not the bad clay". Clay is clay. Also, the applicant's first engineering company showed 3 lots that were undevelopable. So the applicant hired a different engineering company that would state otherwise.
- 3) This plan is not consistent with the HDP. Francis McLaughlin has stated that "the Hillside aspires to have 1 acre lots". This is not true. Not one of the 100 people I have spoke with wants 1 acre lots up here.
- 4) These lots will be sold at fair market value. Building a new home + septic + well + land = a home valued at approx. \$550K or higher. This is not affordable housing to people under 40 years old. Recent high school and college graduates want to be closer to downtown and where the action is.
- 5) Additional housing is an absolute risk to the groundwater, well volumes and pressure, and flow into Rabbit Creek. When the applicant allowed over 250,000 gallons of water to seep from an unsecured (capped) well, many in the Upper DeArmoun complained of low water pressure and lack of water.
- 6) This application does not come close to satisfying the legal requirements. To be approved, this rezoning application must meet ALL NINE criteria under 21.03.160E. So on criterion E1, this application fails and should be denied. The planning department claims higher density is encouraged by the HDP. In fact, the HDP says density should not be decreased by rezoning. And on criterion E2, this application fails and should be denied.
- 7) In saying "the rezoning won't have significant adverse impacts to the environment greater than surrounding residential developments," the planning department apparently misreads criterion E6, which does not include the qualifier "greater than surrounding residential developments." On criterion E6, this application fails and should be denied. This rezone would extend a land use pattern inconsistent with the comprehensive plan.
- 8) The current planning department is not objective. Mr. McLaughlin clearly favors the applicant. We have provided critical evidence (pictures, maps, and official reports) showing poor drainage, poor soils, a Muni map showing areas within this parcel that are undevelopable, pooled water, pictures of a poorly capped wellhead that leaked hundreds of thousands gallons of water, unprotected streams that were driven over, we have caught errors in slope calculations, proof that these lots are NOT affordable to most, a lack of need for large, expensive homes. All this evidence is ignored by Mr. McLaughlin.

Carl
8831 Upper DeArmoun
Anchorage, AK 99516

carlportman@gci.net 9073458107 6/8/2018 10:16:56 AM

June 8, 2018

Planning Department
Municipality of Anchorage
Attn: Francis McLaughlin
4700 Elmore Road
Anchorage, AK 99507

Re: Lewis & Clark R-10 Rezone, Case No. 2018-0052

Dear Mr. McLaughlin:

I am writing in opposition to the proposed R-10 re-zone requested by Big Country Enterprises for the proposed Lewis & Clark subdivision on Upper DeArmoun Road. I have lived adjacent to the 70-acre parcel for 40 years. I voiced my opposition during the earlier R-6 re-zone process and for the same reason, I remain opposed to the newest

R-10 re-zone proposal.

Please understand, I am not opposed to the development of this parcel under current R-8 zoning. In fact, I did not appeal the R-8 conservation subdivision proposal approved by the Platting Board because I felt it was a significant step in the right direction. I believe the conservation subdivision can work with some adjustments to further minimize the impact on the immediate neighborhood, movement of wildlife, and the re-charging of neighboring wells, many of which have poor flow rates resulting in rationing of water for household and outdoor use. These adjustments could also help mitigate surface drainage issues on the property.

I have told Big Country Enterprises about my belief that a private meeting could lead to resolution of issues with the conservation subdivision. They have said they are unwilling to meet until after the Commission's decision on the R-10 rezone.

I am opposed to the R-10 re-zone for many of the reasons outlined in Marc June's May 14, 2018 comments, as well as Pat Dougherty's comments, dated June 5, 2018. Title 21 prohibits new rezoning applications for two years since their last denial and it has only been a year. With virtually no details and including questions, twelve minutes of time allotted by one of the applicants (in his role as President of the Hillside Community Council) does not satisfy Title 21's requirement of a community meeting before a rezone application. With the history of denials of 32, 30, and 26 lot subdivisions, not specifically addressing the number and size of lots, is inexcusable and may be intended to prevent negative comments from the various planning departments.

As Mr. Dougherty pointed out, approval of the R-10 rezoning application could potentially triple the number of homes from the maximum allowed under R-8, fundamentally changing the wild character of our neighborhood as the greatest density of new houses would be clustered along Upper DeArmoun Road – directly adjacent to our homes. Ironically, I understand Big Country Enterprises will be saving the largest lots in the parcel adjacent to wetlands, greenbelt, and municipal park for their families.

The Lewis and Clark parcel was intentionally zoned R-8 to provide the lowest density in houses, retain open space, and reduce surface drainage issues. As I have stated in earlier comments on previous re-zone efforts, many of the existing R-6 lots in the neighborhood are too small and should have been zoned R-8, too. A number of lots have drainage issues with springs that run all-year, resulting in glaciation. Malfunctioning septic systems are not uncommon.

In conclusion, the Lewis & Clark parcel was purchased by the developer knowing it was zoned R-8.

The Rezone applications for 32, 30, and 26 lots have been previously denied.

Meanwhile, an

application for a 16-lot plat has been approved by the Platting Board, subject to appeal.

The newest

rezone application is for as many as 45 lots. Because Title 21 requires a two-year waiting period

after a rejected rezone application, the Planning Department should have not accepted this rezone application.

Regards,

Carl Portman

8831 Upper DeArmoun Road

Anchorage, AK 99516

carlportman@gci.net

Merideane Kennison

13341 Canyon Road
Anchorage, AK 99516

merideane@gmail.com

907-345-0184

6/8/2018 12:28:49 PM

Dear Commisssioners,

I am opposed to the proposed R-10 rezone on many levels.

Firstly, several re-zone requests have been made, one still in the works is unresolved while this new proposal is being put forward. The owners of the property bought the land knowing it was zoned R-8, all of the surrounding homeowners bought their homes knowing that the land would be developed that way... why won't the new owners be satisfied with what they bought? To change the zoning now is unfair to all.

The drainage from the surrounding slopes onto this parcel also concerns me. Much of the property is wetlands, and needs to be properly studied and mapped - at various times of year (not just the driest time!).

The road servicing this proposed development is in horrible shape - and likely always will be due to the harsh conditions, run-off, and geology of the area. Dense development will increase traffic on Canyon & Upper DeArmoun Roads, further degrading the roads, and adding to traffic in our neighborhood.

The small lot sizes of most of our properties allows us to know that it is NOT a good idea to zone more R-10 sized lots. Wells & septic systems often have but one place to be, and can't be moved should problems arise. Run-off from roof pitches can cause flooding on adjacent properties - where no problems existed previously (our property case in point). I think all of the neighbors see the error in the zoning of our very own properties and do not want to see it repeated.

If the new developers really want to be part of this neighborhood they would be wise to talk to us about the issues involved with living in this area, the problems we've encountered living up here, and how to create a neighborhood that would conform with the Hillside Plan. I feel like we were coming close to a consensus when this new R-10 rezone was proposed. It is confusing to counter this proposal, while trying to consider the previous Conservation Subdivision Plat.

I urge denial of this proposal.

Many Thanks, Merideane Kennison

RECEIVED

JUN 08 2018

June 8, 2018

Planning Department
Municipality of Anchorage
Attn: Francis McLaughlin
4700 Elmore Road
Anchorage, AK 99507

PLANNING DEPARTMENT

Re: Lewis & Clark R-10 Rezone, Case No. 2018-0052

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will be saving the largest lots in the parcel adjacent to wetlands, greenbelt, and municipal park for their families.

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In conclusion, the Lewis & Clark parcel was purchased by the developer knowing it was zoned R-8. The Rezone applications for 32, 30, and 26 lots have been previously denied. Meanwhile, an application for a 16-lot plat has been approved by the Platting Board, subject to appeal. The newest rezone application is for as many as 45 lots. Because Title 21 requires a two-year waiting period after a rejected rezone application, the Planning Department should have not accepted this rezone application.

Regards,

Carl Portman
8831 Upper DeArmoun Road
Anchorage, AK 99516

carlportman@gci.net

RECEIVED

Case # 2018-0052

JUN 07 2018

Bern Davis, 13101 Jeanne Road

PLANNING DEPARTMENT

Here are my thoughts and testimony, explaining why this project has problems that should result in denial by the Planning Comm.

Persistent environmental problems

THE WELL TEST RESULTS

The same problems with this property, concerning hydrologic testing, wells and septic system requirements, continue to exist. Mr. Garness sank 38 test holes, and determined that “the majority of the proposed subdivision has marginal to impermeable soils (a percolation rate of more than 120 minutes per inch).” See the Garness letter.

His numbers were unacceptable to the developers, so Northrim Engineering ran the same tests. Those results have been roundly criticized by Mr. Ted Moore, a Physical Engineer. See the Ted Moore letter. He found numerous, serious irregularities.

He even concluded that the Municipality should “require 3rd party verification of the accuracy of these findings. . . . and also insist upon independent determination of this spring’s seasonal high water table measurements.” Those are strong words, coming from an engineer.

In addition, the developers have withheld some of the test results, and kept them out of the application packets submitted to the Planning Department. They have never allowed anyone to review

those tests, even when asked, directly. We believe that such secrecy should not be condoned.

THE IMPERVIOUS AREA

The S4 letter in the Application (p. 7, attached) states that the impervious area will increase just from 3.3% to 6.1%. We note that this is almost a 100% increase. But the real increase will actually be a lot more. These numbers were lifted from a previous application (2017-0072, R-6 limited to 30 houses). See the Triad letter. With 45 houses, the impervious area will go to 9%- a three hundred percent increase.

THE VEGETATION PERCENTAGE

The S4 letter, p. 7, also states that over 80% of the entire parcel will remain as heavily vegetated brush and trees. That is an impossible number and a false assertion- especially considering that they have already bulldozed over a large amount of the acreage, including the wetlands. They will simply never attain the 80% coverage that is required with an R-10 parcel.

THE TRAFFIC

The statements made in the S4 letter (p. 6, attached), are not accurate. DeArmoun Road is, in theory, a 1C collector road, rated for 2,000 to 10,000 trips daily. Anyone who thinks that it can withstand that level of usage has never driven on it.

Therefore, I have attached a video (I hope) showing the experience of driving at 40 miles an hour (the speed limit) up and down this very substandard road. To get the real effect, you have to focus on

the car hood. The camera has a “stabilizer,” that makes the road seem less bouncy than it really is.

Existing R-8 zoning allows for about 16 houses. The S4 letter wrongly states that R-10 will allow for another 15 lots. It actually allows up to 50 lots. The developers have indicated their intent to install upwards of 45 lots. So 9.52 daily trips per house X just 45 lots, = 428 extra trips, not the 142 that S4 stated. Take 2,000 trips as what DeArmoun can realistically stand, so another 428 is a 21% increase, NOT a 1.4% increase, like S4 states.

Sham Council meetings

One other issue deserves mention. There is a clear and strict procedural requirement in Title 21 (at section 03.020.C1, attached) for a meaningful presentation at a Community Council meeting, before a rezone request can be considered by the PZC. A developer is supposed to:

1. inform the residents of the details of a proposal,
2. show how the developer intends to meet the standards in Title 21,
3. receive public comment and
4. encourage dialogue.

None of these things happened at the community council meetings that the developers held.

The developers held a meeting at the Hillside Comm. Council on February 28th. These people have gotten onto the Board, so they set the agenda for this meeting. They scheduled their presentation as the very last item on the agenda, after all the other business and mayoral candidates' speeches .

The Lewis & Clark “presentation” started at 8:43 (the school closed promptly at 9:00) and it was, frankly, a complete sham. ALL (and I do mean ALL) that Tom Dreyer (their agent) did was read the sections of Title 21 that pertained to an R-10 residential zone. They gave NO discussion whatsoever- NONE, and offered ZERO explanation of why this rezone was desirable and/or necessary.

Then it was “Ooops- gee, look at the time. Gotta go. Bye.” We managed to get in a few questions, but we received no meaningful information about ANY specifics of their new plan- important things like lot sizes, slopes, type of septic systems, number of lots projected, and their price.

Tom Dreyer offered to answer any other questions via email, but he has steadfastly ignored all the emails that several neighbors have since sent to him, each asking for specific information.

Then they scheduled another “presentation” at the Hillside Council. Tom Dreyer was absent from this one. This time, again, the two developers made no presentation whatsoever. I mean NOTHING. They told us they really had nothing to say, and just asked us for questions.

However, Bruce Vergason categorically denied any knowledge of the answers to ANY and EVERY question that we asked. Todd Brownson, who does know the answers to our questions, just maintained a stony silence. He refused to provide any information, whatsoever.

Bruce even claimed to be totally ignorant of such fundamentals as the projected number of lots, a ballpark estimate of their expected prices, the costs involved in digging any roads- anything. His

uniform response to every question was “Gee- I don’t know. Sorry. Haven’t been informed about that, yet.”

We pointed out to him that his naive ignorance bordered on outright stupidity. No one goes into a multimillion dollar project with utterly no knowledge or understanding of the most basic financials involved. Yet that is exactly what he claimed was the case.

These gatherings were both sham meetings, that certainly do NOT meet the criteria that are clearly stated in Title 21. These people have made a mockery of the process that is supposed to happen. This mandatory procedural step has NOT been met, and the PZC hearing really needs to be abated, until such time as a real and substantial presentation is given to the Hillside Community Council members.

Summary

The developers already have a much more reasonable plat (R-8 Conservation Subdivision with 16 lots) that has been approved by the Platting Board. See the attached plat. It is far better than their previous R-6 rezone requests, that the Planning Commission has unanimously denied, in the past. The neighborhood, including myself, generally supports this R-8 project.

There is no rational necessity for this rezone. The R-8 plat is acceptable to us, and profitable to the developers. Several of the mandatory 9 requirements (especially # 5 and 6) cannot be met by this R-10 rezone. For all the reasons discussed above, we ask that you recommend denial of this application.

Garness Engineering ltr

GARNESS ENGINEERING GROUP, Ltd
CIVIL & ENVIRONMENTAL ENGINEERS

Quanics

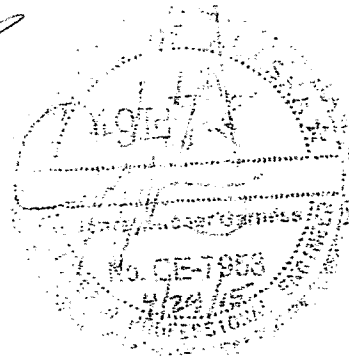
Advanced Treatment System

Dealer

April 29, 2015 (Revised)

S4 Group
124 E. 7th Ave.
Anchorage, AK. 99501
Phone: 907-306-8104
Attention: Tom Dreyer

see page 2



Subject: Soils Investigation Report and Well/Septic Reserve Area for Lewis and Clark Subdivision (proposed) Located off Upper Dearmoun Road in Anchorage, Alaska

Mr. Dreyer,

Lewis and Clark Subdivision (proposed) is located on the south side of Upper Dearmoun Road in Anchorage, Alaska. Based on the preliminary plat drawing provided to us, this development is proposed to consist of thirty-two (32) lots and two (2) large tracts. The two (2) large tracts are classified as wetlands. Improvements will include street improvements and storm drainage, all within publicly dedicated right of way. Per your request we excavated and logged test holes and performed percolation test/s for each lot. This information will be used to establish septic reserve areas or platted drainfield sites for each lot in the subdivision.

PROPOSED WELL AND SEPTIC RESERVE AREAS

Soil logs have been prepared for all test holes excavated on the property (see Tab 4). We have also prepared a site map showing the proposed well locations with 100 foot protective radii and proposed septic reserve areas or platted drainfield sites (see Tab 2). In regards to the septic reserve areas, MOA wastewater ordinance AMC 15.65.180 requires that a site map be provided showing the septic reserve area for each lot or identify three (3) platted drainfield sites. In regards to the septic reserve area, the total reserve area must meet the requirements set forth in Table 2 of AMC 15.65.180 (see below).

TABLE 2

TABLE INSET:

Percolation Rate (minutes/inch)	Total Reserved Area (square feet)
1--5	10,000
5--12	12,000
12--24	14,000
24--60	16,000

In regards to platted drainfields, the platted drainfield sites must meet the requirements set forth in AMC 15.65.180 (see below).

Exh 1

- 2 The lot must contain sufficient area to provide for structures, and a well or other water source, and sufficient area for an original on-site wastewater disposal system and two replacement subsurface disposal fields designed in accordance with the standards and procedures of Sections 15.65.040, 15.65.050 and 15.65.060. The plat must designate the maximum number of bedrooms allowed on each lot. The area to be used for wastewater disposal system and replacement subsurface disposal fields must be designated on the plat for each lot as being unavailable for use for driveways, parking areas or structures.

Based upon the soils conditions on the property we have provided a combination of septic reserve areas and platted drainfield sites. The platted Drainfields have been sized for four (4) bedrooms and will require a plat note limiting the number of bedrooms to this size for each lot. The following is a summary of our findings of the topography, soil conditions, groundwater conditions, etc., across the property.

SOILS REPORT SUMMARY

Based upon the topography information provided to us by your firm, the average slopes across the majority of this parcel range from 5 to 20 percent running generally from northwest to southeast (see attached site plan). Prior to excavation of the test holes, your firm provide us with a proposed subdivision drawing with the layout of the planned subdivision of the which includes the location of delineated wetlands, drainageway/s, and a stream channel. Based on the topography information, the proposed lot configurations, the location of delineated wetlands, drainageway/s, stream channel, etc., test hole locations were chosen and these locations were staked by your firm. All test hole locations were excavated at the staked/flagged location. A total of thirty-eight (38) test holes have been excavated on the property and percolation test/s have been performed in separate benches in undisturbed, native material. Attached are all the soil logs (see Tab 4) which indicates the soils classification, groundwater monitoring data, and percolation test information. In addition to the soil logs, we prepared a spreadsheet summarizing all the test hole percolation data, the highest groundwater readings, and the depth of impermeable soils (see Tab 3). This spreadsheet notes if a septic reserve area or a platted drainfield is proposed for each particular lot. The following is a brief overall description of the soil conditions across the parcel:

We performed test holes on the southeast quarter of the property for proposed Lots 1 through 4 (TH#1, TH#2, TH#3, and TH#4). Based upon our findings, these proposed lots appear to be unsuitable for onsite septic systems due to impermeable soil and/or high groundwater. Additionally, two (2) test holes (TH#11 and TH#11A (old TH#6)) were performed on proposed Lot 11 and found that the lot will not meet the requirement for septic reserve area or platted drainfields. In short, this lot appears unsuitable for an onsite septic system.

The majority of the of the proposed subdivision has marginal to impermeable soils (soils that have a percolation rate of >120 minutes/inch) at a depth of four (4) feet. Each test hole in this portion of property generally has one (1) to two (2) feet of organic/peat material. Between the organic layer and the impermeable layer, generally there is a two (2) to three (3) foot layer of gravel, silt mixture (GM) that had percolation rates that ranged from 3.3 to 48 minutes/inch. Given the impermeable soils (at four feet and/or shallow groundwater) and based our experience with the MOA Onsite Department on other subdivisions with similar conditions, these proposed lots will most likely require the use of platted drainfield sites served by advanced wastewater treatment systems. We have prepared a conceptual cross-section detail drawing which shows a profile view of a proposed platted drainfield (see Tab 5). In

the cross-section drawing, we are showing the limits of excavation to be the same (2 feet) and the installation of 4+ feet of MOA approved sand filter. This will put the bottom of the proposed drainfields at 2 feet above original grade and provide the required 6 foot separation distances to impermeable soils. All the platted drainfield sites are "mounded" and require 3 to 1 slopes that are vegetated. Since these are all mounded drainfields, we have shown on the site plan that all platted drainfields are at least 35 feet away from any lot line that is below/downhill from the lowest platted site. This will insure no cutbanks or slopes that exceed 25 percent will exist 50 feet downhill from the proposed drainfields. It is extremely important that the proposed roadways, driveways and house locations are planned for these properties to insure that no cutbanks are created 50 feet below the platted drainfields. We are also recommending that the most upper platted drainfield site be used as the first installation preference. There were several test holes that did not have impermeable soils and had percolation tests that would appear to support conventional onsite septic systems and qualify for septic reserve areas. These lots include proposed Lots 6, 8, 9, 10, and 19 (TH#6 (old TH#2), TH#8 (old Th#1), TH#9, TH#10, and TH#19).

All of these test holes were performed between October of 2014 and January of 2015. During this time frame during (multiple site visits), we did not see any running water in any of the drainageways or the stream channel that were shown on your drawing. The only standing water visibly seen on the lot was in the designated wetlands on proposed Tract A. On April 17, 2015, we performed spring groundwater monitoring on all the test holes. This is approximately a month earlier than the normal spring groundwater timeframe (May), but due to the early spring conditions and the lack of snow conditions in the area, it is our opinion that the April groundwater reading would be adequate for high groundwater conditions. Prior to performing spring groundwater readings, we contacted Deb Wockenfuss with the MOA Onsite Department and confirmed that she would accept these readings as the high groundwater levels. During our site visit on April 17, 2015, we inspected all the drainageways and stream channels and found them to be dry except for the drainageway at the South end of Canyon Road, where there was a small flow of water running through the channel. This water appeared to be from runoff travelling down the Eastside ditch line of Canyon Road, flowing through a culvert under Canyon Road, and daylighting in the drainageway located in the Southeast corner of this parcel. This will most likely dry-up after spring "break-up". In short, based upon our observations, there was no issues with surface waters on the property except those noted as designated wetlands or the small amount of water in the aforementioned drainageway.

WELL AND AQUIFER SUMMARY FOR NEIGHBORING PROPERTIES

Per your request, we performed records research on the neighboring properties to find well information including well depths, casing depths, static water level, well production, and water quality. On the site plan we have included the approximate well location of all the neighboring wells and also have included a text box to include any well information that could be found on each well. The well information shown on the site plan were taken from well logs, Certificate of System Approvals (COSA's), Health Authority Approvals (HAA's), well adequacy reports, etc., found on the MOA Onsite Department public records and State of Alaska WELTS website. The information may not be comprehensive. The following is a summary of the neighboring well information:

For the properties to the west and northwest of this parcel, the well depths ranged from 54 feet to 315 feet deep, the casing depths ranged from >40 feet to 230 feet, the static water levels (SWL) ranged from 23 feet to 160 feet, well production ranged from 5 to 12.5 gallons per minute (gpm), and nitrate levels ranged from 2.22 to 7.31 mg/L. Based upon this information, the wells to the west/northwest of this parcel appear to meet MOA AMC 15.55 Water Well Ordinance.

For the properties to the north of this parcel, the well depths ranged from 115 feet to 247 feet deep, the casing depths ranged from >40 feet to 76 feet, the static water levels (SWL) ranged from 17 feet to 87 feet, well production ranged from 0.81 to 4 gallons per minute (gpm), and nitrate levels ranged from 2.5 to 4.73 mg/L. Based upon this information, the wells to the north of this parcel appear to meet MOA AMC 15.55 Water Well Ordinance.

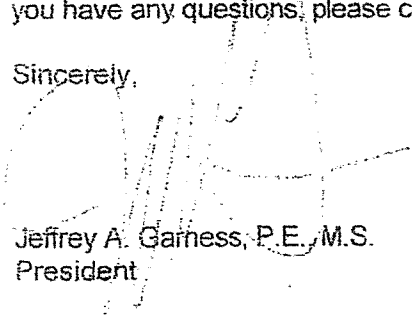
For the properties to the east of this parcel, the well depths ranged from 106 feet to 325 feet deep, the casing depths ranged from 27 feet (bedrock) to 61 feet, the static water levels (SWL) ranged from 0 feet to 40 feet, well production ranged from 1.31 to 5 gallons per minute (gpm), and nitrate levels ranged from 0.5 to 4.35 mg/L. Based upon this information, the wells to the east of this parcel appear to meet MOA AMC 15.55 Water Well Ordinance

The property to the south (downhill) of the parcel is undeveloped. Based upon the neighboring well information, it initially appears that there should be no issues with drilling wells for this subdivision; however, moderately elevated nitrate levels could be an issue.

CONCLUSION

Based upon the well/septic reserve site map, the soils reports and the surrounding well information, the proposed subdivision appears to meet the MOA subdivision standards for most of the parcel. If you have any questions, please contact us at 907-337-6179.

Sincerely,


Jeffrey A. Garness, P.E., M.S.
President

Ted Moore letter

FLATTOP TECHNICAL SERVICES

CIVIL & ENVIRONMENTAL ENGINEERING • ENERGY CONSERVATION & ANALYSIS

TED MOORE, P.E.
PH./FAX: (907)345-1355
E-Mail: tgmoore@gci.net

14530 ECHO CANYON ROAD
ANCHORAGE, AK 99516

May 24, 2017

Francis McLaughlin
M.O.A Planning Department
4700 Elmore Road – P.O. Box 196650
Anchorage, AK 99519-6650

Re: Lewis and Clark Subdivision Application – File # 2017-0072

Dear Mr. McLaughlin:

I have reviewed the information pertaining to soils suitability for septic systems that was provided by the developer of the proposed Lewis and Clark Subdivision, and wish to offer the following comments.

By way of background, I am a registered professional civil engineer with over 25 years of experience conducting soils tests for septic systems, focused primarily on the Anchorage Hillside area.

A careful review of the report and 2016 soils data submitted by the developer's consultant reveals numerous errors, inconsistencies and improbable data, which raise red flags regarding the overall validity of this analysis. Several of these discrepancies are itemized as follows:

(1) Each of the 2016 test hole soils logs shows virtually identical soil stratification, with exactly the same silty sand and silt with gravel material underlying the surface organic layer. In my experience, the soil stratification in most test holes dug anywhere on the Hillside tends to vary significantly within a short distance, so the chance that nearly identical soils would be encountered in 21 consecutive test holes dug on this parcel seems highly unlikely, to say the least. In fact, the soils test logs included in this report which were prepared by other engineers reveal significantly different soil stratifications including several instances of soils unsuitable for septic systems.

(2) The percolation test data reported for every test hole states that the observed percolation rate was identical for each of the three required measurement intervals. In my experience this rarely happens; the apparent percolation rate usually tends to vary somewhat over each measurement interval.

(3) In numerous instances, the description of the location of the test hole on the lot does not correspond with the location plotted on the site plan.

(4) Soils data for 5 of the apparent 26 test holes is not included in the report.

(5) It appears that the reported date of 10/22/10 shown in the lower right corner of each test hole log is probably incorrect.

The foregoing discrepancies are troubling in that they cast doubt on the overall professionalism of the petitioner's soils analysis. In my opinion, it would be appropriate for the Municipality to require 3rd party verification of the accuracy of these findings. It would also be appropriate for the Municipality to insist upon independent determination of this spring's seasonal high water table measurements in each of the test hole monitor tubes.

Sincerely,

Ted Moore, P.E.

Exh 2

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Application S4 letter, p. 7

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.

Application 2017-0072
Triad letter
see next page

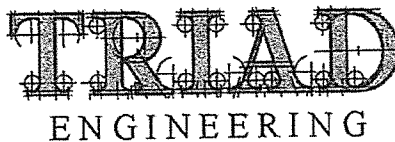
LEWIS & CLARK SUBDIVISION

PRELIMINARY DRAINAGE IMPACT ANALYSIS

Owner/Developer:

Big Country Enterprises, LLC

Prepared By:



P.O. Box 110890
Anchorage, Alaska 99511
(907) 561-6537

March 2017

Exh 4

For R-8 zoning, impervious area would make up 3.3% of the total 79 acres. The R-6 development would create an impervious area of approximately 6.1% of the total project area.

b. Summary of post-development runoff

Totals provided below are the summation of peak inflow, in cfs, for all post-development sub-basins.

Table 3: Post-development Peak Runoff Rates

	10-Year			100-Year		
	R-8 [cfs]	R-6 [cfs]	% Increase R-8 to R-6	R-8 [cfs]	R-6 [cfs]	% Increase R-8 to R-6
Outfall 1	12	12.9	7.0%	24.7	25.9	4.6%
Outfall 2	14.3	15.1	5.3%	33.6	34.7	3.2%
Outfall 3	12.9	13.7	5.8%	31.8	32.9	3.3%

Post development analysis calculations are included in the Appendix.

5. Conclusion

As mentioned in Section 2.c., 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-6 zoning (limited to 30 lots) 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 30-lot R-6 development.

As proposed, the project site will remain at a low density with an average lot size greater than 2 acres, 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-6 zoning designation and 30-lot limitation.

Application S4 letter, p. 6

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

- vi. Any concerns related to neighborhood impacts, land use, landscaping concepts, and overall project design.
 - vii. Possible alternatives or modifications related to the proposed application.
 - viii. Procedures that will need to be completed to review and act on the proposed application.
- c. A checklist of discussion items indicating topics discussed at the pre-application conference shall be provided to the applicant within ten days of the conference. The checklist shall be considered proprietary information until an application has been submitted.

5. **Informal Review Comments Not Binding**

The review comments of the director are not binding upon the applicant or the municipality, but are intended to serve as a guide to the applicant in making the application and to advise the applicant in advance of the formal application of any issues which will or may subsequently be presented to the appropriate decision-making body. Because a pre-application conference precedes the actual application, some key issues relating to a specific proposal may not be apparent at the pre-application conference.

6. **Application Required Within Six Months**

After a pre-application conference has been completed, an application must be submitted within six months, unless one extension is granted by the director not to exceed an additional six months. If a complete application is not submitted within six months or an extension has not been granted, a new pre-application conference shall be required prior to submitting an application.

C. **Community Meetings**

1. **Purpose**

The community meeting is an informal opportunity for the developer to inform the surrounding area residents and property owners of the details of a proposed development and application, how the developer intends to meet the standards contained in this title, and to receive public comment and encourage dialogue at an early time in the review process.

2. **Applicability**

a. **Types of Applications**

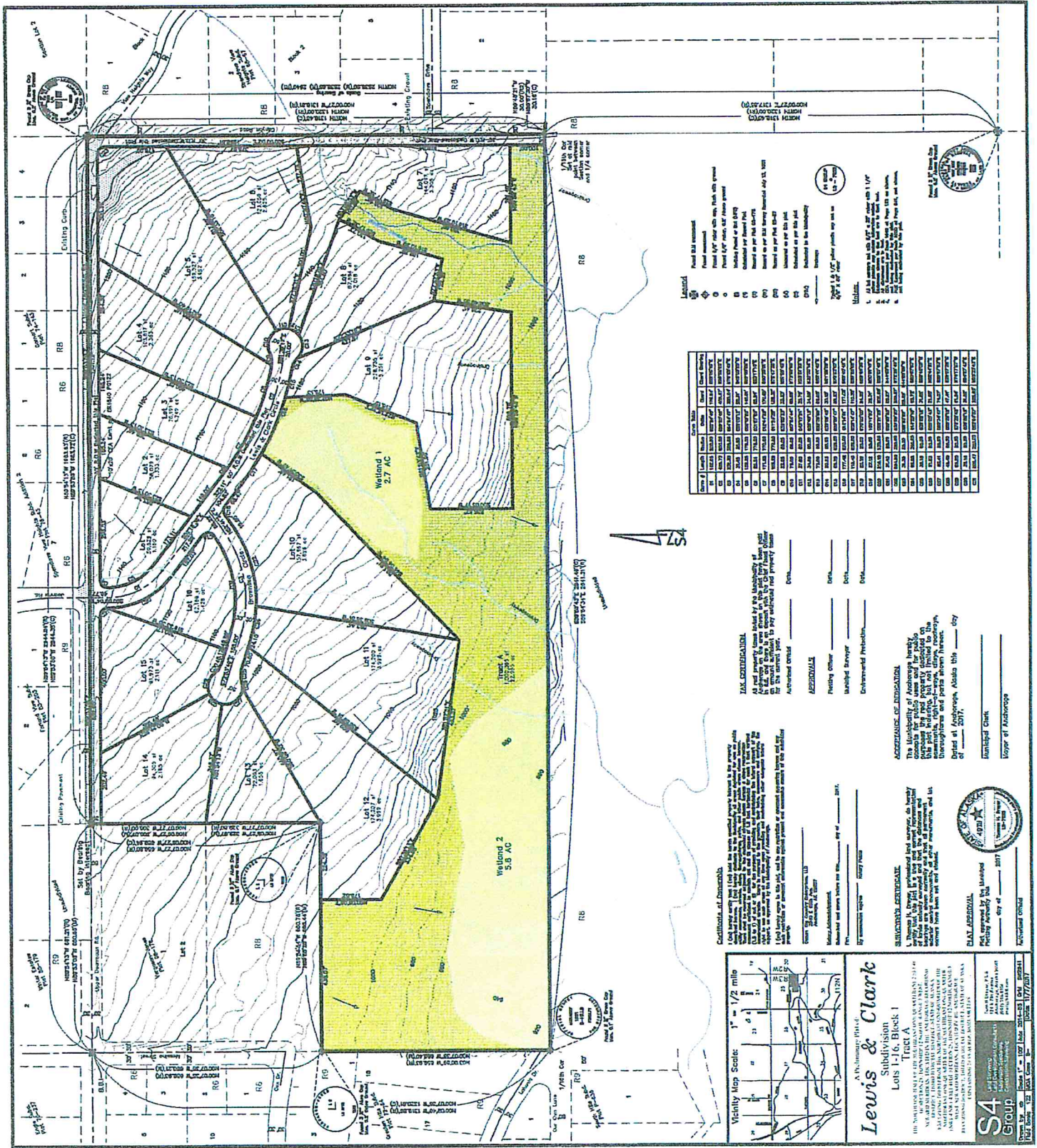
The applicant shall hold a community meeting for any of the following types of applications.

- i. Rezoning (zoning map amendments);
- ii. Subdivisions, except for abbreviated plats;
- iii. Conditional uses;
- iv. Marijuana—special land use permit;
- v. Institutional master plans;
- vi. Major site plan review; and
- vii. Public facility site selection.

b. **Community Councils**

The applicant shall use as its first choice the community council(s) meeting of the project area as the community meeting when the community council(s) meeting

R-8 Conservation Subdivision plat



Lot	Area	Owner	Notes
1	0.25 AC	State of Alaska	State of Alaska
2	0.25 AC	State of Alaska	State of Alaska
3	0.25 AC	State of Alaska	State of Alaska
4	0.25 AC	State of Alaska	State of Alaska
5	0.25 AC	State of Alaska	State of Alaska
6	0.25 AC	State of Alaska	State of Alaska
7	0.25 AC	State of Alaska	State of Alaska
8	0.25 AC	State of Alaska	State of Alaska
9	0.25 AC	State of Alaska	State of Alaska
10	0.25 AC	State of Alaska	State of Alaska
11	0.25 AC	State of Alaska	State of Alaska
12	0.25 AC	State of Alaska	State of Alaska
13	0.25 AC	State of Alaska	State of Alaska
14	0.25 AC	State of Alaska	State of Alaska
15	0.25 AC	State of Alaska	State of Alaska

ACKNOWLEDGEMENT
 I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original map and plan as filed for record in the office of the Registrar of Titles, State of Alaska, and that the same conform to the requirements of the laws of the State of Alaska relating to the recording of maps and plans.

APPROVED
 Notary Public for the State of Alaska
 My Commission Expires _____

ACKNOWLEDGEMENT OF INTEREST
 The Municipality of Anchorage hereby certifies that it has no interest in the land described in the foregoing map and plan, and that it has no claim or demand against the same, and that it has no objection to the recording of the same.

ACKNOWLEDGEMENT OF INTEREST
 The Municipality of Anchorage hereby certifies that it has no interest in the land described in the foregoing map and plan, and that it has no claim or demand against the same, and that it has no objection to the recording of the same.

LEWIS & CLARK
 Subdivision
 Lots 1-16, Block 1
 Tract A

Scale 1" = 1/2 mile

Legend

- 1. State of Alaska
- 2. State of Alaska
- 3. State of Alaska
- 4. State of Alaska
- 5. State of Alaska
- 6. State of Alaska
- 7. State of Alaska
- 8. State of Alaska
- 9. State of Alaska
- 10. State of Alaska
- 11. State of Alaska
- 12. State of Alaska
- 13. State of Alaska
- 14. State of Alaska
- 15. State of Alaska
- 16. State of Alaska

Scale 1" = 1/2 mile

Legend

- 1. State of Alaska
- 2. State of Alaska
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- 15. State of Alaska
- 16. State of Alaska

74x3

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950381760 0020
PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messina Street, south of Upper DeArmoun Road and west of Canyon Road.

CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, June 11, 2018 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>.

Name: Deanna Pruhs 6-6-2018 Deanna Pruhs
Address: 33 year Anchorage Resident Hillside East Resident
13 year Hillside Resident Diamond Blvd Workplace

Comments: I have known the Siebert Family for many years, they are wonderful, generous and responsible people. They are community conscientious, and active in our city and have complete confidence for this rezoning.

RECEIVED

JUN 07 2018

PLANNING DEPARTMENT

To the Municipality of Anchorage,

6/6/18

I have lived in Alaska since 1988 and grew up living on the Hillside. My husband and I would love to live on the Hillside again and build a house for our family of five. We were very excited to learn that this could become a reality when the respected family, the Brownsons, bought a large parcel of land to develop into a thoughtfully laid out and spacious neighborhood on Upper Dearmon. As you know finding an open lot to build on in Anchorage is next to impossible. Thanks to Todd and Elisha Brownson this could indeed make a lot of Alaskan families dream come true.

Apparently there has been a lot of push back and down right bullying from the people living on Upper Dearmon. Somehow they feel that they have a right to land they do not own and do not wish for other Alaskans to enjoy living there. I drove up Upper Dearmon recently and almost every house has a sign protesting the lots.

Most of the houses with protest signs are closer to Hillside drive and not even close to the prospective neighborhood. The houses with these signs are not big lots, the majority of them look to be about 1 acre in size. From what I understand the new neighborhood will have lots with a minimum of 1 acre per lot and many will be over that.

Just because the protesters like the view they have or the street the way it is no reason to not let a new prosperous neighborhood be built. It is greedy of them to assume that they can control someone else's property for their personal pleasure. I implore you to please let this property to be zoned so my family and other Alaskans can have the opportunity to enjoy this beautiful land. Thank you for your consideration.

Terra Ayers

11930 Kristie Circle
Anchorage, AK 99516

RECEIVED

JUN 07 2018

Case # 2018-0052

PLANNING DEPARTMENT

Comments from Joan Priestley, owner of 13101 Jeanne Street

The developers are now engaging in their fourth attempt to significantly change the land use designation of their property. This time, they are touting the desirability and especially the affordability of the projected 45 to 50 lots, mostly 1.25 acres in size, that they intend to create on their three parcels.

I will respond to several significantly false and misleading statements that they have made to the Planning and Zoning Commission (PZC).

A. S4 letter, page 2-

"The R-10 minimum lot size of 1 and ¼ acre 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."

The developers have told us repeatedly that they will claim a number of choice lots, and build houses on them, for themselves and their extended families; they will sell the other lots to finance their personal ambitions. They have also admitted that, to accomplish this goal, they intend to charge "the market rate" for all the lots that they will be selling. There will be no corresponding reduction in the price of these lots, merely because this R-10 rezone will decrease their production costs. The S4 letter makes statements that are fundamentally untrue.

So, what is the market price in this area? Would the 50 or so lots that they intend to install actually have a price "that is more in line with what people can afford?" The short answer is simply a resounding "NO." I reached this conclusion by studying a list of every lot in

Anchorage (.11 acres up to 2 acres in size) that is presently for sale, or that has recently sold.

Several painful financial facts became apparent from my analysis:

1. The average price per acre for a lot in Area 25, where these parcels are located, is **\$ 168,686.47** per acre (see *Exhibit 1- Active and Sold listings, and Exhibit 2- prices and acreage*).

Average price per acre of lots now for sale = **\$ 169,016.54**
(64.67 acres for \$ 10,930,300)

Average price per acre of lots recently sold = **\$ 165,782.31**
(7.35 acres for \$ 1,218,500)

Combined average price, active and sold= **\$ 168,686.47**

Note- 4 lots presently for sale, and 3 sold lots, have unique physical or legal problems. They are not representative of normal market forces, so they were not included in the analysis.

Therefore, the forty five to fifty 1.25 acre lots in this development will be priced at around **\$ 210,858.08 EACH**. Over **\$ 200,000**, just to buy the LOT! Then every new owner will have to dig his own well (with no guarantee that they will hit water). I live just two houses to the north of this parcel. Our well is over 200 feet deep, and it does not supply enough water to maintain a lawn or flower beds. Some others in the neighborhood are more than 350 feet deep. At **\$ 100** per foot, that comes to more than **\$ 20,000** to sink a well.

Then the buyers will have to install (quite probably) an Advantix septic system, for another **\$22,000** to **\$ 40,000**. Now we are up to **\$252,000** to **\$270,000**- just to make the land inhabitable. Note that this amount is hardly the total charges incurred to build a house on the property- we are just talking about the cost of getting the land ready for a house! Do you call that huge outlay "in line with what people can

afford”? It is clear to me that this “affordable housing” assertion from the developers’ agent, which has been pushed as a major benefit of this rezone, is very false and deceitful.

2. There are a LOT of lots in other parts of town that are extremely affordable- even as low as \$ 8,500(!) for a property that is admittedly small, but is certainly developable and livable in Area 20 (see Exhibit 1).
3. In contrast, the Lewis & Clark R-10 rezone will do nothing to increase the number of truly affordable lots in Anchorage. The supposed “affordability” of the Lewis & Clark lots is a sham argument, and should be disregarded.

B. S4 letter, page 1-

“New subdivisions . . . on the hillside are becoming increasingly rare, as most of the land is fully developed.”

No, there are presently a number of large acre undeveloped parcels on the market (see *Exhibit 3- list of large parcels*). In addition, there are huge swaths of multi-acre properties, right in the immediate vicinity of the L & C parcel. For example, the “Rohaley property” (several parcels that total 94.40 acres) and the “Mills property” (80 acres) are both very large tracts, that will probably be put up for sale in the near future.

In summary, this is not the first rodeo for these developers. In 2014, they petitioned the PZC twice for a rezone to R-6. Margaret O’Brian is a Senior Planner at the Planning Department. She exercised integrity and objectivity in her Staff Report, recommending denial of the R-6 rezone request. She correctly perceived that the needs of Anchorage for reasonable and affordable housing were NOT met by rezoning this property to R-6.

Based in part on Margaret's thoughtful analysis, the PZC unanimously denied the R-6 rezone, and clearly stated in its Resolution 2015-026:

"an increase in density does not need to happen in this particular site. There is a need for more housing in Anchorage; however, the results of the [2012 Housing] Study determined that there was an over supply of large lot zoned land for single family residential development. What the Anchorage community does not have enough of is small lot development served by public utilities and services.

"This proposal is not necessarily a good urban plan. It is not necessarily good to expand the low density sprawl in the community throughout the Hillside. What is needed is more compact development concentrated near employment centers, as the Comprehensive Plan recommends."

Nothing significant has changed, since then. The same problems that have dogged this property in the past continue to exist today. We urge the present PZC members to follow the same path that your predecessors wisely chose, and recommend denial of this new rezone proposal.

Sincerely,

Joan Priestley, M.D.

Exhibit 1- Active and Sold listings

Exhibit 2- prices and acreage

Exhibit 3- list of large parcels

Active listings
11 acre to 2.02 acres

Residential - Public

230 Properties

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
1		\$68,600 2910 Willow Street Anchorage, AK 99517 Active / 18-3930 Price Reduced	10	Land	4,635	0.11	82	Keller Williams Realty Alaska Group
2		\$245,000 000#23 Evangeline Lane #23 Anchorage, AK 99517 Active / 13-4224	10	Land	5,734	0.13	1,889	RE/MAX Dynamic Properties
3		\$149,000 L4 B8 Dawson Street Anchorage, AK 99503 Active / 18-6908	10	Land	6,224	0.14	36	Dwell Realty
4		\$235,000 1795 Evangeline Lane #20 Anchorage, AK 99517 Active / 13-4221	10	Land	6,244	0.14	1,828	RE/MAX Dynamic Properties
5		\$95,900 910 W 36th Avenue Anchorage, AK 99503 Active / 18-3926	10	Land	6,750	0.15	82	Real Estate Brokers of Alaska
6		\$240,000 1785 Evangeline Lane #19 Anchorage, AK 99517 Active / 13-4220	10	Land	6,951	0.16	1,828	RE/MAX Dynamic Properties
7		\$265,000 1795 Evangeline Way #17 Anchorage, AK 99517 Active / 13-4226	10	Land	6,993	0.16	1,828	RE/MAX Dynamic Properties
8		\$83,000 NHN Garfield Street Anchorage, AK 99503 Active / 18-3560	10	Land	7,000	0.16	88	Keller Williams Realty Alaska Group
9		\$154,000 L1 B6 Lois Drive Anchorage, AK 99502 Active / 17-10531	10	Land	7,000	0.16	345	Schilling Commercial R.E. LLC
10		\$110,000 3510 Cope Street Anchorage, AK 99503 Active / 17-16560	10	Land	7,250	0.17	254	Herrington and Company, LLC
11		\$255,000 1785 Evangeline Way #16 Anchorage, AK 99517 Active / 13-4227	10	Land	7,391	0.17	1,828	RE/MAX Dynamic Properties
12		\$90,000 1800 Roosevelt Drive Anchorage, AK 99517 Active / 17-16764	10	Land	7,553	0.17	251	Buyers Real Estate, LLC
13		\$160,000 351 W 33rd Street Anchorage, AK 99503 Active / 17-8996	10	Land	9,701	0.22	366	RE/MAX Dynamic Properties
14		\$160,000 L5 B5 Fairbanks Street Anchorage, AK 99503 Active / 18-825 Price Reduced	10	Land	11,285	0.26	145	Commercial Real Estate Alaska, LLC
15		\$125,000 L2 W Northern Lights Boulevard Jakeman	10	Land	11,564	0.27	123	O'Banion Real Estate and Relocation Services, LLC

Exh 1

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
		Anchorage, AK 99517 Active / 18-1623						
16		\$800,000 000 Fairbanks Street 40th Avenue cross street Anchorage, AK 99503 Active / 16-4530	10	Land	37,383	0.86	798	GTK Real Estate
17		\$349,000 2007 W 36th Avenue Anchorage, AK 99517 Active / 18-1612	10	Land	42,891	0.98	141	Commercial Real Estate Alaska, LLC
18		\$1,360,740 200 Calais Drive Anchorage, AK 99503 Active / 11-12229	10	Land	45,358	1.04	2,444	Frampton & Opinsky, LLC
19		\$87,700 Tr A W Northern Lights Boulevard Anchorage, AK 99517 Active / 15-664	10	Land	63,703	1.46	1,193	Jack White Real Estate
20		\$625,000 201 W 24th Place Anchorage, AK 99503 Active / 16-14272	10	Land	84,850	1.95	644	Schilling Commercial R.E. LLC
21		\$155,000 L15 58th Court Anchorage, AK 99517 Active / 17-12727	15	Land	7,315	0.17	315	Schilling Commercial R.E. LLC
22		\$118,400 3611 W 79th Avenue Anchorage, AK 99502 Active / 17-11488	15	Land	8,477	0.19	325	RE/MAX Dynamic Properties
23		\$89,999 L4C B1 Blackberry Anchorage, AK 99502 Active / 18-8361	15	Land	8,747	0.2	16	Herrington and Company, LLC
24		\$90,000 6960 Crawford Street Anchorage, AK 99502 Active / 17-16954	15	Land	9,147.6	0.21	247	Keller Williams Realty Alaska Group
25		\$129,000 L9A BG Sperstad Anchorage, AK 99502 Active / 18-700	15	Land	12,745	0.29	141	Real Estate Brokers of Alaska
26		\$149,900 907 E 79th Estimated Anchorage, AK 99518 Active / 18-1618	15	Land	20,500	0.47	124	Real Estate Brokers of Alaska
27		\$450,000 4813 W 80th Avenue Anchorage, AK 99502 Active / 18-4605	15	Land	22,050	0.51	217	RE/MAX Dynamic Properties
28		\$499,000 551 W 54th Avenue 563 Anchorage, AK 99518 Active / 18-8869	15	Land	22,500	0.52	8	Homes Unlimited
29		\$533,200 L4A S 57th Court Anchorage, AK 99502 Active / 13-12753	15	Land	38,087	0.87	1,749	Schilling Commercial R.E. LLC
30		\$470,000 8525 Jewel Lake Road Anchorage, AK 99502 Active / 18-5965	15	Land	44,423	1.02	50	RE/MAX Dynamic Properties

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
31		\$1,000,000 5475 Fairbanks Street Anchorage, AK 99518 Active / 18-437	15	Land	51,087	1.17	147	Chambers Commercial Real Est
32		\$225,000 L4 W 73rd Avenue Anchorage, AK 99517 Active / 17-16457	15	Land	76,700	1.76	257	Jack White Real Estate
33		\$175,000 L3 W 73rd Avenue Anchorage, AK 99502 Active / 17-16459	15	Land	78,175	1.79	257	Jack White Real Estate
34		\$16,900 L16 B8 Olympic Street Anchorage, AK 99515 Active / 18-1396	20	Land	8,880	0.2	126	Somers Realtors, Inc.
35		\$9,500 L18 B8 Gebhart Drive Anchorage, AK 99515 Active / 16-18210	20	Land	8,880	0.2	548	North Country Investments, Inc
36		\$9,000 Patricia L9 B1 Anchorage, AK 99515 Active / 18-6037	20	Land	9,648	0.22	49	RE/MAX Dynamic Properties
37		\$8,500 L8 B11 Laurel Acres Anchorage, AK 99515 Active / 17-14326	20	Land	10,139	0.23	294	RE/MAX Dynamic Properties
38		\$9,900 L19 B1 Laurel Acres Anchorage, AK 99515 Active / 17-14127	20	Land	10,264	0.24	296	Century 21 Realty Solutions Freedom Realty
39		\$8,500 L9 B7 Patricia Anchorage, AK 99515 Active / 18-4802	20	Land	10,500	0.24	68	RE/MAX Dynamic Properties
40		\$8,500 L11 B7 Patricia Anchorage, AK 99515 Active / 18-4803	20	Land	10,500	0.24	68	RE/MAX Dynamic Properties
41		\$8,500 L10 B7 Patricia Anchorage, AK 99515 Active / 18-4508	20	Land	10,500	0.24	72	RE/MAX Dynamic Properties
42		\$9,900 L16 B1 Laurel Acres Anchorage, AK 99515 Active / 17-14126	20	Land	10,964	0.25	296	Century 21 Realty Solutions Freedom Realty
43		\$339,000 L9 Cheveley Drive Anchorage, AK 99515 Active / 17-10338	20	Land	11,528	0.26	348	Keller Williams Realty Alaska Group
44		\$9,000 Patricia L5 B9 Anchorage, AK 99515 Active / 18-6038	20	Land	11,573	0.27	49	RE/MAX Dynamic Properties
45		\$399,000 L25 B3A Whitby Circle Anchorage, AK 99515 Active / 17-10659	20	Land	12,879	0.3	296	RE/MAX Dynamic Properties
46		\$339,000 L6 Cheveley Drive Anchorage, AK 99515 Active / 17-10358	20	Land	12,895	0.3	296	Dwell Realty

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47		\$339,000 L7 Cheveley Drive Anchorage, AK 99515 Active / 17-10336	20	Land	12,895	0.3	348	Keller Williams Realty Alaska Group
48		\$339,000 L5 Cheveley Drive Anchorage, AK 99515 Active / 17-10357	20	Land	12,895	0.3	348	Dwell Realty
49		\$339,000 L4 Cheveley Drive Anchorage, AK 99515 Active / 17-10335	20	Land	13,063	0.3	348	Keller Williams Realty Alaska Group
50		\$9,900 1111 Dorian Drive Anchorage, AK 99515 Active / 18-8201	20	Land	13,872	0.32	19	Keller Williams Realty Alaska Group
51		\$339,000 L3 Cheveley Drive Anchorage, AK 99515 Active / 17-10334	20	Land	13,951	0.32	348	Keller Williams Realty Alaska Group
52		\$239,000 L12 Cheveley Drive Anchorage, AK 99515 Active / 17-10339	20	Land	14,661	0.34	348	Keller Williams Realty Alaska Group
53		\$349,000 L2 Cheveley Drive Anchorage, AK 99515 Active / 17-10355	20	Land	15,798	0.36	348	Dwell Realty
54		\$9,900 1031 Dorian Drive Anchorage, AK 99515 Active / 18-8200	20	Land	15,984	0.37	19	Keller Williams Realty Alaska Group
55		\$89,000 L7 BE Sunset Hills Anchorage, AK 99515 Active / 17-9705	20	Land	16,000	0.37	357	Alaska Real Estate Alliance
56		\$319,000 L11 Cheveley Drive Anchorage, AK 99515 Active / 17-10363	20	Land	16,400	0.38	348	Dwell Realty
57		\$249,000 L16 Cheveley Drive Anchorage, AK 99515 Active / 17-10342	20	Land	16,937	0.39	348	Keller Williams Realty Alaska Group
58		\$625,000 4000 N Point Drive Anchorage, AK 99502 Active / 17-19986	20	Land	17,000	0.39	177	Jack White Commercial
59		\$359,000 L10 Cheveley Drive Anchorage, AK 99515 Active / 17-10343	20	Land	19,470	0.45	33	Keller Williams Realty Alaska Group
60		\$259,000 L15 Cheveley Drive Anchorage, AK 99515 Active / 17-10365	20	Land	20,893	0.48	348	Dwell Realty
61		\$359,000 L1 Cheveley Drive Anchorage, AK 99515 Active / 17-10354	20	Land	21,320	0.49	348	Dwell Realty
62		\$325,000 12875 Old Seward Highway	20	Land	23,000	0.53	149	Jack White Commercial

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
		Anchorage, AK 99515 Active / 18-336						
63		\$259,000 L14 Cheveley Drive Anchorage, AK 99515 Active / 17-10341	20	Land	32,007	0.73	348	Keller Williams Realty Alaska Group
64		\$650,000 12865 Old Seward Highway Anchorage, AK 99515 Active / 18-1771	20	Land	41,780	0.96	119	Jack White Commercial
65	 New Listing	\$650,000 NHN W Dimond Boulevard Anchorage, AK 99515 Active / 18-9442	20	Land	53,750	1.23	0	Real Estate Brokers of Alaska
66		\$499,900 8501 Arctic Boulevard Anchorage, AK 99515 Active / 18-7453	20	Land	53,924	1.24	29	Jack White Real Estate
67		\$150,000 L14 Bruce Lane Anchorage, AK 99515 Active / 18-3741	20	Land	57,167	1.31	84	Keller Williams Realty Alaska Group
68		\$1,442,500 10090 Old Seward Highway Anchorage, AK 99515 Active / 17-3822	20	Land	72,125	1.66	442	Burnett Co Realty, Inc.
69		\$1,234,000 L2 B2 W 106th Avenue Anchorage, AK 99515 Active / 16-4876	20	Land	77,124	1.77	785	Stanton Real Estate
70		\$1,237,792 L1 B1 Lucky Huffman Anchorage, AK 99515 Active / 17-16929	20	Land	77,536.8	1.78	251	Jack White Commercial
71		\$1,237,792 L1 B1 Lucky Huffman Anchorage, AK 99515 Active / 18-1742	20	Land	77,537	1.78	251	Jack White Commercial
72		\$169,000 L13 Blk1 Potter View Circle Anchorage, AK 99516 Active / 18-8736	25	Land	14,222	0.33	12	Jack White Real Estate
73		\$169,500 18360 Potter Bluff Circle Anchorage, AK 99516 Active / 18-2803	25	Land	18,059	0.41	100	RE/MAX Dynamic Properties
74		\$162,000 L39 B6 Manorwood Pointe Circle Anchorage, AK 99516 Active / 14-10946	25	Land	20,589	0.47	1,401	Jack White Real Estate
75		\$169,900 16763 Woods Pointe Circle Anchorage, AK 99516 Active / 18-5386	25	Land	20,908.8	0.48	58	Keller Williams Realty Alaska Group
76		\$160,000 L10 B4 Prominence Point Drive Anchorage, AK 99516 Active / 18-9202	25	Land	20,969	0.48	5	Jack White Real Estate
77		\$140,000 L32 B1 Southpark Bluff Drive Anchorage, AK 99516 Active / 18-6901	25	Land	21,121	0.48	35	RE/MAX Dynamic Properties















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78		\$135,300 L16 B6 Prominence Pointe Drive Anchorage, AK 99516 Active / 14-10947	25	Land	21,254	0.49	1,401	Jack White Real Estate
79		\$145,000 6243 Prominence Pointe Drive Anchorage, AK 99516 Active / 17-1031	25	Land	21,347	0.49	496	RE/MAX Dynamic Properties
80		\$169,000 L9 B4 Prominence Pointe Anchorage, AK 99516 Active / 18-217	25	Land	22,111	0.51	152	Real Estate Brokers of Alaska
81		\$175,000 18931 SCENIC HILL Circle Anchorage, AK 99516 Active / 15-16960	25	Land	22,930	0.53	936	Real Estate Brokers of Alaska
82		\$39,000 L7AB9H Byron Drive Anchorage, AK 99516 Active / 17-11530	25	Land	23,068	0.53	334	Keller Williams Realty Alaska Group of Wasilla
83		\$162,100 L5 B7 Prominence Pointe Drive Anchorage, AK 99516 Active / 14-10949	25	Land	23,353	0.54	1,401	Jack White Real Estate
84		\$130,000 L45 B3 BriarCliff Pointe Circle Anchorage, AK 99516 Active / 17-15091	25	Land	25,344	0.58	282	RE/MAX Dynamic Properties
85		\$130,000 L11 B3 Southpark Bluff Drive Anchorage, AK 99516 Active / 18-6899	25	Land	25,359	0.58	35	RE/MAX Dynamic Properties
86		\$169,700 L14 B6 Manorwood Pointe Circle Anchorage, AK 99516 Active / 14-10950	25	Land	25,899	0.59	1,401	Jack White Real Estate
87		\$130,000 L8 B2 Southpark Bluff Drive Anchorage, AK 99516 Active / 18-6900	25	Land	26,353	0.6	35	RE/MAX Dynamic Properties
88		\$163,600 L15 B6 Manorwood Pointe Circle Anchorage, AK 99516 Active / 14-10951	25	Land	26,593	0.61	1,282	Jack White Real Estate
89		\$109,000 L28 B9 Bulgaria Drive Anchorage, AK 99516 Active / 17-14874	25	Land	27,197	0.62	285	Somers Realtors, Inc.
90		\$164,400 L6 B7 Prominence Pointe Drive Anchorage, AK 99516 Active / 14-10952	25	Land	30,391	0.7	1,401	Jack White Real Estate
91		\$109,000 6001 Bulgaria Drive Anchorage, AK 99516 Active / 17-14875	25	Land	31,448	0.72	286	Somers Realtors, Inc.
92		\$90,000 8025 Marino Drive Anchorage, AK 99516 Active / 16-12712	25	Land	32,323	0.74	668	Coldwell Banker Best Properties
93		\$50,000 7800 Marino Drive Anchorage, AK 99516 Active / 18-3719	25	Land	32,919	0.76	84	RE/MAX Dynamic Properties

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
94		\$203,000 L7 B1 Sandpiper Drive Anchorage, AK 99516 Active / 18-2372	25	Land	40,065	0.92	107	RE/MAX Dynamic Properties
95		\$201,500 L6 B1 Sandpiper Drive Anchorage, AK 99516 Active / 17-12834	25	Land	40,082	0.92	313	RE/MAX Dynamic Properties
96		\$193,500 L8 B3 Sandpiper Drive Anchorage, AK 99516 Active / 18-2375	25	Land	40,085	0.92	107	RE/MAX Dynamic Properties
97		\$194,500 L11 B1 Mountain Breeze Drive Anchorage, AK 99516 Active / 18-2434	25	Land	40,088	0.92	107	RE/MAX Dynamic Properties
98		\$55,000 16241 Diane Drive Anchorage, AK 99516 Active / 17-13345	25	Land	40,115	0.92	307	RE/MAX of Eagle River
99		\$173,500 L2 B3 Mountain Air Drive Anchorage, AK 99516 Active / 18-2365	25	Land	40,135	0.92	18	RE/MAX Dynamic Properties
100		\$185,500 L12 B1 Mountain Breeze Drive Anchorage, AK 99516 Active / 18-2364	25	Land	40,413	0.93	107	RE/MAX Dynamic Properties
101		\$206,000 L2 B4 Mountain Breeze Drive Anchorage, AK 99516 Active / 18-2367	25	Land	40,874	0.94	79	RE/MAX Dynamic Properties
102		\$65,000 L3A B8H Byron Drive Anchorage, AK 99516 Active / 17-11630	25	Land	40,885	0.94	330	Jack White Real Estate
103		\$176,500 L7 B3 Sandpiper Drive Anchorage, AK 99516 Active / 18-2373	25	Land	41,563	0.95	107	RE/MAX Dynamic Properties
104		\$189,000 L12 Shangri la Circle Anchorage, AK 99516 Active / 17-1695	25	Land	42,602	0.98	435	Dwell Realty
105		\$183,500 L6 B4 Mountain Breeze Drive Anchorage, AK 99516 Active / 18-2371	25	Land	45,341	1.04	107	RE/MAX Dynamic Properties
106		\$193,800 L5 B1 Sandpiper Drive Anchorage, AK 99516 Active / 18-2369	25	Land	45,624	1.05	107	RE/MAX Dynamic Properties
107		\$191,900 L4 B1 Sandpiper Drive Anchorage, AK 99516 Active / 17-12832	25	Land	45,624	1.05	269	RE/MAX Dynamic Properties
108		\$212,300 L5 B4 Mountain Breeze Drive Anchorage, AK 99516 Active / 18-4814	25	Land	46,058	1.06	67	RE/MAX Dynamic Properties
109		\$275,000 16140 Old Seward Highway	25	Land	46,837	1.08	114	RE/MAX Dynamic Properties

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
		Anchorage, AK 99516 Active / 18-2015						
110		\$185,500 L8 B1 Mountain Breeze Drive Anchorage, AK 99516 Active / 18-2374	25	Land	47,086	1.08	107	RE/MAX Dynamic Properties
111		\$185,000 18509 Potter Glen Circle Anchorage, AK 99516 Active / 18-41	25	Land	47,306	1.09	155	Keller Williams Realty Alaska Group
112		\$179,900 L9 B3 Sandpiper Drive Anchorage, AK 99516 Active / 18-4812	25	Land	47,907	1.1	67	RE/MAX Dynamic Properties
113		\$55,000 L19B-1 BIV Francesca Drive Nickleen Dr Anchorage, AK 99516 Active / 16-14962	25	Land	47,916	1.1	629	Herrington and Company, LLC
114		\$146,900 16000 Elizabeth Street Anchorage, AK 99516 Active / 18-2046	25	Land	49,658.4	1.14	114	Keller Williams Realty Alaska Group
115		\$149,000 L5 B4 Potter Highlands Drive Anchorage, AK 99516 Active / 15-1785	25	Land	50,660.28	1.16	1,213	Dwell Realty
116		\$215,000 16851 Olena Point Circle Anchorage, AK 99516 Active / 17-5958	25	Land	51,190	1.18	408	RE/MAX Dynamic Properties
117		\$149,000 L4 B4 Potter Highlands Drive Anchorage, AK 99516 Active / 15-1784	25	Land	51,879.96	1.19	1,212	Dwell Realty
118		\$155,000 L7 B4 Potter Highlands Drive Anchorage, AK 99516 Active / 17-14227	25	Land	52,143	1.2	294	Dwell Realty
119		\$169,000 L6 B4 Potter Highlands Drive Anchorage, AK 99516 Active / 17-14228	25	Land	52,443	1.2	294	Dwell Realty
120		\$155,000 L8 B4 Potter Highlands Drive Anchorage, AK 99516 Active / 17-14226	25	Land	52,796	1.21	294	Dwell Realty
121		\$175,000 4050 Virgo Avenue Anchorage, AK 99516 Active / 17-14756	25	Land	52,932	1.22	287	RE/MAX Dynamic Properties
122		\$225,000 L13 B3 Potter Highlands Drive Anchorage, AK 99516 Active / 17-14202	25	Land	53,272	1.22	295	Dwell Realty
123		\$229,000 L12 B3 Potter Highlands Drive Anchorage, AK 99516 Active / 17-14201	25	Land	53,485	1.23	295	Dwell Realty
124		\$235,000 L11 B3 Potter Highlands Drive Anchorage, AK 99516 Active / 17-14199	25	Land	53,560	1.23	295	Dwell Realty

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
125		\$219,000 L14 B3 Potter Highlands Drive Anchorage, AK 99516 Active / 17-14209	25	Land	53,738	1.23	295	Dwell Realty
126		\$211,500 L10 B3 Potter Highlands Drive Anchorage, AK 99516 Active / 17-14198	25	Land	53,873	1.24	295	Dwell Realty
127		\$149,000 L2 B4 Potter Highlands Drive Anchorage, AK 99516 Active / 15-1782	25	Land	54,362.88	1.25	1,212	Dwell Realty
128		\$250,000 15486 Old Seward Highway Anchorage, AK 99516 Active / 18-305	25	Land	54,450	1.25	149	RE/MAX Dynamic Properties
129		\$211,500 L9 B3 Potter Highlands Drive Anchorage, AK 99516 Active / 17-14196	25	Land	55,570	1.28	295	Dwell Realty
130		\$105,000 L1 B2 Snow Bear Drive Anchorage, AK 99516 Active / 18-5139	25	Land	56,548	1.3	63	RE/MAX Dynamic Properties
131		\$132,000 L2 B2 Mountainside Village Anchorage, AK 99516 Active / 17-5945	25	Land	57,546	1.32	413	Keller Williams Realty Alaska Group of Eagle River
132		\$149,000 L3 B4 Potter Highlands Drive Anchorage, AK 99516 Active / 15-1783	25	Land	60,199.92	1.38	971	Dwell Realty
133		\$169,000 L1 B2 Potter Valley Road Anchorage, AK 99516 Active / 15-2056	25	Land	67,082.4	1.54	1,206	Dwell Realty
134		\$179,000 L2 B2 Potter Valley Road Anchorage, AK 99516 Active / 15-2057	25	Land	68,345.64	1.57	1,206	Dwell Realty
135		\$240,000 L2 B1 Southpointe Ridge Drive Anchorage, AK 99516 Active / 18-6645	25	Land	74,117	1.7	40	Keller Williams Realty Alaska Group
136		\$140,000 L12 B3 Snow Bear Circle Anchorage, AK 99516 Active / 18-1509	25	Land	77,162	1.77	125	Dwell Realty
137		\$150,000 15151 Golden View Drive Anchorage, AK 99516 Active / 17-5458	25	Land	82,574	1.9	337	RE/MAX Dynamic Properties
138		\$100,000 7135 Big Mountain Drive Anchorage, AK 99516 Active / 15-1447	25	Land	82,648	1.9	1,216	RE/MAX Dynamic Properties
139		\$175,000 L4 B3 Virgo Avenue Anchorage, AK 99516 Active / 18-2355	25	Land	87,991.2	2.02	108	Statewide Real Estate, LLC
140		\$65,000 NHN Ridge Place Anchorage, AK 99516 Active / 16-12991	30	Land	10,080	0.23	667	RE/MAX Dynamic Properties

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141		\$150,000 L33 B3 Morgan Loop Anchorage, AK 99516 Active / 16-16291	30	Land	19,389	0.45	596	The Summit Group
142		\$478,896 9040 Toloff Street Anchorage, AK 99507 Active / 17-17242	30	Land	21,768	0.5	240	Jack White Commercial
143		\$249,500 7640 Lodge Pole Court Anchorage, AK 99507 Active / 16-15993	30	Land	29,700	0.68	607	FSBO System LLC
144		\$139,500 7330 Huffman Road Anchorage, AK 99516 Active / 18-5391	30	Land	36,602	0.84	58	Keller Williams Realty Alaska Group
145		\$249,000 1231 Sultana Court Anchorage, AK 99516 Active / 17-2787	30	Land	39,517	0.91	461	Real Estate Brokers of Alaska
146		\$1,368,000 1850 Abbott Road Anchorage, AK 99507 Active / 17-19004	30	Land	45,600	1.05	202	Jack White Commercial
147		\$169,500 10500 Birch Road Anchorage, AK 99516 Active / 17-15222	30	Land	48,656	1.12	282	RE/MAX Dynamic Properties
148		\$219,900 9900 McCreedy Circle Anchorage, AK 99507 Active / 18-6208	30	Land	49,135	1.13	48	Alaska Real Estate Alliance
149		\$140,000 BLK2 LT11B Thomas L Boyle Anchorage, AK 99516 Active / 18-4354	30	Land	49,500	1.14	75	Real Estate Brokers of Alaska
150		\$160,000 12801 Midori Drive Anchorage, AK 99516 Active / 17-401	30	Land	50,481	1.16	492	Jack White Real Estate
151		\$199,999 L28 B2 Main Tree Anchorage, AK 99507 Active / 17-18301	30	Land	53,889	1.24	218	RE/MAX Dynamic Properties
152		\$215,000 12740 Ginami Street Anchorage, AK 99516 Active / 18-5404	30	Land	54,450	1.25	58	RE/MAX Dynamic Properties
153		\$149,900 L24 BLM Sec 27 L24 Anchorage, AK 99507 Active / 17-12550	30	Land	54,450	1.25	187	Somers Realtors, Inc.
154		\$149,900 L49 BLM Sec27 L49 Anchorage, AK 99507 Active / 17-9601	30	Land	54,450	1.25	223	Somers Realtors, Inc.
155		\$149,900 L50 BLM Sec 27 L50 Anchorage, AK 99507 Active / 17-9603	30	Land	54,450	1.25	223	Somers Realtors, Inc.
156		\$139,900 L23 BLM Sec 27 L23	30	Land	54,450	1.25	232	RE/MAX Dynamic Properties

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		Anchorage, AK 99516 Active / 17-9269						
157		\$147,500 L2A Birch Road Anchorage, AK 99507 Active / 18-722	30	Land	55,362	1.27	141	RE/MAX Dynamic Properties
158		\$215,000 NHN Kasilof Boulevard Anchorage, AK 99507 Active / 18-2814	30	Land	56,968	1.31	99	Dwell Realty
159		\$750,000 9841 Reliance Drive Anchorage, AK 99507 Active / 17-2515	30	Land	87,049	2	464	Gold Key Real Estate
160		\$125,000 Lot 4 GrayHawk Anchorage, AK 99507 Active / 18-8309	35	Land	7,131	0.16	16	Dwell Realty
161		\$39,000 L24 B3 Galatea Estates Anchorage, AK 99507 Active / 18-1922	35	Land	8,192	0.19	117	Keller Williams Realty Alaska Group
162		\$72,500 nhn Spruce Street Anchorage, AK 99507 Active / 18-6531	35	Land	8,349	0.19	44	Coldwell Banker Best Properties
163		\$81,500 7130 O'Brien Street Anchorage, AK 99507 Active / 18-1526	35	Land	8,400	0.19	125	Century 21 Realty Solutions - Midtown Anchorage
164		\$800,000 NHN Dakota Street Anchorage, AK 99507 Active / 17-14531	35	Land	8,550	0.2	290	Vanguard Real Estate, LLC
165		\$27,500 L6 B2 Tranquillity Loop Anchorage, AK 99507 Active / 16-11160	35	Land	8,848	0.2	697	RE/MAX Dynamic Properties
166		\$55,000 8210 Sandy Place Anchorage, AK 99507 Active / 17-15696 Price Reduced	35	Land	9,290	0.21	272	Arolik Real Estate
167		\$39,000 L26 B3 Galatea Estates Anchorage, AK 99507 Active / 18-1927	35	Land	10,720	0.25	117	Keller Williams Realty Alaska Group
168		\$50,000 L27 B2 E 73rd Avenue Anchorage, AK 99507 Active / 18-8827	35	Land	11,000	0.25	8	Herrington and Company, LLC
169		\$135,000 L5 B2 E 73rd Avenue Anchorage, AK 99507 Active / 17-7846	35	Land	11,414	0.26	383	Jack White Real Estate
170		\$39,000 L25 B3 Galatea Estates Anchorage, AK 99507 Active / 18-1925	35	Land	11,608	0.27	117	Keller Williams Realty Alaska Group
171		\$39,900 1831 E 73rd Avenue Anchorage, AK 99507 Active / 18-644	35	Land	12,040	0.28	142	Keller Williams Realty Alaska Group

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
172		\$39,900 1840 E 73rd Avenue Anchorage, AK 99507 Active / 18-645	35	Land	12,040	0.28	142	Keller Williams Realty Alaska Group
173		\$39,900 1841 E 73rd Avenue Anchorage, AK 99507 Active / 18-646	35	Land	12,040	0.28	142	Keller Williams Realty Alaska Group
174		\$39,900 1850 E 73rd Avenue Anchorage, AK 99507 Active / 18-649	35	Land	12,090	0.28	142	Keller Williams Realty Alaska Group
175		\$39,900 L28 B3 Galatea Estates Anchorage, AK 99507 Active / 18-1325	35	Land	12,495	0.29	128	Denali Real Estate
176		\$199,000 7447 O'Brien Street Anchorage, AK 99507 Active / 18-6483	35	Land	15,000	0.34	42	Gold Key Real Estate
177		\$176,250 7210 Meadow Street Anchorage, AK 99507 Active / 18-6088	35	Land	16,030	0.37	48	Vanguard Real Estate, LLC
178		\$176,250 7230 Meadow Street Anchorage, AK 99507 Active / 18-6090	35	Land	16,030	0.37	48	Vanguard Real Estate, LLC
179		\$176,250 7200 Meadow Street Anchorage, AK 99507 Active / 18-6087	35	Land	16,032	0.37	48	Vanguard Real Estate, LLC
180		\$176,250 7220 Meadow Street Anchorage, AK 99507 Active / 18-6089	35	Land	16,032	0.37	48	Vanguard Real Estate, LLC
181		\$210,000 L26 Grumman Street Anchorage, AK 99507 Active / 16-5437	35	Land	33,030	0.76	663	Jack White Real Estate
182	 Status Change	\$765,000 7807 Sandlewood Place Anchorage, AK 99507 Active / 17-13703	35	Land	38,177	0.88	185	Metcalfe Commercial Real Estate
183		\$450,000 7319 Brayton Drive Anchorage, AK 99507 Active / 18-7292	35	Land	38,332.8	0.88	30	Real Estate Brokers of Alaska
184		\$450,000 7319 Brayton Drive Anchorage, AK 99507 Active / 18-7295	35	Land	38,332.8	0.88	30	Real Estate Brokers of Alaska
185		\$450,000 7319 Brayton Drive Anchorage, AK 99507 Active / 18-7293	35	Land	39,071	0.9	30	Real Estate Brokers of Alaska
186		\$450,000 7319 Brayton Drive Anchorage, AK 99507 Active / 18-7294	35	Land	39,806	0.91	30	Real Estate Brokers of Alaska
187		\$100,000 L1 B3 Galatea Estates	35	Land	39,916	0.92	28	RE/MAX Dynamic Properties



		Price / Status / MLS #	Area	Property Type	SF-Lot Acres	DOM	Listing Office
		Anchorage, AK 99507 Active / 18-7486					
188		\$550,000 000 Laurel Street Anchorage, AK 99507 Active / 18-2862	35	Land	45,962 1.06	99	Real Estate Brokers of Alaska
189		\$322,000 L4-L10 Clogia Circle Anchorage, AK 99507 Active / 17-13663	35	Land	56,835 1.3	302	Matthews Realty
190		\$250,000 L1 B4 Farpoint Drive Anchorage, AK 99507 Active / 16-11847	35	Land	67,111 1.54	658	RE/MAX Dynamic Properties
191		\$295,000 L5 B2 Catine Circle Anchorage, AK 99507 Active / 18-1766	35	Land	81,457 1.87	119	RE/MAX Dynamic Properties
192		\$238,000 9720 Basher Drive Anchorage, AK 99507 Active / 16-15698	35	Land	87,120 2	607	Keller Williams Realty Alaska Group
193		\$80,000 800 E 13th Avenue Anchorage, AK 99501 Active / 17-2725	40	Land	7,000 0.16	462	RE/MAX Dynamic Properties
194		\$119,900 2825 Lily Street Anchorage, AK 99508 Active / 16-15236	40	Land	8,400 0.19	504	RE/MAX Dynamic Properties
195		\$85,000 L8 E 24th Avenue Anchorage, AK 99508 Active / 17-11930	40	Land	8,688 0.2	328	Jack White Real Estate
196		\$135,000 L1A B25 E 36th Avenue VL Anchorage, AK 99508 Active / 17-19077	40	Land	9,082 0.21	202	Keller Williams Realty Alaska Group of Eagle River
197		\$180,000 1301 Matterhorn Way Anchorage, AK 99508 Active / 17-8154	40	Land	9,880 0.23	664	Herrington and Company, LLC
198		\$90,000 4220 Marik Street Anchorage, AK 99504 Active / 17-13088	40	Land	11,250 0.26	300	Keller Williams Realty Alaska Group
199		\$86,000 4200 Marik Street Anchorage, AK 99504 Active / 17-13089	40	Land	11,859 0.27	300	Keller Williams Realty Alaska Group
200		\$528,791 4245 Lake Otis Parkway Anchorage, AK 99508 Active / 14-11723	40	Land	23,041 0.53	1,860	Commercial Real Estate Alaska, LLC
201		\$155,000 nnn Boniface and Lynn Anchorage, AK 99504 Active / 18-6264	40	Land	42,542 0.98	45	Coldwell Banker Best Properties
202		\$209,000 4401 E 4th Avenue Anchorage, AK 99508 Active / 17-14757	40	Land	42,971 0.99	287	Glacier City Realty

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
203		\$450,000 L3 Mt. View Drive Frag Anchorage, AK 99501 Active / 16-17209	40	Land	45,002	1.03	589	Jack White Commercial
204		\$1,121,176 4246 Laurel Street Anchorage, AK 99508 Active / 14-11725	40	Land	48,853	1.12	1,850	Commercial Real Estate Alaska, LLC
205		\$130,000 6030 Staedem Drive Anchorage, AK 99504 Active / 17-11109	45	Land	8,452	0.19	338	J. Riley Realty LLC
206		\$75,000 120 Jelinek Place Anchorage, AK 99504 Active / 17-9998	45	Land	8,923	0.2	338	Real Estate Brokers of Alaska
207	 Price Reduced	\$90,170 259 Friendly Street Anchorage, AK 99504 Active / 16-14342	45	Land	9,017	0.21	643	Schilling Commercial R.E. LLC
208		\$86,800 439 Idaho Street Anchorage, AK 99508 Active / 16-12909	45	Land	9,258	0.21	671	Burnett Co Realty, Inc.
209		\$85,000 8400 Rangeview Avenue Anchorage, AK 99504 Active / 16-12094	45	Land	9,450	0.22	609	RE/MAX Dynamic Properties
210		\$139,900 7316 Tanaga Circle Anchorage, AK 99504 Active / 18-6185	45	Land	9,944	0.23	47	Real Estate Brokers of Alaska
211		\$99,800 640 & 642 Mason Drive Anchorage, AK 99504 Active / 18-7769	45	Land	10,019	0.23	26	RE/MAX Dynamic of the Valley
212		\$125,000 2501 Boniface Parkway Anchorage, AK 99504 Active / 17-1519	45	Land	11,250	0.26	421	Dwell Realty
213		\$185,000 6430 E 8th Avenue Anchorage, AK 99504 Active / 14-8445	45	Land	13,702	0.31	1,436	Keller Williams Realty Alaska Group
214	 Price Reduced	\$150,740 8201 Duben Avenue Anchorage, AK 99504 Active / 16-14334	45	Land	15,074	0.35	643	Schilling Commercial R.E. LLC
215		\$379,820 317 Muldoon Road Anchorage, AK 99504 Active / 17-15783	45	Land	18,991	0.44	272	Coldwell Banker Commercial Advisors
216		\$1,103,200 149 Muldoon Road Anchorage, AK 99504 Active / 17-20126	45	Land	68,675	1.58	162	Burnett Co Realty, Inc.
217		\$44,900 1244 Hyder Street Anchorage, AK 99501 Active / 18-1019	5	Land	3,800	0.09	134	FSBO System LLC
218		\$195,000 1107 W 7th Avenue	5	Land	3,843	0.09	33	RE/MAX Dynamic Properties

		Price / Status / MLS #	Area	Property Type	SF-Lot	Acres	DOM	Listing Office
		Anchorage, AK 99501 Active / 18-7160						
219		\$88,000 1414 Karluk Street Anchorage, AK 99501 Active / 18-7071	5	Land	5,784	0.13	34	RE/MAX of Eagle River
220		\$79,000 837 E 11th Avenue Anchorage, AK 99501 Active / 18-6736	5	Land	7,000	0.16	42	Jack White Real Estate
221		\$145,000 426 E 11th Avenue Anchorage, AK 99501 Active / 18-4058	5	Land	7,000	0.16	79	RE/MAX Dynamic Properties
222		\$560,000 519 W 2nd Avenue Anchorage, AK 99501 Active / 17-14987	5	Land	9,990	0.23	282	Jack White Commercial
223		\$150,000 3RD ADD LT THIRD Addition BLK 35B LT2A Terrace Anchorage, AK 99501 Active / 17-8407	5	Land	11,653	0.27	376	RE/MAX Dynamic Properties
224		\$170,000 3RD ADD THIRD ADDITION Anchorage, AK 99501 Active / 17-8437	5	Land	14,986	0.34	375	RE/MAX Dynamic Properties
225		\$1,050,000 700 E 10th Avenue Anchorage, AK 99501 Active / 17-2659	5	Land	41,992	0.96	462	Jack White Commercial
226		\$50,000 341 Bliss Street Anchorage, AK 99508 Active / 18-2863	50	Land	6,250	0.14	99	Real Estate Brokers of Alaska
227		\$49,900 102 N Lane Street Anchorage, AK 99508 Active / 17-4337	50	Land	6,250	0.14	433	Dwell Realty
228		\$75,000 0000 N Pine Street Anchorage, AK 99508 Active / 18-6059	50	Land	12,824	0.29	48	Real Estate Brokers of Alaska
229		\$498,000 3213 Commercial Drive Anchorage, AK 99501 Active / 17-7646	50	Land	33,737	0.77	384	RE/MAX Dynamic Properties
230		\$810,000 418 Unga Street Anchorage, AK 99501 Active / 18-4178	50	Land	39,900	0.92	77	Spire Commercial

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2018 MLS and FBS. Prepared by Charles B Blalock, on Wednesday, June 06, 2018 4:56 PM.

sold prices

		Price / Status / MLS #	Area	Price-List	Price-Sale	SF-Lot	Acres
		Anchorage, AK 99517 Closed / 17-6972					
96		\$135,000 L1 Ingram Street Anchorage, AK 99502 Closed / 17-192	15	138,500	135,000	43,771	1
97		\$9,500 L20 B1 Laurel Acres Anchorage, AK 99515 Closed / 17-14128	20	9,900	9,500	11,043	0.25
98		\$10,500 L1 B5 Olympic Street Anchorage, AK 99515 Closed / 17-14038	20	10,100	10,500	12,631	0.29
99		\$9,500 L40 B10 Laurel Acres Anchorage, AK 99515 Closed / 17-265	20	11,000	9,500	11,169	0.26
100		\$11,000 L32 B5 Laurel Acres Anchorage, AK 99515 Closed / 17-14321	20	12,000	11,000	13,744	0.32
101		\$85,000 14218 Specking Avenue Anchorage, AK 99515 Closed / 17-1145	20	90,000	85,000	15,344	0.35
102		\$159,000 L32 B3A Whitby Circle Anchorage, AK 99515 Closed / 15-6407	20	159,000	159,000	11,664	0.27
103		\$175,000 L41 B3A Chiniak Bay Drive Anchorage, AK 99515 Closed / 18-7208	20	183,000	175,000	14,634	0.34
104		\$175,000 L2B B4 Timberlane Park #1 Anchorage, AK 99515 Closed / 16-17227	20	190,000	175,000	22,967	0.53
105		\$232,500 12001 Johns Road Anchorage, AK 99515 Closed / 16-7606	20	250,000	232,500	25,375	0.58
106		\$22,000 L29 B4 Portugal Circle Anchorage, AK 99516 Closed / 17-18215	25	25,000	22,000	14,475	0.33
107		\$33,500 L1A B7H Byron Drive Anchorage, AK 99516 Closed / 17-1176	25	45,000	33,500	21,037	0.48
108		\$55,000 L5A B2V Jamie Avenue Anchorage, AK 99516 Closed / 17-19109	25	55,000	55,000	37,897.2	0.87
109		\$75,000 L11 B4 Norway Drive Anchorage, AK 99516 Closed / 18-3398	25	90,000	75,000	19,019	0.44
	Status Change						
110		\$75,000 L1A 1B Goldenview Heights Anchorage, AK 99516 Closed / 17-12826	25	99,500	75,000	41,785	0.96

Exh I

		Price / Status / MLS #	Area	Price-List	Price-Sale	SF-Lot	Acres
111		\$108,500 N/A Waterford Pointe Circle Anchorage, AK 99516 Closed / 17-3505	25	110,000	108,500	21,904	0.5
112		\$119,000 16858 Woods Pointe Circle Anchorage, AK 99516 Closed / 16-7159	25	119,000	119,000	32,652	0.75
113		\$160,000 L4 B2 Mountain Air Drive Anchorage, AK 99516 Closed / 18-2436	25	162,000	160,000	41,368	0.95
114		\$160,000 L14 B1 Mountain Breeze Drive Anchorage, AK 99516 Closed / 17-1454	25	175,000	160,000	40,443	0.93
115		\$170,000 L3 B3 Mountain Air Drive Anchorage, AK 99516 Closed / 17-7134	25	175,000	170,000	40,164	0.92
116		\$171,700 L4 B3 Mountain Air Drive Anchorage, AK 99516 Closed / 17-1458	25	190,675	171,700	42,839	0.98
117		\$180,000 L13 B1 Mountain Breeze Drive Anchorage, AK 99516 Closed / 17-1453	25	195,000	180,000	40,178	0.92
118		\$45,000 NHN Bern Anchorage, AK 99507 Closed / 17-14774	35	45,000	45,000	17,521	0.4
119		\$30,000 L25 B2 E 73rd Avenue Anchorage, AK 99507 Closed / 16-7460	35	50,000	30,000	15,114	0.35
120		\$220,000 11730 Old Seward Highway Anchorage, AK 99504 Closed / 17-15084	40	280,000	220,000	11,250	0.26
121	 Status Change	\$110,000 711 W 46th Avenue Anchorage, AK 99503 Pending / 17-12480 P	15	110,000		11,738	0.27
122		\$125,000 L10A Bella Vista Anchorage, AK 99515 Pending / 15-11544 P	15	125,000		21,155	0.49
123		\$249,000 L17 Cheveley Drive Anchorage, AK 99515 Pending / 17-10366 P	20	249,000		21,384	0.49
124		\$129,000 16011 Terracewood Lane Anchorage, AK 99516 Pending / 18-5648 P	25	129,000		23,250	0.53
125		\$185,500 L6 B3 Mountain Air Drive Anchorage, AK 99516 Pending / 18-2370 P	25	185,500		40,198	0.92
126		\$220,000 1701 E 36th Avenue Anchorage, AK 99503 Pending / 16-4006 P	40	220,000		20,192	0.46

Active listings

Sales prices

000

169,000 +	169,000 ÷
169,500 +	145,000 ÷
162,500 +	175,000 +
160,900 +	225,000 +
160,000 +	229,000 +
140,000 +	235,000 +
135,300 +	219,000 +
145,000 +	211,500 +
159,000 +	149,000 +
175,000 +	250,000 +
162,100 +	211,500 +
130,000 +	185,000 +
130,000 +	132,000 +
169,700 +	149,000 +
130,000 +	169,000 +
173,600 +	179,000 +
109,000 +	240,000 +
164,400 +	140,000 +
108,000 +	150,000 +
90,000 +	100,000 +
205,000 +	175,000 +
201,500 +	
193,500 +	
194,500 +	
173,500 +	
185,500 +	
206,000 +	
65,000 +	
176,500 +	
189,000 +	
185,500 +	
193,800 +	
181,900 +	
212,500 +	
275,000 +	
180,500 +	
185,000 +	
179,900 +	
145,900 +	
149,000 +	
215,000 +	
149,000 +	
100,000 +	

10,950,300 *



Average

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0.33 +	1.2 ÷
0.41 +	1.21 +
0.47 +	1.32 +
0.48 +	1.32 +
0.48 +	1.23 +
0.49 +	1.23 +
0.49 +	1.24 +
0.51 +	1.25 +
0.53 +	1.25 +
0.54 +	1.29 +
0.58 +	1.3 +
0.58 +	1.32 +
0.59 +	1.38 +
0.6 +	1.54 +
0.61 +	1.57 +
0.62 +	1.7 +
0.7 +	1.7 +
0.72 +	1.9 +
0.74 +	1.9 +
0.92 +	2.02 +
0.92 +	
0.92 +	
0.92 +	64.67 *
0.93 +	
0.94 +	
0.94 +	
0.95 +	
0.98 +	
1.04 +	
1.05 +	
1.05 +	
1.06 +	
1.08 +	
1.08 +	
1.09 +	
1.1 +	
1.14 +	
1.16 +	
1.18 +	
1.18 +	
1.2 +	

Average

000

10,950,300 +
10,950,300 ÷
64.67 =
169,016,04538 +



Exh 2

Sold properties

price

000

000

75,000 +
75,000 +
108,500 +
119,000 +
160,000 +
160,000 +
170,000 +
171,000 +
180,000 +

1,218,500 *

acreage

000

0.44 +
0.96 +
0.5 +
0.75 +
0.95 +
0.93 +
0.92 +
0.98 +
0.92 +

7.35 *

Average

000

1,218,500 +
1,218,500 ÷
7.35 =
165,782.312925 +



Combined
average

000

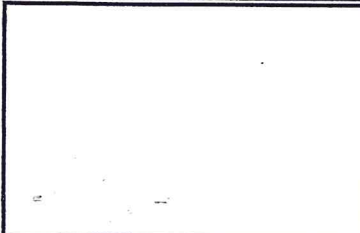
10,970,300 +
1,218,500 +
12,140,800 ÷
72.02 =
168,686.475978 +

(168,686.47)




Exh 2

Examples of very large parcels

	Class Land	Price	Address: 00 Potter Glen TR A	Area 25 - Dearmoun Rd - Potter Marsh
	Near Anchorage	\$ 375,000	SF-Lot Apx 2089722 Acres 47.97	Residential
	Legal: Potter Glenn Tr A			To View: Call Listing Licensee
	Utilities: Elec - On Site; Well - None; Natural Gas - None; Pub Wtr-None; Sewer-None		Wtrfrmt-Frontage: Creek	Tax ID: 02027126
	Zoning: R1A - Single Family Residential			
Remarks: Almost 48 acres of R1ASL in Potter Heights. Beautiful views and wooded areas on this parcel of beautiful Alaskan Wilderness. Build your dream home or subdivide and build multiple dream homes. One of the last parcels of this type with road Access from 2 points. Call for appointment to view.				
Directions: Seward Highway to Potter Heights Dr. Take Potter Heights Dr. to the last road on the right. Call Listing licensee for further directions				
List #: 18-4937 Status: Active	DOM: 66	LL1: John F Wilson (907) 527-4404(907) 748-3787 (907) 562-5485 LO: Jack White Real Estate		

	Class Land	Price	Address: 000 Northfield Drive	Area 25 - Dearmoun Rd - Potter Marsh
	Near Anchorage	\$ 1,400,000	SF-Lot Apx 1873080 Acres 43.00	Residential
	Legal: Equestrian Heights Subdivision 33 Parcels			
	Utilities: Elec - On Site; Well - None; Natural Gas - None; Pub Wtr-None; Sewer-None		Wtrfrmt-Frontage: None	Tax ID: 0170924800001
	Zoning: R6 - Suburban Residential			
Remarks: Prime Residential Hillside Development Opportunity is Here Now With Equestrian Heights Subdivision of 43 Acres! Features Include: 27 Platted Lots, 12 Acres to Develop, 3 Acres Community Well Site, 13 Acres of Open Space Reserve. Full Package Available!				
Directions: Rabbit Creek Road to Northfield Drive. West Side of Subdivision can be viewed on Pickett Street off of E 140th Street.				
List #: 18-1451 Status: Active	DOM: 127	LL1: Chris Swires, CRS, CLHMS, CDPE, RCC (907) 338-8292(907) 830-0073(907) 865-4750 LL2: George Lamoureux of RE/MAX Dynamic Properties LO: RE/MAX Dynamic Properties		

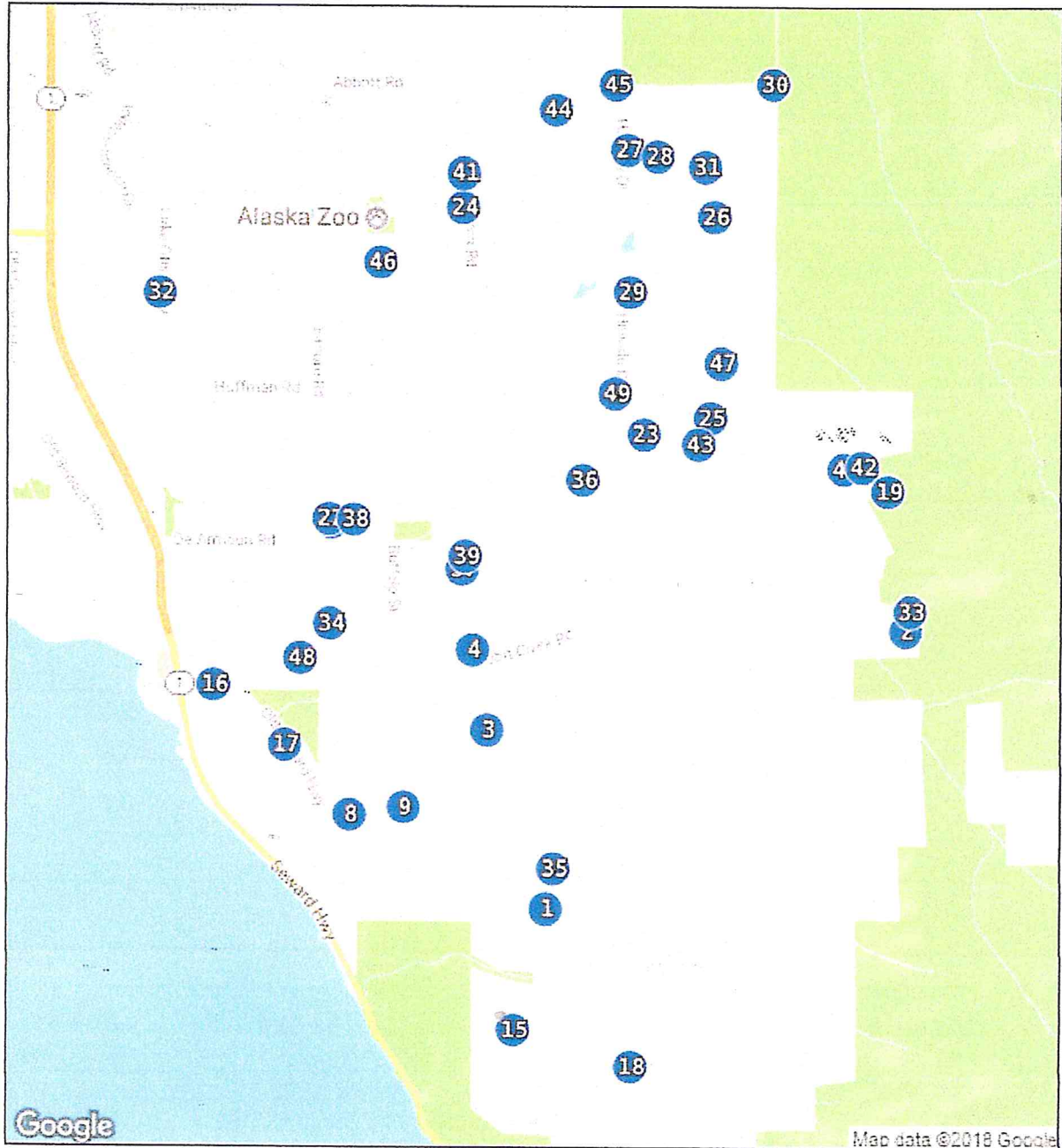
	Class Land	Price	Address: 28 Acres Meadow Road	Area 30 - Abbott Rd - Dearmoun Rd
	Near Anchorage	\$ 188,000	SF-Lot Apx 1252350 Acres 28.75	Residential
	Legal: T12NR02WS03 NW4 SE4 Portion			To View: Drive By
	Utilities: Nat Gas - Adj Site; Elec - Adj to Site		Wtrfrmt-Frontage: None	Tax ID: 0210220200001
	Zoning: R8 - Rural Residential			
Remarks: 28.75 Acres off Glen Alps. Gas & electric on adjoining parcel. Build your dream home here overlooking everything. Easy to view this acreage today. Great property with Gas & Electric on adjoining lot. Beautiful Inlet, City & Mountain views. Level areas for building/developing.				
Directions: Glen Alps Road pass the parking area to Meadow Road to end. Parcel on the left pass the towers. see maps				
List #: 18-2190 Status: Closed	DOM: 33	LL1: The Sloane/Dewhurst Home Group (907) 244-3381 Date Closing: 05/21/2018 (907) 865-6565 Price-Sale: \$ 170,000 LO: Keller Williams Realty Alaska Group		

Large parcels

	\$435,000 L10 B2 Potter Valley Road Anchorage, AK 99516 Active / 15-1768	25	Potter Highlands Ph 2 Lot 10 Block 2	289,674	6.65	R6 - Sub Res	Dwell Realty
	\$159,000 15701 Newell Drive #1 Anchorage, AK 99516 Active / 17-14005	25	T11NR02WS6 E2NW4 SW4NE4 #1	327,136	7.51	R10 - Res Alp	Jack White Real Estate
	\$195,000 000 Vacant Land Anchorage, AK 99516 Active / 16-10793	25	T11NR03WS13 & T11N R3W SEC 13 E2NE4NW4SE4	1,524,600	35	R10 - Res Alp	Jack White Real Estate
	\$1,400,000 000 Northfield Drive Anchorage, AK 99516 Active / 18-1451	25	Equestrian Heights Subdivision 33 Parcels	1,873,080	43	R6 - Sub Res	RE/MAX Dynamic Properties
	\$375,000 00 Potter Glen TR A Anchorage, AK 99516 Active / 18-4937	25	Potter Glenn Tr A	2,089,722	47.97	R1A - SF Res	Jack White Real Estate
	\$370,000 7980 Potter Heights Drive Anchorage, AK 99516 Active / 16-611	25	Potter Creek Tract 1	3,267,000	75	R1A - SF Res	Jack White Real Estate
	\$65,000 NHN Ridge Place Anchorage, AK 99516 Active / 16-12991	30	Stevahn L1 B2	10,080	0.23	R6 - Sub Res	RE/MAX Dynamic Properties
	\$150,000 L33 B3 Morgan Loop	30	The Terraces Ph 8 L33 B3	19,389	0.45	R1 - SF Res	The Summit Group
	\$925,000 3727 Abbott Road Anchorage, AK 99507 Active / 18-8148	30	T12N R3W SEC 9 LT 100	177,952	4.09	R1 - SF Res	RE/MAX Dynamic Properties
	\$138,000 5 Acre Sunshine Loop Anchorage, AK 99516 Active / 18-2192	30	T12N R2W SEC 30 E2SE4NW4SE4	217,800	5	R8 - Rur Res	Keller Williams Realty Alaska Group
	\$1,780,000 0 Mona Avenue - 20 Lots totalling 8.621ac. Anchorage, AK 99516 Active / 17-18144	30	BRUIN PARK FIRST ADDITION - B6 L12-17 & B7 L1-9 & B8 L1-2 & B9 L1-2 & B9 TR A LESS NW CORNER	375,535	8.62	R6 - Sub Res	Herrington and Company, LLC
	Price / Status / MLS #	Area	Legal	SF-Lot	Acres	Zoning	Listing Office
	\$1,250,000 7420 ELMORE Road Anchorage, AK 99507 Active / 16-1960	35	T12N R3W Sec.4 Lot 72	186,779	4.29	R1 - SF Res	Bankers Realty Corp.
	\$1,725,000 4031 Lore Road Anchorage, AK 99507 Active / 18-2834	35	T12NR03WS04 L71	207,345	4.76	R1 - SF Res	Buyers Real Estate, LLC
	\$1,045,000 1700 E Tudor Road Anchorage, AK 99507 Active / 16-13166	35	St Marys Greatland Tr A	225,147	5.17	R3 - MF Res	Keller Williams Realty Alaska Group
	\$398,000 6276 Redtop Circle Anchorage, AK 99507 Active / 15-9348	35	Tuxedni Park West L8 B1	301,742	6.93	R10 - Res Alp	Keller Williams Realty Alaska Group
	\$395,000 000 Tulugak Circle Anchorage, AK 99507 Active / 14-2754	35	End of the Road L1	352,434	8.09	R10 - Res Alp	RE/MAX Dynamic Properties
	\$1,500,000 2800 E Dowling Road Anchorage, AK 99507 Active / 18-3321	35	Dowling Acres Tract 1A	383,914	8.81	R2M - MF Res	SSS Commercial Real Estate

other large lots for sale

Street Map



Legend

- | | |
|--|---|
| 1. L2 B2 Mountainside Village, Anchorage, AK 99516(17-5945) | 26. NHN Kasilof Boulevard, Anchorage, AK 99507(18-2814) |
| 2. L4 Canyon Road, Anchorage, AK 99516(18-1866) | 27. 9900 McCready Circle, Anchorage, AK 99507(18-6208) |
| 3. 16000 Elizabeth Street, Anchorage, AK 99516(18-2046) | 28. 0000 Conifer Street, Anchorage, AK 99507(18-8233) |
| 4. 15151 Golden View Drive, Anchorage, AK 99516(17-5458) | 29. L4 Glen Alps Road, Anchorage, AK 99507(17-15031) |
| 5. L7 B4 Potter Highlands Drive, Anchorage, AK 99516(17-14227) | 30. L9 B1 Prospect Drive, Anchorage, AK 99507(17-12172) |
| 6. L8 B4 Potter Highlands Drive, Anchorage, AK 99516(17-14226) | 31. 10000 Slalom Circle, Anchorage, AK 99507(18-676) |
| 7. L6 B4 Potter Highlands Drive, Anchorage, AK 99516(17-14228) | 32. 0 Mona Avenue - 20 Lots totalling 8.621ac., Anchorage, AK 99516(17-18144) |
| 8. 4050 Virgo Avenue, Anchorage, AK 99516(17-14756) | 33. L1L2 Canyon Road, Anchorage, AK 99516(17-7388) |
| 9. L4 B3 Virgo Avenue, Anchorage, AK 99516(18-2355) | 34. 4349 Manytell Avenue 4405, Anchorage, AK 99516(16-12658) |
| 10. L10 B3 Potter Highlands Drive, Anchorage, AK 99516(17-14198) | 35. 17501 Snow Crest Lane, Anchorage, AK 99516(17-2517) |
| 11. L9 B3 Potter Highlands Drive, Anchorage, AK 99516(17-14196) | 36. 13401 Carita Lane, Anchorage, AK 99516(16-14596) |
| 12. L14 B3 Potter Highlands Drive, Anchorage, AK 99516(17-14209) | 37. 14340 Golden View Drive, Anchorage, AK 99516(17-10660) |
| 13. L13 B3 Potter Highlands Drive, Anchorage, AK 99516(17-14202) | 38. L29 Davis Street, Anchorage, AK 99516(17-6771) |
| 14. L12 B3 Potter Highlands Drive, Anchorage, AK 99516(17-14201) | 39. Tr 1C Goldenview Drive, Anchorage, AK 99516(17-15792) |
| 15. L11 B3 Potter Highlands Drive, Anchorage, AK 99516(17-14199) | 40. 9820 Meadow Road, Anchorage, AK 99516(17-8111) |
| 16. 15486 Old Seward Highway, Anchorage, AK 99516(18-305) | 41. L3 B2 Dalzell Circle, Anchorage, AK 99507(18-2918) |
| 17. 16140 Old Seward Highway, Anchorage, AK 99516(18-2015) | 42. 28 Acres Meadow Road, Anchorage, AK 99516(18-2190) |
| 18. 00 Potter Glen TR A, Anchorage, AK 99516(18-4937) | 43. 8234 E 130th Avenue, Anchorage, AK 99516(18-6084) |
| 19. 5 Acre Sunshine Loop, Anchorage, AK 99516(18-2192) | 44. 6701 Paula Place, Anchorage, AK 99507(17-1260) |
| 20. L24 BLM Sec 27 L24, Anchorage, AK 99507(17-12550) | 45. L4 Nettleton Acres #1, Anchorage, AK 99507(17-16263) |
| 21. L50 BLM Sec 27 L50, Anchorage, AK 99507(17-9603) | 46. 4835 E 112th Avenue, Anchorage, AK 99516(16-12362) |
| 22. L49 BLM Sec27 L49, Anchorage, AK 99507(17-9601) | 47. 12121 Ginami Street, Anchorage, AK 99516(17-9929) |
| 23. 12801 Midori Drive, Anchorage, AK 99516(17-401) | 48. 4020 Rabbit Creek Road, Anchorage, AK 99516(17-19841) |
| 24. 10500 Birch Road, Anchorage, AK 99516(17-15222) | 49. 12400 Hillside Drive, Anchorage, AK 99516(18-5390) |
| 25. 12740 Ginami Street, Anchorage, AK 99516(18-5404) | |

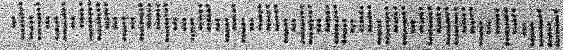
NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE:

2018-0052

9950381760 0020



PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messina Street, south of Upper DeArmour Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, June 11, 2018 in the Loussec Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 198650, Anchorage, Alaska 99518-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>.

Name:

Marc Connelly

Address:

PO Box 141693

Anchorage, AK 99574

Comments:

I support the Rezone of these parcels to R-10. The soil testing supports R-10 zoning. The MOA is in real need of quality land to develop for residential use. This proposal is well researched and engineered. It alligns with the Municipality goal of residential development.

RECEIVED

JUN 06 2018

PLANNING DEPARTMENT

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

The applicant makes the following findings of fact:

5200-8105



U.S. POSTAGE PITNEY BOWES
ZIP 99501 \$000.47⁰
02 1W
0001394691 MAY 08 2018

02102121000
KIDD CHARLES P & JOANN K
PO BOX 111898
ANCHORAGE, AK, 99511-1898

RECEIVED

JUN 06 2018

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 3351181898 B024

PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messina Street, south of Upper DeArmour Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, June 11, 2018 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

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Name:

To Ann Kidd

Address:

13351 View Heights Way
Anchorage, AK 99516

Comments:

Strongly opposed to R10 Rezone. The R6 rezone (32
lots) was denied in June 12, 2017. R10 would allow 45-55
lots, so why would the Commission even consider it now?
De Armours Rd is a mess now how could it handle the
extra traffic? Noise, safety, wells, septic systems,
water table, This rezone would destroy the the
character of our neighborhood and the Hillside area.
The applicant stated that they wanted to be our neighbors,
and "provide "Affordable" housing for young families" well,
what "young families" would be able to afford a lot, let
alone build a home on it? ~~The Commission~~ Please deny the R10 rezone

June 5, 2018

Planning Department
Municipality of Anchorage
Attn: Francis McLaughlin
4700 Elmore Road
Anchorage, AK 99507

RECEIVED

JUN 06 2018

PLANNING DEPARTMENT

Re: Lewis & Clark R-10 Rezoning, Case No. 2018-0052
Hand delivered and by email to McLaughlinFD@ci.anchorage.ak.us

Dear Mr. McLaughlin:

I write on behalf of myself and my spouse, Karen J. Worbey, in reference to the *fourth* proposed rezoning of the Lewis and Clark Subdivision in *four* years. As you may recall from previous letters, we live at 8520 Spendlove Drive, across Upper DeArmoun Road from the mid-point of the northern boundary of the tract. Our home overlooks the lower half of the proposed subdivision. We are as deeply opposed to the rezoning of this property from R-8 to R-10 as we were to R-6 and R-6/SL, and for all the same reasons.

To be blunt, we are frustrated and angry at this *third* attempt to rezone this property for the purpose of doubling the allowable number of homes. I and my neighbors have opposed this same ill-conceived project for -- did I say this already? -- *four* years. As you know, your department was against this project before you were for it, the Planning and Zoning Commission has denied it twice, the Assembly effectively denied it, and yet here we are once again, now trying to put as many as 45 lots on property for which 14 or 15 would be appropriate.

All of which leaves a mere citizen to wonder: Does this process only end when the developers get their way?

The idea that this is a wholly new project that must be considered *de novo*, is a fiction. The developers have been repackaging the same development plan for *four* years. Each application seeks permission for lots much smaller than the current minimum of four acres (some as small as one acre), roughly double the number of lots, and with the smallest lots stacked along Upper DeArmoun Road. This remains a bad idea.

So now, for the record, let me state some of our objections one more time.

"We are not opposed to development of this property."

While the undeveloped property contributes to the wild character of our neighborhood, we always assumed that someday it would be developed for homes. We did, however, expect it would be developed as zoned, with a maximum of 14 houses, and with consideration for its particular topographic, hydrologic and environmental qualities.

Approval of this rezoning application to double the number of homes would fundamentally change the character of our neighborhood -- for the worse.

Before I get into specific problems with this rezoning, I'd like to briefly recap its history.

When Big Country Enterprises bought its 72.66 acres in July 2014, they knew the property was zoned R-8. I assume the price they paid was commensurate with the limitations of R-8 zoning. Any competent developer would have known that rezoning from R-8 to R-6 was contrary to the Anchorage Comprehensive Plan and Hillside District Plan. Nevertheless, they proceeded.

At a meeting of the Hillside Community Council last year, developer Paul Gionet confirmed that he and his partners bought the property based on the assumption that they would be allowed to rezone it for twice the number of homesites.

BCE submitted its initial rezoning application in December 2014. They proposed to build **32 lots**. Their decision to rezone was obviously not a considered judgment based on topographic, hydrologic and environmental studies of the property, as they had committed to rezoning before soil and water studies could be undertaken.

In June 2015, in a staff analysis by Margaret O'Brien, the planning department strongly recommended denial of the R-6 rezoning application. The analysis described soil problems, surface water issues, and risks to wells and septic systems.

The Planning & Zoning Commission agreed. *Unanimously*. In its written denial, the commission made these findings of fact:

- This rezoning does not address the city's housing needs. "The 2012 Housing Study found that . . . what the Anchorage community does not have enough of is small lot development served by public utilities and services."
- ". . . Most of the property has marginal to impermeable soils."
- "One of the policies in the Hillside District Plan indicates that the same land use designations should be maintained in this area as were established prior to the beginning of the plan. In that respect, the plan is not consistent with the HDP."
- "It is not necessarily good to expand the low-density sprawl . . . throughout the Hillside."
- "Adding more housing to the Hillside is clearly a risk with respect to groundwater and the flow into Rabbit Creek."

BCE appealed to the Assembly to overturn the denial. When it became clear the Assembly intended to affirm the denial, rezoning proponents asked that the matter be "tabled indefinitely."

At this point, without explanation, the planning department removed Margaret O'Brien from this project and replaced her with you, Francis McLaughlin. Since then, you have championed every proposal submitted by BCE, tilted projects evaluation in their favor at every opportunity and have yet to acknowledge, much less explain, the head-snapping 180-degree reversal of the planning staff's original position on this project.

In April 2017, with your support, BCE applied under the new Title 21 to rezone the 72.66-acre property from R-8 to R-6 with Special Limitations (now with a goal of **30 lots**). In arguing for R-6, BCE's consultant explained that the larger R-8 lots were just too expensive. (Leading me to wonder: was that the developers' original miscalculation?)

In June 2017, the P&Z Commission denied the rezone to R-6 with Special Limitations.

In its second denial, the commission made these findings of fact:

- “There is strong community council and neighborhood objection to this rezone.”
- “The rezone is not compatible with the Comprehensive Plan . . .”
- “Adverse impacts upon the natural environment . . . is still a concern.”

BCE then asked for a rehearing on the R-6/SL application based on “new evidence and changed circumstances.” The P&Z Commission denied the rehearing request, noting that BCE had offered neither new information nor changed circumstances.

In that denial, the commission made the following findings of fact:

- “The Hillside District Plan and Anchorage 20/20 do not recommend increasing residential land density in this part of the Hillside.
- Increasing density at this site is contrary to the public interest.
- Any increase in density would also increase traffic and impact the sensitive environmental features of the land.”

In February 2018, BCE announced its intention to apply for a rezone to R-10. The Hillside Community Council got a *12-minute* presentation (including Q&A!) on the new rezoning request. A BCE representative told those present that the new development would contain between five and 45 lots. He couldn't be more specific because the exact number of lots would not be known until after the rezoning was approved.

No other details of BCE's R-10 development plans were offered. Nor was there a discussion of their application for a R-8 Conservation Subdivision, a fourth rezoning effort which I understand is still pending. (The brief and unenlightening discussion was terminated by the community council's new president, Bruce Vergason, a partner with BCE in the development. (So much for community involvement.)

So in April 2018, BCE applied to rezone to R-10. The application says BCE expects the rezoning to allow them to add 15 lots beyond that allowed under R-8 zoning. **In other words, BCE is still seeking to build the same 30-lot project.**

Note that the R-10 application follows the R-6/SL application by 10 months. Under Ordinance 21.03.160.D.10, after a rezone application is denied, an applicant must wait two years to submit a new application for a substantially similar rezoning. Despite the fact that the R-10 rezoning seeks to achieve the identical result of dropping the required minimum four-acre lot size to allow development of **30 lots**, you, Mr. McLaughlin, claim the “new” rezoning request is not substantially similar and so invited yet another rezoning application. I believe you facilitated a violation of the law.

From the beginning, every attempted rezoning has had only one purpose, which is to increase the profitability of the development.

And I want to emphasize this point: BCE has made no effort -- *absolutely zero effort* -- to hear and address the concerns of the neighborhood about well flows, groundwater contamination, surface water runoff and traffic volume.

“Community opposition to this rezoning is broad and deep.”

There are good, substantive reasons for you to reject this request.

First, the entire neighborhood opposes this rezoning. There is no mix of pro and con among surrounding homeowners. Every household is opposed. This is not reflexive opposition to any and all development. Our neighborhood does not oppose competent development under the R-8 zoning.

And it's not just those of us on the periphery of this property who are opposed. There is broad opposition across the Hillside. The Hillside Community Council voted to oppose this rezoning. It also voted to oppose the earlier R-6 rezoning. The Rabbit Creek Community Council strenuously opposed the R-6 rezoning for reasons that apply exactly to this R-10 application.

Based on its years-long history, this project is only supported by a tiny handful of people: the developers, their contractors and consultants, and you, senior planner Francis McLaughlin.

From the beginning, the project raised major concerns about disrupted re-charging of water wells, surface water drainage problems, malfunctioning septic systems, well pollution and altering the flow of water into Rabbit Creek, which runs from Flattop to Potter Marsh. Ill-considered rezoning of this property has the high potential of irreversibly damaging or diminishing the value of neighboring and downhill properties and degrading the environment.

The authors of the Hillside District Plan and Anchorage Comprehensive Plan worked hard to recognize the peculiar features of this area: steep slopes, wetlands, small stream courses and soggy soils. That's how this property came to to be zoned R-8 -- the culmination of an imperfect but ultimately rational process.

If approved, the R-10 rezone will directly subvert the effort, embodied in the HDP, to prevent the consequences of earlier shoddy subdividing across the Hillside. The developers in this case argue that the bad subdivision practices of 40 years ago -- which are in evidence in some surrounding tracts -- should be revived for their benefit today. If you permit that, every future developer across the Hillside will ask for the same special treatment, and should get it. You will be saying, in effect, screw the HDP's vision of Hillside development, the standard is going to be *piecemeal zoning with no standard*.

In their application, the developers assert that "this rezone will help reduce environmental impacts." In fact, the property, which the planning department accurately describes as environmentally fragile, is not suited to the proposed intensity of development. It's obvious that doubling the number of homes would increase every environmental impact associated with development.

Having watched and listened to these developers for *four years* now, we know what they plan to do, even if at the moment they refuse to say it: *They want 30 lots, a preponderance of them one-and-a-quarter-acre or smaller ones shoved against Upper DeArmoun, with a handful of large lots for the developers themselves*. The HDP clearly calls for maintaining current zoning, which in this case means a minimum lot size of four acres, and that is a reduction from five acres under the old Title 21.

The soil and water studies of the developers' technical professionals, which document soggy ground and heavy surface runoff, were done in atypically dry years and do not

reflect historical norms, a fact they either did not know or have repeatedly chosen to ignore in their applications.

According to their previous applications, after development is complete, 80 percent of the non-wetlands area will be heavily vegetated with mature trees and brush. That is simply not credible. The ground cover and soil-stabilizing vegetation is certain to be reduced by more than 20 percent during development. Then, once the lots are sold, no covenants or limitations will prevent buyers from removing as much of the cover as they choose. Even minimal clearing will increase runoff in volumes that are not entirely foreseeable.

The developers started with the conclusion that the land was suitable for rezoning. Everyone they've hired since has lined up behind that position (although even their most favorable studies show the case for rezoning is marginal). The conclusions of the technical professionals have changed over time, but they always seem to support the latest iteration of their clients' **30-lot** plan.

We neighbors do not have the resources to do our own technical studies, so I can only urge you to view the developers' technical conclusions with appropriate skepticism. One expert who reviewed their studies for us found their oddly consistent results highly questionable. His report was submitted in the public comments on the R-6 application.

It's important to keep in mind that the issues we raise do not only affect those of us on neighboring properties. The people who will someday occupy homes on this property are entitled to a subdivision that doesn't erode or flood, has reliable, nitrate-free wells, septic systems not at risk for failure and a road that doesn't loosen their teeth.

"This application does not come close to satisfying the legal requirements."

To be approved, this rezoning application must meet *all nine* criteria under 21.03.160 E.

But petitioners do not show that this rezone is in the best interests of the city. They contend that building expensive homes on view lots will suck homeowners out of modestly priced, downslope homes near jobs and services, which will then be available for less well-to-do buyers. It would be a miracle if that hypothesis increased Anchorage's needed housing stock by a single house. In fact, this rezoning will have *no* effect on the types of housing Anchorage needs. And this is their *most compelling* argument that the rezone is in the best interests of the city. (Oh, and to hell with the people who already live here.)

So on criterion E1, this application fails and should be denied.

Nor does the application comply with the Hillside District Plan. The 2040 Land Use Plan Map, which hasn't been adopted, is irrelevant. The relevant map is in the HDP. It shows DUAs of 0 to 1 in five separate zoning categories over a huge swath of the Hillside, including this property.

But the map cannot be understood except in the context of the whole plan, which calls for the *retention* of land use designations in place at its adoption.

The planning department claims higher density is encouraged by the HDP. In fact, the HDP says density *should not be decreased* by rezoning.

On criterion E2, this application fails and should be denied.

This rezoning will adversely affect the natural environment. That's indisputable. Doubling the number of homes and increasing roads and traffic will adversely affect the area's extraordinary wildlife, which is a direct result of its proximity to Chugach State Park and surface water flows that support spawning salmon immediately downhill. Removing natural vegetation and altering watercourses not only damages wildlife habitat, but also promotes runoff and erosion.

In saying "the rezoning won't have significant adverse impacts to the environment *greater than surrounding residential developments*," the planning department apparently misreads criterion E6, which does not include the qualifier "*greater than surrounding residential developments*."

On criterion E6, this application fails and should be denied.

This rezone *would* extend a land use pattern inconsistent with the comprehensive plan. Petitioners ask you to set aside the HDP in favor of land use patterns from the mid-1970s. If you acquiesce, that precedent will give every future developer the justification to ignore the HDP.

On criterion E8, this application fails and should be denied.

On *at least four of nine* criteria, this rezoning fails. Remember, the law says if it fails on even one, it must be denied.

"The current planning department is not objective."

Honestly, I can't imagine how this rezoning request could be approved. Especially after being denied twice before. And make no mistake, this is the same project with the same defects. Support for this rezoning would represent a failure to follow the law, rejection of responsible planning and disdain for the concerns of affected neighbors. It would deny the interests of everyone involved, except a handful of people who, despite their professed good intentions, are selfishly pursuing their economic self-interest.

Mr. McLaughlin, I gather that rather than objectively evaluating this project, you have chosen to advocate the developers' position, whether that be an R-6, R-6/SL or now R-10 rezone. My wife and I find that a disappointing reflection on the professionalism of the municipal planning department. If this rezoning is approved, the damage to the Hillside community will be significant and enduring.

I trust that the Planning and Zoning Commission will see that for the third and, I pray, final time.

Thank you.

Patrick Dougherty & KJ Worbey
pdougherty@gci.net

8520 Spendlove Drive
Foreland View, Block 2, Lot 1
(Parcel ID: 017-401-48-000)

A PARTIAL LEWIS & CLARK REZONING TIMELINE

July 2014 -- Big Country Enterprises (BCE) purchases 72.66 acres zoned R-8 (minimum lot size 5 acres, maximum of 14 lots).

December 2014 -- BCE files application to rezone its 72.66 acres (plus two adjoining four-acre parcels owned by Jones and Vergason) to R-6 (minimum lot size 1.25 acres, **32 lots** total).

April 6, 2015 -- P&Z Commission holds public hearing on application to rezone 80 acres from R-6 to R-8. Twenty people testify in opposition.

June 1, 2015 -- In the staff analysis by Margaret O'Brien, the planning department strongly recommends that the P&Z Commission deny the rezoning.

June 2015 -- The P&Z Commission unanimously denies the application to rezone to R-6. (Filed under the Old Title 21.)

Feb. 23, 2016 -- BCE asks the Anchorage Assembly to overturn P&Z Commission's denial of its R-6 rezoning application.

April 12, 2016 -- When it becomes clear the Assembly intends to affirm the rezoning denial, Assemblymember advocating for BCE asks that the question be "postponed indefinitely."

April 2017 -- Without offering any justification, the Planning Department recommends that the Assembly waive the \$32,700 application fee for BCE to immediately apply for an alternative rezoning. The Assembly declines to waive the fee.

April 2017 -- BCE applies to rezone the 72.66-acre property (this time without the Jones-Vergason acreage) from R-8 to R-6 with Special Limitations (with a goal of **30 lots**). In arguing for the R-6, BCE's consultant says the bigger R-8 lots are too expensive for the market. (Under new Title 21.)

June 12, 2017 -- P&Z Commission denies the application to rezone from R-8 to R-6/SL.

June 17, 2017 -- BCE asks for a rehearing on the R-6/SL application based on "new evidence and changed circumstances." Planning & Zoning Commission denies the rehearing request, noting that applicants offered no new information or changed circumstance.

Jan. 3, 2018 -- Platting Board approves a proposed R-8 Conservation Subdivision with **16 lots** and a greenbelt tract (of wetlands).

January 2018 -- Neighbors appeal the Platting Board's approval. (As of June 5, 2018, the Board of Adjustment has not set a date to hear the appeal.)

Feb. 28, 2018 -- The Hillside Community Council receives a 12-minute presentation (including a Q&A) on a new rezoning proposal, this time to R-10. BCE says the new development will contain between 5 and 45 lots, the exact number of which will not be known until after the rezoning is approved. No other details about BCE's development plans are provided. The brief and unenlightening discussion is terminated by the new community council president, Bruce Vergason, a partner in the rezoning application.

April 2, 2018 -- BCE applies to rezone from R-8 (residential, 4-plus acres) to R-10 (low density residential, alpine/slope). The application says BCE expects the rezoning to allow them to add 15 lots, for a total of about **30 lots**.

June 2018 -- Francis McLaughlin, writing the staff analysis for the planning department, recommends approval of the R-10 application for "about 77 acres" (once again Vergason-Jones properties are included).

June 11, 2018 -- Planning and Zoning Commission meets to consider BCE's R-10 rezoning application.

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950381780 0020



PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messinia Street, south of Upper DeArmoun Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4, Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, June 11, 2018 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

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Name:

DOUG & JOY HARVEY

Address:

211 BONNIE JEAN CT 99515

Comments:

WE ARE 45 YEAR RESIDENTS OF ANCHORAGE. A RETIRED GENERAL CONTRACTOR AND PERSPECTIVE BUYERS OF ONE OF THESE LOTS. THE BROWNSONS ARE A WONDERFUL AND CONSIDERATE FAMILY. THEY HAVE WORKED HARD TO MAKE THIS DEVELOPMENT NICE FOR NEIGHBORS AND BUYERS. PLEASE GRANT THIS REZONE. THANK YOU THE HARVEYS

RECEIVED

JUN 06 2018

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950381760 0020

PETITIONER: Big Country Enterprises, LLC

REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.

TOTAL AREA: 77.01 acres

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LOCATION: Generally located east of Messina Street, south of Upper DeArmoun Road and west of Canyon Road.

CURRENT ZONE: R-8 Low-Density Residential (4 acres) District

COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps

LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name: Darrell C. Floyd

Address: 4620 E 112th Ave
Anch AK

Comments: I have lived in Anchorage since 1977. I have enjoyed the parks, the trails, & the wild life. But as our city has grown, as a small business owner, I have appreciated growth, it healthy, good for the city. But now I see and attempt of land lock up to stop healthy growth. As an individual if I wanted a multi acer park just for myself I should purchase the land myself not force my wishes on someone else at their cost.

I ask that we continue to guide our city toward healthy growth together and grant the re-zone request. (include a park & or green belt in the process if available)

Thank you

RECEIVED

JUN 06 2018

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950381780 C020

PETITIONER: Big Country Enterprises, LLC

REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.

TOTAL AREA: 77.01 acres

SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516

LOCATION: Generally located east of Messina Street, south of Upper DeArmoun Road and west of Canyon Road.

CURRENT ZONE: R-8 Low-Density Residential (4 acres) District

COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps

LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name:

Naoma Bragg

Address:

P.O. Box 39-494

Niulchik AK 99639

Comments:

I am in favor of this R-10 rezoning for Lewis & Clark Development. I have lived in Alaska for 50 years and I'm thankful for the land developers in and around Anchorage. Please consider this development.

Naoma Bragg

RECEIVED

JUN 06 2018

PLANNING DEPARTMENT

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



01701350000
MONDAY PATRICIA C
13000 MICHAEL RD
ANCHORAGE, AK, 99516-3344

RECEIVED

JUN 06 2018

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-005235183344 0027



PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messinia Street, south of Upper DeArmoun Road and west of Canyon Road.

CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name: PATRICIA MONDAY

Address: 13000 MICHAEL RD

ANCHORAGE, ALASKA 99516

Comments: I AM TOTALLY AGAINST THIS RE-ZONING. I DO NOT WANT WHAT ENDS UP BEING MASS HOUSING. IF IT GOES THROUGH, WHAT'S TO STOP CONDOS, APARTMENTS, HI-RISE HOUSING -- AND THAT WOULD BE DISASTROUS FOR OUR HILLSIDE COMMUNITY. WITH THIS RE-ZONING, I BELIEVE WE WILL HAVE AN INROAD OF HARMFUL AND UNFAVORABLE SERIES OF EVENTS, SUCH AS ISSUES WITH SAFETY, AN INCREASE OF TRAFFIC, NOISE, LOWER AIR QUALITY, NOT TO MENTION THE INTERFERENCE WITH WILDLIFE, THE DESTRUCTION OF THEIR HABITAT AND MORE RISK OF WILDFIRE. THIS AREA IS A RURAL AREA AND NEEDS TO STAY THAT WAY - PEACEFUL AND QUIET. THAT'S WHY I LIVE WHERE I LIVE. WE DO NOT WANT NOR DO WE NEED CROWDED SUBDIVISIONS.

Patricia Monday

June 5, 2018

RECEIVED

JUN 06 2018

Planning & Zoning Commission, MOA
PO Box 196650
Anchorage, AK 99519

RE: 2018-0052 Rezone to R10—Big Country Enterprises—Lewis & Clark PLANNING DEPARTMENT

Dear Commissioners:

1. The current zoning is R8. The HDP's policies for the upper hillside—both central and SE Hillside areas—are clear about rezoning—current zoning designations shall be maintained. Staff has ignored these policies:

“maintain the same land use designations and zoning . . . established prior to the beginning of this plan” (Policy 1C , p. 2-11), and

“maintain policies for the amount of development as allowed under current land use designations” (Policy 1-B, p. 2-9) .
2. An R-10 rezone, without an accompanying plat, WILL result in an increase in density which PZC has denied twice before and which is counter to HDP's policies.
3. The conservation subdivision (CS) plat of January, 2018 is the PERFECT development plan for this parcel with its wetlands, other challenges and limited transportation facilities. And it is more economical to build.
4. R-8 and R-10 zoning require lots to be 300' or 100' wide. This results in higher road costs and more run-off from the impervious surfaces.
5. The CS plat is more economical for developers because the road footprint is less.
6. Staff statement that R-10 complies with the HDP Land Use Map isn't correct. Using a map where zoning districts are grouped, due to limitations of size and colors, is disingenuous and ignores the greater HDP.
7. A tiny map, covering a large area where land use categories are compacted, doesn't justify a rezone.
8. The HDP's map 2.1, combines districts such as 0-1 or 15-35 DUA, but it does NOT mean that the highest density for each merged land use designation is automatically allowed.
9. Staff's condition #2 cites the 2020 Plan policy 5 as justification for granting R10. The HDP is the more detailed plan that should be consulted.
10. Condition #2 cites 2020's policy 7 as justification for this rezone, however, prior staff reports' noted the non-conformity of many adjacent lots. This rationale is false and two 'wrongs' do not make a 'right.'
11. R-10 is generally for lands with steep slopes. Slopes less than 20% dominate this parcel.
12. All conditions for this rezone have NOT been met; staff has misinterpreted the HDP.
13. Staff's report states a prior rezone attempt occurred in June, 2017; two years is required between rezones.
14. Should a rezone be approved, PZC should condition it on the decision of the Appeals Board.

Sincerely,

Dianne Holmes

cc: M. McNulty, D. Whitfield, F. McLaughlin,

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JUN 05 2018

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950391760 0020

PLANNING DEPARTMENT

PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
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CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4, Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name: Matt and Angie PETERKIN

Address: 9900 SLALOM CIRCLE
ANCH. AK 99507

Comments: Letter attached.

Matt and Angie Peterkin

9900 Slalom Circle

Anchorage, Alaska

99507

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JUN 05 2018

PLANNING DEPARTMENT

Comments:

I personally know the 4 families seeking to rezone and know they want a family friendly community.

We personally live on the Hillside and support new developments that are well thought out and planned and hope our children can build in the area.

As a community we need to make the best use of the space that is left.

Thank you,

Matt and Angie Peterkin

A handwritten signature in cursive script, appearing to read "angie peterkin", followed by a small dash.

RECEIVED

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

JUN 05 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 99503\$1760 C020

PLANNING DEPARTMENT

PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messina Street, south of Upper DeArmoun Road and west of Canyon Road.
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Name:

ANDREW and SANDY CUNNINGHAM

Address:

1931 Courage Drive Anch. ak 99507
Andrew 907.7442952

Comments:

Letters attached

Andrew Cunningham

1931 Courage Drive

Anchorage, Alaska

99507

RECEIVED

JUN 05 2018

PLANNING DEPARTMENT

Comments:

I have personally viewed this property and spent the day walking thru the trees with my wife, daughter and the owners. As a biker I have spent countless hours biking the hillside area and enjoying the wildlife and incredible views.

I have looked at the development plans and like the layout, views and opportunity for new development in an otherwise very expensive area.

I approve of this rezone as proposed and hope to purchase a 1 acre parcel to build my forever home with my wife and daughter.

Thank you,


Andrew Cunningham

Sandy Cunningham
1931 Courage Drive
Anchorage, Alaska
99507

RECEIVED

JUN 05 2018

PLANNING DEPARTMENT

Comments:

My husband and I are lifelong Alaskans and avid outdoors people who respect nature and wildlife. We enjoy hiking, biking and being outdoors with our young daughter and have spent many adventures out on the Hillside with our family. We recently had the privilege of spending the day on the property with the owners who we know personally and were impressed with their development plans and love and respect of the area.

I personally know the families seeking to rezone and recognize their desire to build a family friendly community with fellow outdoorsy people who love Alaska. Their plan is well thought out, environmentally sound and they have put a lot of effort into the layout.

I absolutely approve of this rezone as proposed and hope to purchase a 1 acre parcel to build my forever home.

Thank you,

Sandy Cunningham



Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



STEPHANIE B. MOLL
14642 PARK HILLS DRIVE
ANCHORAGE, AK 99516

RECEIVED

JUN 05 2018

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

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Name: Stephanie B. Moll
Address: 14642 Park Hills Drive
Anchorage AK 99516
Comments: I have been in the Real Estate Industry since 1980 and I currently live in the Rabbit Creek Community. I would like it noted that I am in favor of the approval of this rezone to R10. Because of my work I am aware of the need/demand for this approval which seems to me as a excellent fit for this property, location, and community. In reading the RCCC meeting minutes for May 11, 2017 I agree with the comment that "many feel the area should be zoned R10" I agree with this statement.
Stephanie Moll



Rabbit Creek Community Council Meeting

Minutes for Thursday, May 11, 2017

FINAL

Location: Golden View Middle School Library

Board Roll Call - Present: Adam Lees Chair, Vivian Mendenhall, Nancy Pease, Bert Lewis, Janie Dusel, Keith Guyer, David Sterling, Phil Fortner Alternate: Mindy Willis

Excused: Pat Abney, Ky Holland, Joan Diamond

Board Member Chair - Adam Lees - opened the meeting at 7:06 pm

- **Motion Keith Guyer & 2nd Janie Dusel** - To approve the agenda, Motion passed.
- **Motion Joe & 2nd Keith Guyer** - April Meeting Minutes motion to approve. Passed.
- Membership for 2016 - Ongoing. Vivian Mendenhall passed around sign-in sheets and urged everyone in attendance urged to Sign-in on tonight's Attendance Sheets, which is the way voting eligibility is established.
- Attendance - Total 40 people in attendance tonight. Tonight classified as a General Membership meeting.

Announcements & Legislative Reports:

- **Assembly Members -**
 - Suzanne LaFrance - Joshua Spring - Representing Suzanne LaFrance, our new assembly member for RCCC area - Assembly Rep 907-793-0087 email address: spring.joshua.a@gmail.com here tonight to listen and to let everyone in District 6 has know that they have a contact with the MOA Assembly. Served under Patrick Flynn for past 6 years. Suzanne LaFrance contact info: Phone: (907) 351-7199, Voicemail: (907) 343-4122, E-mail: LaFranceS@muni.org
 - John Weddleton - Arrived later during the meeting and participated with defining CIP items.
- **State Representatives**
 - Cathy Giessel & Jennifer Johnston not present tonight.
- **Anchorage School Board**
 - Andy Holloman - Thanks for passing the bond. Most of work detailed in the bond will be happening next year. Urged everyone to contact legislators regarding to completion of the State budget at proper funding for schools.

Presentations - None tonight

Reports/Consent Agenda

- **Chair's Report** - Adam Lees - Reported on activities.
- **Treasurer's Report:** - Keith Guyer - For May - \$315.38 savings + \$269.55 checking = \$584.93 total.
- **Communications** - David Sterling & Mindy Willis - Meeting at Rabbit Creek Community Church next 3 months.
- **Correspondence** - Vivian Mendenhall and Bert Lewis - everything going smooth
- **Land and Traffic Committee** - Nancy Pease - 4 things to discuss tonight - 1. Technical amendment title 21 for fuel storage at Anchorage Port. 2. Three items on agenda Bird TLC. 3. Upper Roads Park and Drainage Area. 4. CIP List for review tonight.
- **Outreach** - Jane Dusel - Nothing substantial.
- **FCC Report** - Dianne Holmes
 - **Motion Dianne Holmes & 2nd Keith Guyer** - Motion to request all communication statistics from FCC. Motion passed by acclamation.
- **HALO** - Mike Kenney - Subdivision was big topic. Annual election, not enough people to perform, so will do it later. Septic Tank presentation on inner workings.

Ongoing Business

- **Correspondence Committee Procedures** - Vivian Mendenhall - Handed out a procedure list 1-page document. Set up a committee to track letters going out and replies. RCCC Board needs to approve all letters going out. Described the issue that was brought up last week. Making sure letters go out and notification if they are replied to.
- At General Meeting, everyone can approve a letter. Chair is responsible for various issues related to letter writing.
- **Capital Improvements Plan (CIP) Recommendations** - Nancy Pease - Every year City asks for our comments on Capital Improvement Project by City and State. The committee rated the various projects 1 thru 5 as described. Lists passed around for voting by the members later in the meeting.

New Business

- **PZC Case 2017-0038 - Bird TLC Major Site Plan Review** - Along Old Seward at the Old Rabbit Hutch Land - Now has enough money to build a facility on their land.
 - **Motion: Nancy Pease & 2nd Dianne Holmes** - Recommends RCCC write a letter of support. Suggestion of various items to include: Along Old Seward is a skinny road with no shoulders. Flag the mature trees to protect. HDP recommends a future pedestrian access trail through the site to Potter Marsh. ADF&G is not interested in creating the trail. Recommends a note on site plan that HDP recommends an access location. Motion passed.

- **Upper DeArmoun Rezone PZC Case 2017-0027** – Nancy Pease detailed the situation - Rezone 73 acres up by Canyon Drive. In 2014 P&Z denied the rezone of this area. Re-application addresses the issues for the rezone. Rezone from R8 min lot size at 4 acres, to Zone R6, min lot size 1 acre. For R8 they would make 20 lots. At R6 they would make 30 lots. Handed out list of issues and points of interest:

- Support large lot rural district in this area:
 - Last time P&Z wanted more small lots.
 - Ground is not permeable with water table at 11' below grade and poor silty/clay soils.
- Application states 80% of land will retain foliage. Different zones R8 to R6 more % of structure on land.
- Lawyers state HDP tries to keep existing zoning.
- Land use plan map is color chart that shows the area in not very good detail.
- 2020 plan for residential plan, but not for high density.
- Specific plat details 30 lots shown on plat with drainage areas. Unprotected drainage ways and needs a pedestrian connection.
- Located in Hillside East Community Council Area. RCCC commented on it before, because it is up stream of Rabbit Creek. First time rezone for higher density.
- Only 1 house currently built on the area.

→ **Comments from neighbors in attendance tonight:**

- Wells, septic, poor soils, concerned with those issues.
- Nancy Willis – RCCC is in favor of large lot and low density. Most neighbors agree.
- Elevation 300' drop from one side to the other. Described the one house on the tract.
- A lot of fuzzy data in documents – First application turned down for poor soils and poor drainage, sensitive area. The new design is still a bad design. Everyone in the neighborhood is against the project.
- **None of neighbors are in favor of the project. Many feel the area should be zoned R10.**
- Septic tanks have floated upwards because of high ground water.
- Owners include: Todd and Alicia Branson and Paul Gionet.
- Upper DeArmoun Road is rated a collector street that can handle 10,000 vehicles per day. The road is in such poor condition there is no way that is a correct representation. Neighbors disagree that it is a collector road.
- Hillside Community Council has a meeting in 2 weeks.
- Why should RCCC be concerned? Whatever can happen there, can happen in our region. 2 years ago, the re-zone application did not get a single favorable vote from P&Z.
- 2 special limitations listed by developers. 1. All lots need special septic systems. 2. Concerned about 11' down in soil logs an impermeable soil layer, which is why there is a requirement for using the special septic systems on all lots, in lieu of conventional septic systems. Suggestion that none of the lots should be subdivided. Impediment for remaining at R8 is the requirement that lots have 300' width, which means a lot of roads to support the lots.
- In some ways, there may be areas that support a cluster development, like on the northern side of the tract.
- Potter Marsh is in RCCC area and the water for that Marsh comes from this area.
- Prominence Point went in and ended up cutting down most of the trees, contrary to their initial promises. Now the area has a drainage issue. Might be the same thing occurs at this location.
- Title 21 is what it is. Based on Title 21, how can someone now rezone to R6?
- Community Councils to weigh in by May 22nd.
- **Motion Keith Guyer & 2nd Dianne Holmes** - Basically agree with the valid points based on Nancy Pease list of concerns. Motion passed unanimously. Nancy Pease and Transportation and Land Use Committee will write the letter.

- Summer Meeting Location at Rabbit Creek Community Church – Adam Lees asked for a vote of approval. Motion passed.

Motion Nancy Pease & 2nd Keith Guyer - To return to CIP Review – Nancy Pease provided a 3-page written Survey form that the Transportation Panel had voted on how to sequence various projects by importance. Went thru item by item and made a few changes on order of listing.

At 8:58 pm, Motion to extend meeting time Dianne Holmes & 2nd Keith Guyer – 10 minute extension. Approved. Completed the review of the CIP List until all items were discussed. Nancy Pease and group to write up and submit the results.

Wrap up assignments

- As stated above.

Motion to adjourn by Janie Dusel & 2nd Keith Guyer – Meeting adjourned at 9:08 pm.

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950331760 C020



PETITIONER: Big Country Enterprises, LLC
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LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name: MARK GOODMAN

Address: 3126 E 88th AVE

ANCHORAGE, AK 99507

Comments: I AM WRITTING IN SUPPORT OF BIG COUNTRY ENTERPRISES LLC AND THEIR REQUEST TO REZONE THEIR PROJECT FROM R-8 (4 ACRE LOTS) TO R-10, WHICH COULD BE SMALLER LOT SIZES. I SEE THE BENEFIT OF DEVELOPING MORE LOTS AND PROVIDING A MORE AFFORDABLE PRICE POINT FOR YOUNG FAMILIES WISHING TO BUILD A HOME IN ANCHORAGE.

RECEIVED

JUN 04 2018

PLANNING DEPARTMENT

May 28, 2018

The Municipality of Anchorage
Planning & Zoning
4700 Elmore Road
Anchorage, AK 99507

RECEIVED

JUN 01 2018

PLANNING DEPARTMENT

Re: Case: 2018-0052 – Request to Rezone three parcels from R-8 to R-10
Site 13301 Messinia St. Anchorage, AK 99516

To Whom It May Concern:


I want to express my **full and total support** for this property to be re-zoned as R-10 zoning. We currently live on lower Hillside and have been searching for property just like this to build a house, but the lots are extremely limited, and we are looking for 1-2 acres.

Offering this large plot of land to be zoned as R-10 gives me, and others, an opportunity to find reasonable sized lots so we/they can build on the Hillside.

Please approve this re-zone as it will only help the city of Anchorage and the patrons living here.

Thanks for your time.

Best Regards,



Christie Short
907-947-4963

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950381760 C020



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Name:

Cheri Goodman

Address:

3126 E 88 Anchorage, Alaska

Comments:

Though we are not in the vicinity of the petition area currently, we have been considering moving outside of the city. But we have found that there are not a lot of available lots that we can afford. Having smaller more affordable lots available in a beautiful natural setting, responsibly developed, would be beneficial for many middle class families such as we are. I also have 3 sons on the cusp of independence and this would make land and home ownership more accessible for them.

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

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Name:

Nathan G. Austin

Address:

4700 E 147th Ave
Anchorage, AK 99516

Comments:

My family and I have been up to this property location multiple times and it looks like a great place to build a home and raise a family. I personally hope planning and zoning will unanimously vote to pass this rezone request. I'm fairly certain I can't afford a 4 acre lot but if the rezone should pass, I think my chances of getting a smaller lot will go up. Plus as a registered voter of Alaska and a current resident of Anchorage; we need more land buying options. I don't know why the City of Anchorage would pass up an opportunity for more property tax lots as well as the boosted economic value of more homes being built. I really think the location is a great place for new homes. Plus, the land is just wasting away currently figuratively speaking, so why not allow Big Country Enterprises to develop this land in a way more families can enjoy it. Please vote "yes" on the R-10 rezone, that's my vote and I hope it's yours.

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950381780 0020



PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messinia Street, south of Upper DeArmoun Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name: Calvin + Frances Dunham

Address: 6700 De Armoun Rd
Anchorage AK 99516

Comments: I have walked this property, seen the existing wells; where perk tests were done (all passed). There is a very good, solid plan for houses to easily be built on acre plus lots. DeArmoun Rd can easily accomodate the additional traffic. Lets share Hillside with those who don't mind extending their winter! This Rezone to R-10 is a natural fit Low-Density Residential, Alpine/Slope District.

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2018-0052

PLANNING DEPARTMENT

I really don't understand the city's logic in this case. You scream about there being limited space for building and increasing your tax base and when you have an opportunity like this - you shut it down. I don't believe what the builders are asking for is unreasonable or detrimental to the area. The people who oppose this development are doing so without thought of what the area was before they built their homes. They have built on too small lots at the detriment of each other and this development would not do that. These are good Alaskan folks who are wanting to build a beautiful family neighborhood to raise their kids and grand kids. They want it to be affordable to the extent that living on the hillside allows. I've lived in Anchorage for over 25 years with most of it on the lower hillside. The hillside is a special area of Anchorage and I would be thrilled to have this future development in my backyard. I understand personal property rights and people having the rights to build and create their dreams. I hope this development becomes a reality.

Melissa Schmiedt
417 Caravelle Dr.
Anchorage AK 99502

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950331780 0020



PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messinia Street, south of Upper DeArmoun Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name:

Rochelle Hart

Address:

7538 O'Brien Street

Anchorage, AK 99507

Comments:

I support this re-zoning request.

We need more development for the local economy.

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 5550361760 0020



PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messinia Street, south of Upper DeArmoun Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name:

Robin Marsh

Address:

7508 O'Brien Street

Anchorage, AK 99507

Comments:

This request has my full support. I have full confidence in the developers to build a subdivision which only improves the quality of life for families in our community. The city of Anchorage has too many poorly built neighborhoods with housing crammed together. This rezone would give families a beautiful parcel to build a home and raise a family in. As a life long Alaskan resident and homeowner, I would like to see this request approved. I have grown kids and grandkids living in Anchorage. I would love if they had access to this quality development.

Please go ahead with this rezone. Thank You. Robin Marsh
907-441-8455

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MAY 31 2018

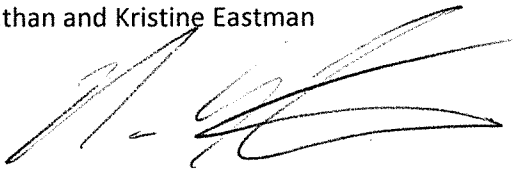
To Municipality of Anchorage members,

PLANNING DEPARTMENT

This letter is being written on behalf of myself, Nathan Eastman, and my wife, Kristine Eastman. We have lived in Anchorage since 2006, currently in the midtown area. However, over the past year we've been looking to relocate to the hillside area, specifically to build on property with rezoning application 2018-0052. This letter is to express our support of the R-10 rezoning of that property so that we can advance our plans to build our new home.

Thank you,

Nathan and Kristine Eastman



5/29/18

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 550381760 0020

PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messinia Street, south of Upper DeArmoun Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name:

Janet Roberts

Address:

4020 E. 65th Ave - Anchorage, AK 99507

Comments:

I first moved to AK in 1968 (my dad was stationed at Elmendorf). When I arrived in Anchorage much of it was not yet developed; much less the Hillside! When I moved into the neighborhood I live in now (over 30 years ago) we were surrounded by the beautiful forest. As the years passed more and more of the forest became neighborhoods. Even Elmore I thought, was a best kept secret, sacred land (or almost). It was called Abbott Loop road back then. Really it was just a little moose trail pitted with pot holes. There was really not even room for a car to drive down that trail. Abbott Loop road is at the end of my street. No traffic, no noise, no angry drivers trying to cut each other off and causing accident after accident. No, back then it was the quiet end of the road and then nothing but the beautiful woods of the BLM and Campbell airstrip road all the way to the top of the mountain. So I wish I was still surrounded by nothing but forest? You bet I do. But Anchorage is a growing thriving city, with not so much of the "little town feel" anymore. Whether we like it or not, Anchorage is growing. People have to have affordable places to live. We are about to have another big oil boom. Oil people will be coming in by the hundreds and/or thousands. They have to have places to live and raise their families in. I believe by keeping these Hillside lots smaller and thus more affordable is what Anchorage needs right now.

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950361760 0020



PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
SITE ADDRESS: 13301 MESSINIA ST, ANCHORAGE, AK 99516
LOCATION: Generally located east of Messina Street, south of Upper DeArmoun Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4; Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name:

ROBERT ARNOLD

Address:

8001 ORCHARD CIRCLE, 99507

Comments:

I FREQUENT THE SOUTH SIDE OF FLAT-TOP AND CANYON ROAD 50-100 TIMES PER YEAR

I ENCOURAGE NEW FAMILY HOMES IN THE SPACIOUS LAND BORDERING UPPER DEARMOUN AND CANYON. NEW FAMILIES BRING ECONOMIC SECURITY AND WE NEED MORE NEIGHBORHOODS

Robert Arnold
207 242 6180

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2018-0052 9950381780 0020



PETITIONER: Big Country Enterprises, LLC
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LOCATION: Generally located east of Messina Street, south of Upper DeArmoun Road and west of Canyon Road.
CURRENT ZONE: R-8 Low-Density Residential (4 acres) District
COM COUNCIL(S): Hillside, Rabbit Creek, Bear Valley, Glen Alps
LEGAL DESCR: T12N R3W SEC 25 S2W2NW4SE4 & E2NW4SE4 & NE4SE4, Lots 1 & 2, Vergason-Jones Subdivision (Plat 98-178)

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Name:

Pamela S. Peterson

Address:

13100 Biscayne Cir
Anchorage AK 99516

Comments:

I am in favor of this R-10 rezoning for Big Country. I have lived here for nearly 50 years. When I moved here, there were very few homes on the Hillside. Thankfully, forward thinking people developed land and made it available for families looking to live just outside of the Anchorage bowl. I find it selfish and obnoxious for the few living in that area to think they can keep people out. The development being considered is well thought out and I believe would be enjoyed and appreciated by all concerned. Please consider this when making your decision.

Thank you,

Pam Peterson

NOTICE OF PUBLIC HEARING: Monday, June 11, 2018

RECEIVED

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE:

2018-0052

9950381750 0020

MAY 29 2018

PETITIONER: Big Country Enterprises, LLC
REQUEST: Request to Rezone three parcels from R-8 Low-Density Residential (4 acres) District to R-10 Low-Density Residential, Alpine/Slope District.
TOTAL AREA: 77.01 acres
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Name:

ALI AKSANDR Lych

Address:

12400 PINTAIL

ANCHORAGE, AK 99516

Comments:

I MOVED HERE 8 YEARS AGO FROM BELARUS, I WANT
BUY SMALL LOT MAYBE 1-2 ACRES, IT IS
BEAUTIFUL LAND, GOOD DIRT, GOOD FOR MY
FAMILY.

