

Postponed indefinitely 10/15/02

Submitted by: Chair of the Assembly
at the request of the Mayor

Prepared by: Project Management
& Engineering Department

For Reading: September 10, 2002



ANCHORAGE, ALASKA
AO NO. 2002- 139

1 AN ORDINANCE AMENDING SECTION 2 OF ASSEMBLY ORDINANCE (AO) 78-
2 84, RELATING TO DEVELOPMENT OF LAND WITHIN THE AREA KNOWN AS
3 THE TURNAGAIN SLIDE AREA, GENERALLY LOCATED NORTH OF
4 NORTHERN LIGHTS BOULEVARD BETWEEN EARTHQUAKE PARK AND THE
5 ALASKA RAILROAD RIGHT OF WAY AND AS FURTHER DEFINED HEREIN.

6
7
8 WHEREAS, the area described in AO 78-84 consists of the following:

- 1 All of Block A, Block A2, and Block K, Turnagain Heights
2 Subdivision.
- 3 2. All of Power Subdivision.
- 4 3. All of Lyn Ary Homesite.
- 5 4. All of Lyn Ary Community Park.
- 6 5. That portion of Park Subdivision north of Iliamna Avenue.
- 7 6. All of Block C and Lots 1 through 11 of Lots 29 through 34 of Block
8 B, Simonson Estates.
- 9 7. All of Pete's Subdivision.
- 10 8. All of Sonstrom Bluff Subdivision.
- 11 9. Lot 9 and Tracts B, C and C-1 of Plumb Subdivision.
- 12 10. Lots 1, 2 and 3 of Chilligan Glen Subdivision.
- 13 11. A parcel located between Lot 3, Chilligan Glen Subdivision and Lot 1A,
14 Sonstrom Bluff Subdivision.
- 15 12. Lots 1-8 of Telaquana Heights Subdivision.
- 16 13. A parcel bordered on the east by Lots 4, 5 and 6 of Telaquana
17 Heights Subdivision and on the west by Earthquake Park.
- 18 14. Lots 5 through 8 of Block 1, West Turnagain Subdivision.
- 19 15. Lots 4, 5 and 6 of Block 1, Tazlina Subdivision.

16. Lot 6 of Block 2, Tazlina Subdivision.

17. Lots 10-C1 and 10-C2 of Simonson Homestead Subdivision and all lots located north of Lots 10-C1 and 10-C2 of said subdivision.

18. Lots 4 and 5 and all lots located north of Lots 4 and 5 of Woronzof Terrace Subdivision.

WHEREAS, AO 78-84 provides that no development permits may be issued in the area described therein unless certain public improvements are first constructed;

WHEREAS, certain property owners within the described areas wish to construct improvements but cannot independently afford to construct the required public improvements in total;

WHEREAS, property owners wish to enter into individual or district improvement agreements for the required improvements; and

WHEREAS, some platted rights-of-way cannot physically meet the current municipal requirements for full urban improvements, but a lower improvement standard may be appropriate; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That Section 2 of AO 78-84 is hereby amended to read as follows: (*the remainder of the ordinance is not affected and therefore not set out*)

Section 2. The prohibition established by Section 1 of this ordinance shall not apply to any property for which the Municipal Engineer [DIRECTOR OF PUBLIC WORKS] or [HIS] designee certifies in writing that the following improvements have been provided or financially guaranteed through a development agreement consistent with Anchorage Municipal Code section 21.87.030. The issuance of final or temporary certificates of occupancy is prohibited until improvements required hereunder are complete:

1. Paved streets, including curbs and gutters, constructed in accordance with the standards and specifications of the Municipality applicable to subdivisions under AMC 21.85.030 and .035. This requirement for urban streets may be waived by the Municipal Engineer if:

- 1
2 a. the Municipal Engineer determines that a paved urban street cannot
3 be built to municipal standards, that access to specific properties is
4 best provided by a private driveway, and that future access to other
5 parcels is not adversely impacted;
6
7 b. a right-of-way permit is obtained from the Municipality for a paved
8 private driveway; and,
9
10 c. plan approval, consistent with Anchorage Municipal Code section
11 21.45.040, is obtained for a paved private driveway.
12

13 **Section 2.** This ordinance shall be effective immediately upon passage and approval.
14

15 PASSED AND APPROVED by the Anchorage Municipal Assembly this ____ day of
16 _____, 2002.
17
18
19
20

21 _____
22 Chair
23

24 ATTEST:
25
26
27

28 _____
29 Municipal Clerk
30
31
32
33
34
35
36



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 814-2002

Meeting Date: September 10, 2002

1 **FROM:** Mayor

2
3 **SUBJECT:** An Ordinance Amending Section 2 of AO 78-84 Relating to Development
4 of Land within the Area known as the Turnagain Slide Area.

5
6 On April 11, 1978, the Anchorage Assembly approved AO 78-84 relating to
7 development of land within the area known as the Turnagain Slide Area. This
8 ordinance prohibits development of property within the specified area until specific
9 improvements, consistent with land use regulations in AMC Title 21, are constructed.
10 Section 1 of AO 78-84 identified the specific property impacted and Section 2 identified
11 the specific improvements required.

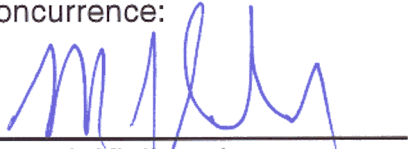
12
13 Since approval of AO 78-84, specified road improvements have been constructed to
14 serve 68 of the 130 parcels affected by the ordinance. The amendment to Section 2 of
15 AO 78-84 clarifies construction certification authority, allows for financial guarantees,
16 and establishes an urban road waiver process as noted below for the remaining 62
17 parcels:

- 18
19 ✓ AO 78-84 designates the Director of Public Works or his designee as the authority
20 for certifying that required improvements are constructed. The Municipal Engineer
21 is the current designee. The amendment establishes the Municipal Engineer or
22 designee as the certifying authority.
- 23
24 ✓ AO 78-84 prohibits on-site development until the specified improvements are
25 completed. The amendment gives property owners a second option of providing
26 financial guarantees. This would allow on-site development to proceed concurrent
27 with the specified improvements. The standards for financial guarantees and
28 property owner agreements are linked to the standards already established for
29 subdivision development in AMC 21.87.030. The amendment accomplishes the
30 same goals as AO 78-84 by prohibiting occupancy until the required improvements
31 are completed.
- 32
33 ✓ AO 78-84 requires construction of urban roads to municipal standards and
34 specifications. In some locations, the right-of-way may be too steep to build urban
35 roads to municipal standards. The amendment gives the Municipal Engineer the

1 authority to waive the urban road requirement if a paved urban street is unbuildable
2 to municipal standards, and access to specific properties would be best provided
3 by private driveways. The driveways must not adversely impact access to other
4 parcels. Right-of-way permits for paved driveways must be obtained from the
5 Municipality of Anchorage with approvals established in existing municipal code.
6

7 THE ADMINISTRATION RECOMMENDS PASSAGE AND APPROVAL OF AN
8 ORDINANCE AMENDING SECTION 2 OF AO 78-84 RELATING TO THE DEVELOPMENT
9 OF LAND WITHIN THE AREA KNOWN AS THE TURNAGAIN SLIDE AREA.
10

11 Concurrence:

12 
13
14

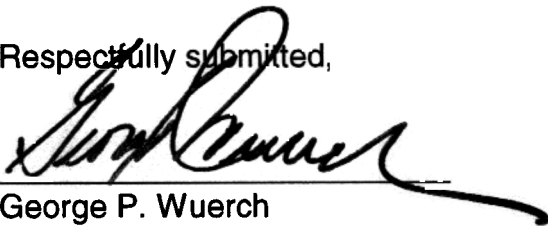
15 Harry J. Kieling, Jr.
16 Municipal Manager
17

Concurrence:

18 
19
20

21 Craig E. Campbell, Executive Director
22 Office of Planning, Development, and Public Works
23

24 Respectfully submitted,
25

26 
27
28

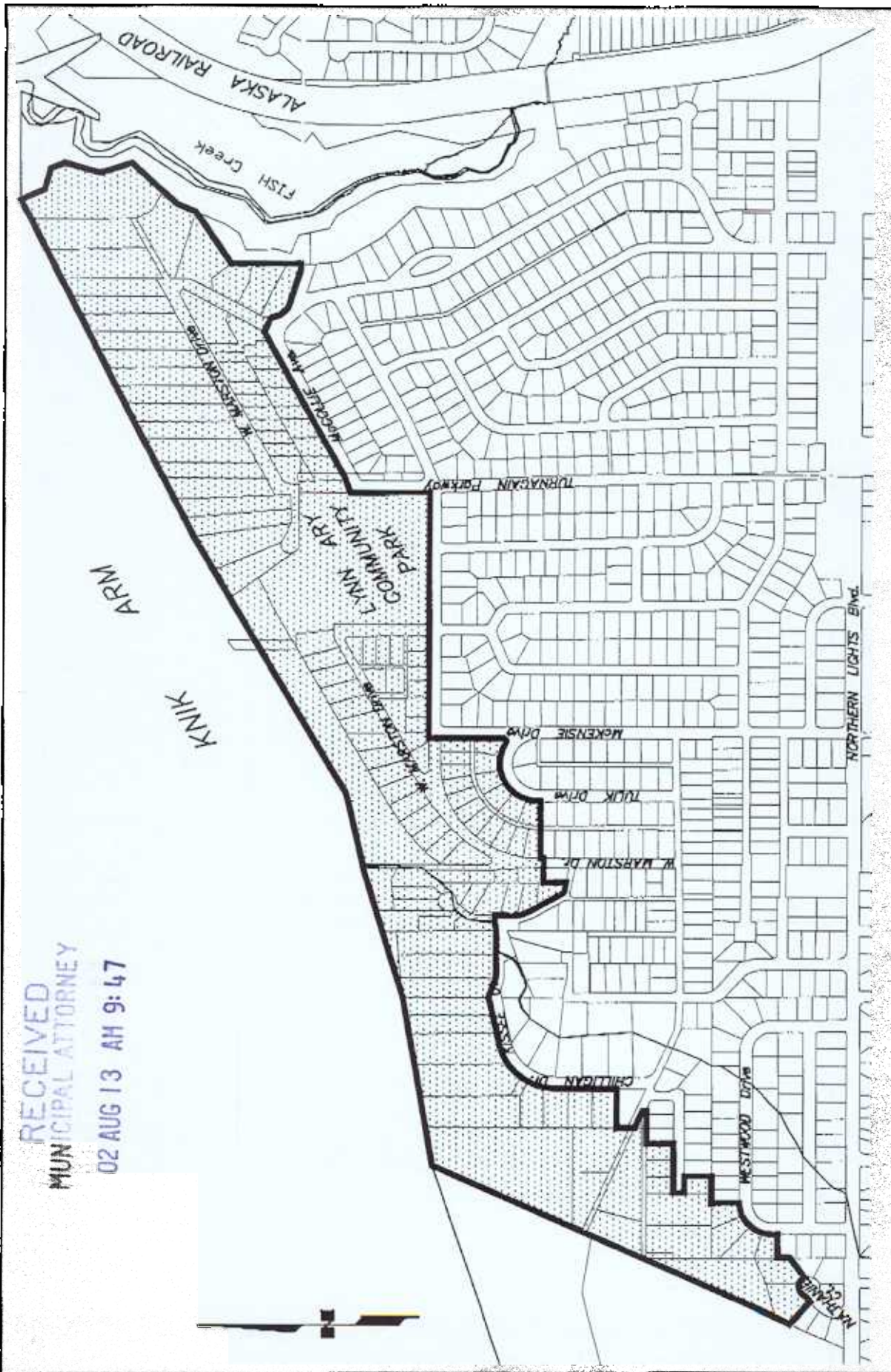
29 George P. Wuerch
30 Mayor
31

Recommended by:

32 
33
34

35 Howard C. Holtan, Director
36 Project Management and Engineering Department
37

RECEIVED
MUNICIPAL ATTORNEY
02 AUG 13 AM 9:47



Municipality of Anchorage
Office of Office Development & Public Works
Project Management and Engineering Department



Turnagain Slide Area
as defined in AO 78-84

AO 78-84 OVERVIEW REGARDING DEVELOPMENT IN THE TURNAGAIN SLIDE AREA

- 1** On April 11, 1978, the Anchorage Assembly approved AO 78-84 and repealed AO 77-214 and AO 77-400, related to development of the Turnagain Slide Area.
- 2** AO 78-84 prohibited development on specific property unless specific improvements had been provided.
- 3** The specific improvements required included paved streets with curb and gutter, public water and sewer systems, public utilities, street name signs, street lighting, and survey monumentation including lot corners.
- 4** The property identified in Section 1 of AO 78-84 consists of 130 existing properties whose current status is summarized below:
 - ✓ Group A: 67 parcels, or 51.5% have the improvements specified in AO 78-84
 - ✓ Group B: 37 parcels, or 28.5% are without roads and urban construction appears to be buildable.
 - ✓ Group C: 6 parcels, or 4.7% have homes, and road access which is not to urban standards.
 - ✓ Group D: 3 parcels, or 2.3% are landlocked, as they do not abut right of way.
 - ✓ Group E: 17 parcels, or 13.0% are without roads and usable urban construction may not be buildable.

Turnagain Slide Area

Property within AO 78-84

Tax ID	Address	Subd.	Block	Lot	Owner Last Name	Development Status	AO 78-84 ref.
Group A: Parcels with driveways connecting to urban roads							
1	00112113 Susitna View Ct	Turnagain N E	A	1A1	Osenga	Vacant	2
2	00112114 3125 Susitna View Ct	Turnagain N E	A	2A-1-1	Sheffield	Home	2
3	00112115 3115 Susitna View Ct	Turnagain N E	A	1B1	Chung	Home	3
4	00112116 Susitna View Ct	Turnagain N E	A	1C1	Golden	Vacant	3
5	00112117 3047 Marston Dr	Turnagain N E	A	0A1	Pugh	Home	
6	00112118 Marston Dr	Turnagain N E	A	1A2-1	Gillam	Vacant	1
7	00113201 2001 Loussac Dr	Turnagain Heights	A	49	Grahame	Home	1
8	00113207 2627 Marston Dr	Turnagain Heights	A	43	Suntrana	Vacant	1
9	00113208 2655 Marston Dr	Turnagain Heights	A	42	Honchen	Home	1
10	00113222 2942 Marston Dr	Turnagain Heights	A2	23A	Rentschler	Home	1
11	00113223 2934 Marston Dr	Turnagain Heights	A2	22A	Rentschler	Home	1
12	00113232 1926 Loussac Dr	Turnagain Heights	A2	13B	Walsh	Home	1
13	00113235 2721 McCollie Ave	Turnagain Heights	A2	31A	Platt	Home	1
14	00113236 2727 McCollie Ave	Turnagain Heights	A2	32B	Croft	Home	1
15	00113237 2801 McCollie Dr	Turnagain Heights	A2	34B	Richmond	Home	
16	00113238 2819 McCollie Dr	Turnagain Heights	A2	35A	Kemppel	Home	1
17	00113239 2901 McCollie Dr	Turnagain Heights	A2	36B	Restschler	Home	
18	00113241 2923 McCollie Dr	Turnagain Heights	A2	37B	Mehner	Home	1
19	00113245 1964 Loussac Dr	Turnagain Heights	A2	29C	Broderick	Home	1
20	00113246 2715 McCollie Ave	Turnagain Heights	A2	30C	Christopherson	Home	1
21	00113258 2904 Marston Dr	Turnagain N E	A2	19B	Croft	Vacant	1
22	00113267 2601 Marston Dr	Turnagain Heights	A	44A	Suntrana	Home	1
23	00113268 2650 Marston Dr	Turnagain Heights	A	45A	Swalling	Home	1
24	00113269 1905 Loussac Dr	Turnagain Heights	A	46A	Hickle	Home	
25	00113270 2844 Marston Dr	Turnagain N E	A2	18C1	Croft	Vacant	1
26	00113271 2912 Marston Dr	Turnagain N E	A2	20B1	Burcham	Vacant	
27	00113272 2922 Marston Dr	Turnagain N E	A2	21B1	Smith	Vacant	
28	00113273 3008 Marston Dr	Turnagain N E	A2	41B1	Mehner	Vacant	
29	00113278 3007 Marston Dr	Turnagain N E	A	2A2-1	Atwood	Vacant	
30	00113279 2945 Marston Dr	Turnagain N E	A	3A1	Atwood	Vacant	1
31	00113280 2923 Marston Dr	Turnagain N E	A	4A1	Urige	Vacant	
32	00113281 2905 Marston Dr	Turnagain N E	A	5A1	Kubitz	Home	
33	00113282 2843 Marston Dr	Turnagain N E	A	6A1	Freeman	Vacant	
34	00113288 1959 Loussac Dr	Turnagain Heights	A	48A	Figura	Home	
35	00113289 1937 Loussac Dr	Turnagain Heights	A	47A	Sholton	Home	1
36	00113302 3001 McCollie Ave	Turnagain N E	A2	25B-2C	Marston	Home	
37	00113304 Marston Dr	Turnagain N E	A	7B	Nelson	Vacant	1
38	00113305 Marston Dr	Turnagain N E	A	10C	Rasmuson	Home	
39	00119305 3301 Illiamna Ave	Park	K	14A	Quist	Home	5
40	00119306 3315 Illiamna Ave	Park	K	15A	Quist	Home	
41	00119307 3327 Illiamna Ave	Park	K	16A	Wilke	Home	5
42	00119308 3339 Illiamna Ave	Park	K	17A	Wilke	Vacant	
43	00119309 3417 Illiamna Ave	Park	K	18A	MOA	Park	
44	00119310 3431 Illiamna Ave	Park	K	19A	Zobel	Home, 1978	
45	00119331 Illiamna Ave/Turnagain Pkwy	Lyn Ary, Park Site			MOA	Park	
46	00119410 2220 Tulik	Simonson Estates	B	29	Dinneen	Home	6
47	00119510 2110 Sonstrom Dr	Sonstrom Bluff		2A	Spinelli	Home	
48	00119511 2120 Sonstrom Dr	Sonstrom Bluff		1A	Clark	Home	8
49	00119513 2206 Kisse Ct	Chilligan Glen		3	Shimek	Home	10
50	00119533 2200 Sonstrom Dr	McKenzie View	3	3	Kinney	Home	9
51	00119534 2234 Kisse Ct	Chilligan Glen		1A	Walker	Home	10
52	00119535 2240 Sonstrom Dr	Chilligan Glen		2A	Shimek	Vacant	10

Turnagain Slide Area

Property within AO 78-84

	Tax ID	Address	Subd.	Block	Lot	Owner Last Name	Development Status	AO 78-84 ref.
Group A: Parcels with driveways connecting to urban roads (continued)								
53	00119536	2331 Sonstrom Dr	McKenzie View	2	1A	Stephl	Home	9
54	00119537	2321 Sonstrom Dr	McKenzie View	2	2A	Lovejoy	Home	9
55	00119538	Sonstrom Dr	McKenzie View	2	3A	Lovejoy	Vacant	9
56	00119539	2221 Sonstrom Dr	McKenzie View	2	4A1	Bhargava	Home	9
57	00119540	2201 Sonstrom Dr	McKenzie View	2	5A1	Tilbury	Home	9
58	00119542	2131 Sonstrom Dr	McKenzie View	2	6B	Durst	Home	9
59	00119543	2130 Sonstrom Dr	McKenzie View	3	1A	Kilpatrick	Home	11
60	00120114	2240 Kissee Ct	Telaquana Heights		1A	Hendrickson	Home	12
61	00120115	2250 Kissee Ct	Telaquana Heights		1B	Kuntz	Home	12
62	00121118	4159 Westwood Dr	West Turnagain	1	8	Robbins	Home	14
63	00121119	4169 Westwood Dr	West Turnagain	1	7	Burns	Home	14
64	00121120	4201 Westwood Dr	West Turnagain	1	6	Brady	Home	14
65	00121121	4211 Westwood Cir	West Turnagain	1	5	McManamin	Home	14
66	00121324	2579 Amanda Cir	Woronzof Terrace		4	Duzenbery	Home	18
67	00121325	2580 Amanda Cir	Woronzof Terrace		5	Borchardt	Home	18
Group B: Parcels without roads where urban construction appears to be buildable								
1	00119301	2006 Foraker Dr	Turnagain Heights	K	7	Grumman	Vacant	1
2	00119302	2014 Foraker Dr	Turnagain Heights	K	8	Grumman	Vacant	1
3	00119303	2028 Foraker Dr	Turnagain Heights	K	9	Quist	Vacant	1
4	00119304	2034 Foraker Dr	Turnagain Heights	K	10	Quist	Vacant	1
5	00119311	Marston Dr/Illiamna Ave	Simonson Estates	C	9	Mucha	Vacant	6
6	00119312	Marston Dr/Illiamna Ave	Simonson Estates	C	10	Mucha	Vacant	6
7	00119313	Marston Dr	Turnagain Heights	K	13A	Hendrickson	Vacant	1
8	00119314	Dale Pl	Turnagain Heights	K	12	Wilke	Vacant	1
9	00119315	Marston Dr	Turnagain Heights	K	11	Hendrickson	Vacant	1
10	00119317	1920 Marston Dr	Turnagain Heights	K	2A	Fink	Vacant	1
11	00119318	1930 Marston Dr	Turnagain Heights	K	3A	Fink	Vacant	1
12	00119319	1944 Marston Dr	Turnagain Heights	K	4A	Wilder	Vacant	1
13	00119320	2000 Marston Dr	Turnagain Heights	K	5A	Wilke	Vacant	1
14	00119321	2016 Marston Dr	Turnagain Heights	K	6A	Anderson	Vacant	1
15	00119322	2036 Marston Dr	Simonson Estates	C	8	Tucker	Vacant	6
16	00119323	2048 Marston Dr	Simonson Estates	C	7	Thompson	Vacant	6
17	00119324	2060 Marston Dr	Simonson Estates	C	6	Lefevre	Vacant	6
18	00119325	2100 Marston Dr	Simonson Estates	C	5	Fink	Vacant	6
19	00119326	2114 Marston Dr	Simonson Estates	C	4	Rush	Vacant	6
20	00119327	2128 Marston Dr	Simonson Estates	C	3	White	Vacant	6
21	00119328	2140 Marston Dr	Simonson Estates	C	2	Owsichuk	Vacant	6
22	00119329	2151 Marston	Simonson Estates	C	1	Mothe	Vacant	6
23	00119330	Marston Dr/Petes Pl	Marston Park	C		MOA	Vacant	17
24	00119336	Marston Dr/Illiamna Ave	Turnagain Heights	K	1A	MOA	Vacant	1
25	00119416	McKensie Dr/Illiamna Dr	Simonson Estates	B	1	Rush	Vacant	6
26	00119417	Illiamna Ave	Simonson Estates	B	2	Rush	Vacant	6
27	00119418	Illiamna Ave/Marston Dr	Simonson Estates	B	3	Beale	Vacant	6
28	00119419	Illiamna Ave/Marston Dr	Simonson Estates	B	4	Fink	Vacant	6
29	00119420	2129 Marston Dr	Simonson Estates	B	5	Green	Vacant	6
30	00119421	2143 Marston Dr	Simonson Estates	B	6	Kreig	Vacant	6
31	00119422	2157 Marston Dr	Simonson Estates	B	7	Molitor	Vacant	6
32	00119423	2169 Marston Dr	Simonson Estates	B	8	Hitchins	Vacant	6
33	00119424	2207 Marston Dr	Simonson Estates	B	9	Hitchins	Vacant	6
34	00119501	2132 Petes Pl	Petes		3	Durst	Vacant	
35	00119502	2152 Petes Pl	Petes		2	Curley	Vacant	7
36	00119503	2100 Marston Dr	Petes		1	Stanford	Vacant	
37	00119504	2226 Marston Dr	C L Plumb		9	MOA	Vacant	9

Turnagain Slide Area

Property within AO 78-84

	Tax ID	Address	Subd.	Block	Lot	Owner Last Name	Development Status	AO 78-84 ref.
Group C: Parcels with homes, and road access which is not to urban standards								
1	00119415	2114 McKensie Dr	Simonson Estates	B	34	Owens	Home	6
2	00119425	2217 Marston Dr	Simonson Estates	B	10	Hitchins	Home	6
3	00119426	2229 Marston Dr	Simonson Estates	B	11	Macleod	Home	6
4	00121221	4140 Tazlina Ave	Tazlina	2	6	Gay	Home	16
5	00121237	2400 Chilligan Dr	Telaquana Heights		7A	Helin	Home	12
6	00121238	2420 Chilligan Dr	Telaquana Heights		8A	Blumstein	Home	12
Group D: Parcels that do not abut public road right of way								
1	00120104	No ROW	Telaquana Heights		4	RO-SA	Vacant	12
2	00120113	No ROW	Simonson		1	Kreig	Vacant	13
3	00121329	No ROW	Woronzof Terrace,			Weeks	Park Reserve	18
Group E: Parcels without roads where usable urban construction may not be buildable								
1	00119411	2232 Tulik Dr	Simonson Estates	B	30	Wellenstein	Vacant	6
2	00119412	2222 Tulik Dr	Simonson Estates	B	31	Lindsay	Vacant	6
3	00119413	2212 Tulik Dr	Simonson Estates	B	32	Wellenstein	Vacant	6
4	00119414	2200 Tulik Dr	Simonson Estates	B	33	Lewis	Vacant	6
5	00120102	Kissee Ct	Telaquana Heights		2	MOA	Vacant	12
6	00120103	Kissee Ct	Telaquana Heights		3	MOA	Vacant	12
7	00120105	2302 Chilligan Dr	Telaquana Heights		5	Schultz	Vacant	12
8	00120106	2316 Chilligan Dr	Telaquana Heights		6	Evanson	Vacant	12
9	00121209	4101 Clay Products Dr	Simonson		10E E2	SOA/DNR	Vacant	17
10	00121210	Clay Products Dr	Simonson		10E W PTN	Marston	Vacant	17
11	00121211	Clay Products Dr	Simonson		10A	Marston	Vacant	17
12	00121212	Clay Products Dr	Simonson		10B	MOA	Vacant	17
13	00121213	25th Ave	Simonson		10C-1	Korpi	Vacant	17
14	00121214	Tazlina Ave/25th Ave	Simonson		10C-2	Korpi	Vacant	17
15	00121215	4139 Tazlina Ave	Tazlina	1	6	Marston	Vacant	15
16	00121216	4129 Tazlina Ave	Tazlina	1	5	Marston	Vacant	15
17	00121217	4119 Tazlina Ave/25th Ave	Tazlina	1	4	Marston	Vacant	15

**MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet**

AO 2002-139

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1 SUBJECT OF AGENDA DOCUMENT An Ordinance Amending Section 2 of AO 78-84 relating to Development in the Turnagain Slide Area		DATE PREPARED July 22, 2002	
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
2 DEPARTMENT NAME Project Management & Engineering		DIRECTOR'S NAME Howard C. Holtan	
3 THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY James L. Lamson, Capital Program Coordinator		HIS/HER PHONE NUMBER 343-8120	
4	COORDINATED AND REVIEWED BY	INITIALS	DATE
<input checked="" type="checkbox"/>	Mayor		
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid Waste Services		
	Water & Wastewater Utility		
<input checked="" type="checkbox"/>	Municipal Manager	<i>mm</i>	<i>9/6</i>
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	Health & Human Services		
	Office of Management & Budget		
	Management Information Services		
	Police		
<input checked="" type="checkbox"/>	Planning, Development, & Public Works	<i>ccr</i>	<i>7/22/02</i>
	Development Services		
	Facility Management		
	Planning		
<input checked="" type="checkbox"/>	Project Management & Engineering	<i>H. Holtan</i>	<i>7-22-02</i>
	Street Maintenance		
	Traffic		
	Public Transportation Department		
	Purchasing		
<input checked="" type="checkbox"/>	Municipal Attorney <i>1326</i>	<i>W. W. G.</i>	<i>8/20/02</i>
	Municipal Clerk		
	Other		
5	SPECIAL INSTRUCTIONS/COMMENTS <i>Addendum - Construction</i>		
6	ASSEMBLY HEARING DATE REQUESTED <i>9/10/02</i>	7	PUBLIC HEARING DATE REQUESTED <i>9/24/02</i>

00-002 (10/00)*