

**From:** [Rivera, Felix](#)  
**To:** [Turner, Travis A.](#)  
**Subject:** Fwd: Golden Lion Update  
**Date:** Wednesday, October 19, 2022 9:02:47 AM

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Can you please post this email string on the committee's website as a document for today's meeting?

Thanks.

Felix Rivera  
Midtown Assembly Member  
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(907)-764-0841  
He/Him/His  
I live and work on Dena'Ina land.

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**From:** Trombley, Adam R. <[Adam.Trombley@anchorageak.gov](mailto:Adam.Trombley@anchorageak.gov)>  
**Sent:** Tuesday, October 18, 2022 6:07:38 PM  
**To:** !MAS Assembly Members <[IMASAssemblyMembers@anchorageak.gov](mailto:IMASAssemblyMembers@anchorageak.gov)>  
**Subject:** RE: Golden Lion Update

All,

Sorry for the late email. I know you are meeting tomorrow.  
Please see the information and questions below regarding the proposed Use of the GL as housing. The first step is to identify the desired Title 21 Use. Once identified, it must be determined if a Change of Use is required. The Planning Dept needs the following for a Use Classification/Determination and a Change of Use Permit:

**Use Classification/Determination Request**

Use Classifications are a useful tool in determining what Title 21 use category a proposed use matches, if it is permitted in a certain zoning district, and what land use entitlement process permitting the project would require. It provides the applicant with written assurance that the proposed use is permitted before incurring substantial expense designing and permitting the project. When making a request for Use Classification, a detailed narrative of the proposed use is required. The department shall assess all relevant characteristics of the proposed use, including but not limited to the following:

1. The primary activity of the establishment and its relationship to existing use categories and use types. The primary activity may be the principal product or group of products produced or distributed, or services rendered. It may be the share of production costs, capital investment, revenue, shipments, or employment, if evaluating the relative significance of multiple activities.
2. The volume and type of sales (retail or wholesale) on the premises, and the size and type of items sold and nature of inventory on the premises.

3. Any processing done on the premises, including assembly, manufacturing, final production, warehousing, shipping, and distribution.
4. Any dangerous, hazardous, toxic, or explosive materials used in the processing on the premises.
5. The nature and location of storage and outdoor display of merchandise (enclosed, open, inside or outside the principal building); and predominant types of items stored (such as business vehicles, work-in-process, inventory and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders).
6. The type, size, height, and nature of buildings and structures.
7. The number and density of employees and customers per unit area of site in relation to business hours and employment shifts.
8. Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes, and whether trip purposes can be shared by other uses on the site.
9. Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other uses.
10. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes.
11. Any special public utility requirements for serving the proposed use, including but not limited to water supply, waste water output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities.
12. The impact on adjacent properties created by the proposed use will not be greater than that of other uses in the zoning district.

Specific to the use of the Golden Lion hotel/motel it is important to provide a detailed description of the operation to include any services being provided on site and whether the residents will enter into lease agreements and pay rent. What is the duration of stay? Daily, weekly, monthly?

Requests for Use Classification may be made to the Planning Department, Zoning and Land Use Review Division. Please contact Sonnet Calhoun at (907) 343-8353 or by email at [sonnet.calhoun@anchorageak.gov](mailto:sonnet.calhoun@anchorageak.gov). Please keep in mind, any change to the proposed use from that described in the narrative could change the use classification determined by the department. Thus,

it is imperative that the narrative submitted with the Use Classification request be as detailed as possible.

### **Change of Use Permit**

When changing the use of a property or building from one use to another, a “Change of Use” permit is required. This permit provides the Municipality with the ability to review the proposed use to ensure that the use and any modifications to the structure conform with both Title 21 and 23. A “Change of Use” permit is the building permit and is submitted to the Development Services Department when all plans for the structure are complete and ready for review and approval prior to construction.

Additional Questions:

The Administration would like to know who is eligible to live at the GL?

As the above questions are answered, will the Assembly, as a whole, answer these questions? I’m asking because, as you’re aware, the Body speaks as one. It helps the Administration understand how to move forward.

Also, we need to ensure that the Use is eligible for with the limitations of ERA funds.

ERA Funds

<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program/faqs>

<https://home.treasury.gov/system/files?file=136/ERA-FAQ-7.27.22.pdf>

Thanks,

Adam Trombley

Chief of Staff

Office of the Mayor

Cell (907) 227-5233

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**From:** Trombley, Adam R.

**Sent:** Friday, October 14, 2022 11:12 AM

**To:** !MAS Assembly Members <!MASAssemblyMembers@anchorageak.gov>

**Subject:** Golden Lion Update

All

Just a quick update on the GL. I am meeting with Law, AHD and Planning on the 17th to discuss the GL. Please expect a list of question we’ll have for the Assembly. Let me know if you have any questions.

Thanks,

Adam Trombley  
Chief of Staff  
Office of the Mayor  
Cell (907) 227-5233