

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: January 31, 2006

CITY CLERK'S OFFICE

APPROVED

Date: 2-28-06 Anchorage, Alaska  
AO 2006- 14

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING OF APPROXIMATELY 44.95 ACRES, FROM PLI (PUBLIC LANDS AND  
INSTITUTIONS) AND W (WATERSHED) DISTRICTS TO R-11 (TURNAGAIN ARM)  
DISTRICT, FOR US SURVEY 6867, LOTS 1, 2 AND 4 LOCATED WITHIN SECTION 24,  
T9N, R2E, S.M., ALASKA; US SURVEY 6867, LOTS 3, 5 AND 6 LOCATED WITHIN  
SECTION 19, T9N, R3E, S.M., ALASKA; US SURVEY 7010, LOT 1 LOCATED WITHIN  
SECTION 24, T9N, R2E, S.M., ALASKA; US SURVEY 7010, LOT 2, LOCATED WITHIN  
SECTION 19, T9N, R3E, S.M., ALASKA; AND US SURVEY 7023, SECTION 24, T9N,  
R2E, S.M., ALASKA, GENERALLY LOCATED IN THE VICINITY OF TWENTY MILE  
RIVER NEAR PORTAGE, ALASKA.

(Portage Valley Community Council) (Planning and Zoning Commission Case 2005-110)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The zoning map shall be amended by designating the following described  
property as R-11 (Turnagain Arm) District:

US Survey 6867, Lots 1, 2 and 4 located within Section 24, T9N, R2E, S.M., Alaska;  
US Survey 6867, Lots 3, 5 and 6 located within Section 19, T9N, R3E, S.M., Alaska;  
US Survey 7010, Lot 1 located within Section 24, T9N, R2E, S.M., Alaska; US  
Survey 7010, Lot 2, located within Section 19, T9N, R3E, S.M., Alaska; and US  
Survey 7023, Section 24, T9N, R2E, S.M., Alaska, containing approximately 44.95  
acres, as shown on Exhibit A.

**Section 2.** This ordinance shall become effective immediately upon passage and approval.  
The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 28<sup>th</sup> day  
of February 2006.

ATTEST:

Chair

Anna L. Fairclough

Linda L. Lemi  
Municipal Clerk

Deputy

(Tax Identification Numbers 090-091-03 and -04; 090-091—1 through -06)

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2006 -14

Title: Planning and Zoning Commission recommendation of approval for a rezoning from PLI (Public Lands and Institutions) and W (Watershed) Districts to R-11 (Turnagain Arm) District for US Survey 6867, Lots 1, 2 and 4 located within Section 24, T9N, R2E, S.M., Alaska; US Survey 6867, Lots 3, 5 and 6 located within Section 19, T9N, R3E, S.M., Alaska; US Survey 7010, Lot 1 located within Section 24, T9N, R2E, S.M., Alaska; US Survey 7010, Lot 2, located within Section 19, T9N, R3E, S.M., Alaska; and US Survey 7023, Section 24, T9N, R2E, S.M., Alaska; PNZ Case 2005-110

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>		<b>(In Thousands of Dollars)</b>			
	<b>FY06</b>	<b>FY07</b>	<b>FY08</b>	<b>FY09</b>	
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this rezone should have no significant impact on the public sector.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the private sector.

Property Appraisal notes: Property Appraisal foresees no significant impacts via the proposed change as the parcels are already appraised via R-11 restrictions and considerations.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator Telephone: 343-7939

Validated by OMB: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Director, Preparing Agency)

Concurred by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Director, Impacted Agency)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Municipal Manager)



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 64 -2006

**Meeting Date:** January 31, 2006

**From:** Mayor

**Subject:** Planning and Zoning Commission Recommendation of Approval for a Rezoning from PLI (Public Lands and Institutions) and W (Watershed) Districts to R-11 (Turnagain Arm) District for US Survey 6867, Lots 1, 2 and 4, located within Section 24, T9N, R2E, S.M., Alaska; US Survey 6867, Lots 3, 5 and 6, located within Section 19, T9N, R3E, S.M., Alaska; U.S. Survey 7010, Lot 1, located within Section 24, T9N, R2E, S.M., Alaska; US Survey 7010, Lot 2, located within Section 19, T9N, R3E, S.M., Alaska; and U.S. Survey 7023, Section 24, T9N, R2E, S.M., Alaska.

1  
2 This is a request by the Municipality of Anchorage to rezone nine five-acre  
3 parcels in the Twenty Mile River area from PLI and W zoning to R-11. The  
4 Twenty Mile River area is just north of the Portage area near the south  
5 boundary of the Municipality of Anchorage. R-11 is the zoning district for all  
6 Turnagain Arm area properties which is not owned by a government entity,  
7 excluding the Girdwood area. The majority of government parcels, especially  
8 that of the Federal government, are zoned PLI, and some government property  
9 is zoned W (Watershed District), if there are significant watershed issues on  
10 the property.

11  
12 In spring of 2005, it came to the attention of the Municipality that all but one  
13 of these parcels were in private ownership and no longer owned by the Federal  
14 government. One of the property owners contacted the Department and  
15 wanted to construct a residential use on one of the parcels, but could not do  
16 so due to the zoning.

17  
18 This rezoning proposal is intended to eliminate split-lot zoning, and to  
19 properly designate the lots as R-11 for a more uniform and compatible land  
20 use designation for the privately owned area. The Municipality discourages  
21 split-lot zoning as it creates difficulties in enforcing zoning regulations. The  
22 Municipality encourages R-11 zoning as an appropriate zoning district for  
23 these privately owned parcels as it more properly reflects the intent of the  
24 *Turnagain Arm Comprehensive Plan.*

1  
2 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING  
3 COMMISSION RECOMMENDATION FOR THE ZONING REQUEST.  
4

5 Prepared by: Jerry T. Weaver, Jr., Zoning Administrator, Planning Department

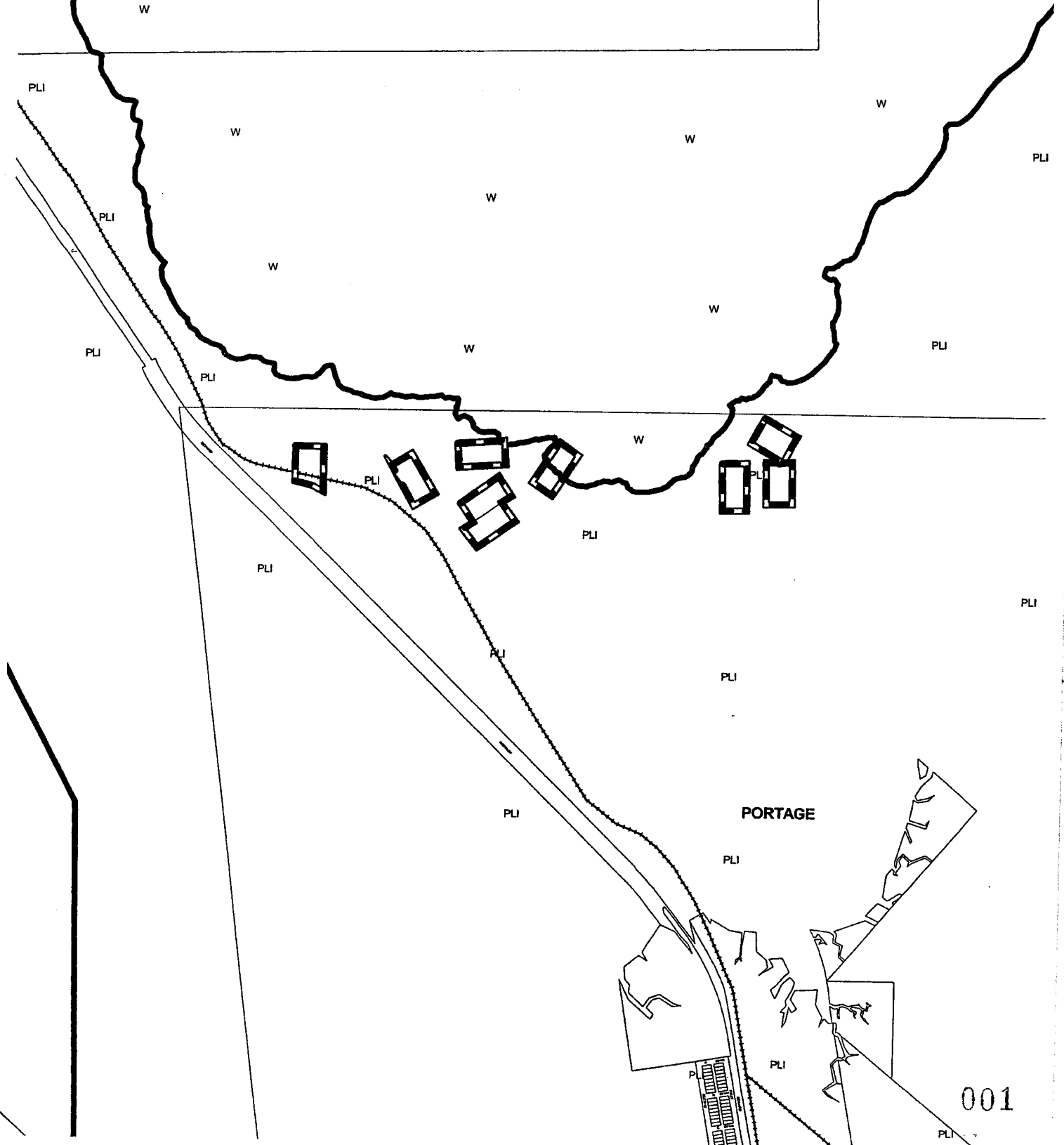
6 Concur: Tom Nelson, Director, Planning Department

7 Concur: Mary Jane Michael, Executive Director, Office of Economic and  
8 Community Development

9 Concur: Denis C. LeBlanc, Municipal Manager

10 Respectfully submitted: Mark Begich, Mayor

# REZONE 2005-110 EXHIBIT A



**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-053**

A RESOLUTION APPROVING A REZONING APPROXIMATELY 44.95 ACRES FROM PLI (PUBLIC LANDS AND INSTITUTIONS) AND W (WATERSHED) DISTRICTS TO R-11 (TURNAGAIN ARM) DISTRICT FOR US SURVEY 6867, LOTS 1, 2 AND 4 LOCATED WITHIN SECTION 24, T9N, R2E, S.M., ALASKA; US SURVEY 6867, LOTS 3, 5 AND 6 LOCATED WITHIN SECTION 19, T9N, R3E, S.M., ALASKA; US SURVEY 7010, LOT 1 LOCATED WITHIN SECTION 24, T9N, R2E, S.M., ALASKA; US SURVEY 7010, LOT 2, LOCATED WITHIN SECTION 19, T9N, R3E, S.M., ALASKA; AND US SURVEY 7023, SECTION 24, T9N, R2E, S.M., ALASKA, GENERALLY LOCATED IN THE VICINITY OF TWENTY MILE RIVER NEAR PORTAGE, ALASKA.

(Case 2005-110, Tax I.D. No. 090-091-03 and -04; 090-091—1 through -06)

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WHEREAS, a request has been received from the Municipality of Anchorage to rezone approximately 44.95 acres from PLI (Public Lands and Institutions) and W (Watershed) to R-11 (Turnagain Arm) for US Survey 6867, Lots 1, 2 and 4 located within Section 24, T9N, R2E, S.M., Alaska; US Survey 6867, Lots 3, 5 and 6 located within Section 19, T9N, R3E, S.M., Alaska; US Survey 7010, Lot 1 located within Section 24, T9N, R2E, S.M., Alaska; US Survey 7010, Lot 2, located within Section 19, T9N, R3E, S.M., Alaska; and US Survey 7023, Section 24, T9N, R2E, S.M., Alaska, generally located in the vicinity of Twenty Mile River near Portage, Alaska, and

WHEREAS, notices were published, posted and 36 public hearing notices were mailed and a public hearing was held on September 12, 2005.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. This is a request by the Municipality of Anchorage to rezone 9 approximate 5-acre parcels in the Twenty Mile River area from PLI and W zoning to R-11. The Twenty Mile River area is just north of the Portage area of the Municipality of Anchorage. R-11 is the zoning district for all Turnagain Arm area properties that are not owned by a government entity. The majority of government parcels, especially that of the Federal government, is zoned PLI, and some government property is zoned W if there are significant watershed issues on the property.
2. In spring of 2005 it came to the attention of the Municipality that all but one of these parcels were in private ownership and no longer owned by the Federal government. One of the property owners contacted the Department, wishing to construct a residential use on one of the parcels, but could not do so due to the zoning.
3. The area was first zoned in 1969 as Unrestricted, when the Greater Anchorage Area Borough took over planning powers for the area. In 1983, via AO 83-213, the Turnagain Arm area was zoned through an area wide rezoning. It was at that time that the petition site lots were zoned PLI and W, and not

zoned R-11. This was due to the government ownership of the properties at that time. At some point after zoning, but prior to the 1987 *Turnagain Arm Comprehensive Plan* designation of the majority of these parcels as residential, the properties were sold into private ownership.


4. In 1979, the first *Turnagain Arm Comprehensive Plan* was adopted. This plan did not cover the petition area or the Portage area. In 1987 a new *Turnagain Arm Comprehensive Plan* was adopted, which included the petition area and subsequently designated 7 of the 9 lots as single family residential at a density of 1 dwelling unit per 5 acres. However this plan did not give a designation for one of the lots, and did not depict the 9<sup>th</sup> lot at all. Thus, in review of the issue presented to the Department that these lots are in private ownership and in conflict with the *Turnagain Arm Comprehensive Plan*, the Department is not only processing this area-wide rezoning for these parcels, but is also amending the Plan to correctly depict the two lots (one not shown, one not designated) as residential which are currently incorrectly shown. That is being processed separately as case 2005-116.
5. Two of the nine lots are split-lot zoned as both PLI and W. These two lots encompass some mountainside area within an area topographically designated as an area important to the watershed in the general vicinity. This zoning subjects development in those areas as subject to AMC 21.67, which is the storm water regulations for the Municipality, and prevents the majority of development except for mining, water-related utility substations, transmission lines and community and local interest telecommunication towers.
6. Even if the area is rezoned to R-11, any development would have to comply with watershed and storm water regulations. The Department is recommending a rezoning which complies with the designation in the *Turnagain Arm Comprehensive Plan* for the majority of these petition parcels, which is a high density of 1 dwelling unit per 5 acres. None of these lots could thus be developed with anything except for 1 dwelling unit, which would create much less of a lot coverage than the maximum 30% lot coverage allowed. Normally, residential development would not require Storm Water review. However, any residential development in the R-11 district has to apply for a land use permit, and in this district the permit even for residential development would be routed to both Flood Plain and Storm Water Divisions for review. Thus, the requirements of the W district for AMC 21.67 Storm Water review would still apply.
7. This rezoning proposal is intended to eliminate split-lot zoning and to properly designate the lots as R-11 for a more uniform and compatible land use designation for the privately owned area. The Municipality discourages split-lot zoning, as it creates difficulties in enforcing zoning regulations. The Municipality encourages R-11 zoning as an appropriate zoning district for all privately owned parcels in the Turnagain Arm area, as it more properly reflects the intent of the *Turnagain Arm Comprehensive Plan* for development, be it commercial, residential, industrial or institutional.

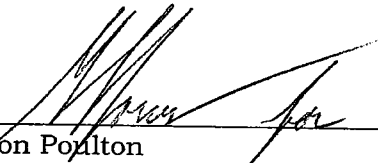
8. The Commission finds that these properties were in private ownership at the time of latest rezoning and believed that should be recognized. The Commission brought into the record the issues in terms of these properties for construction and access concerns.
9. The Commission finds that this rezoning would allow the property owners to ascertain their rights under residential development.

B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 12<sup>th</sup> day of September 2005.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7<sup>th</sup> day of Nov 2005. If the Planning and Zoning Commission recommends that the Assembly disapprove a zoning map amendment, that action is final unless within 20 days of the Commission's written resolution recommending disapproval, the applicant may file a written statement with the municipal clerk requesting that an ordinance amending the zoning map in accordance with the application be submitted to the Assembly.

  
\_\_\_\_\_  
Tom Nelson  
Secretary

  
\_\_\_\_\_  
Don Poulton  
Chair

(Case 2005-110)  
(Tax ID No. 090-091-03 and -04; 090-091—1 through -06)

ac



existing precedent for large retailers to participate in large intersection upgrades. Third, the future predicted level of unacceptable service of E and F by 2007 at the two intersections in question. MS. CHAMBERS remarked that when there are differences in a vote, the Staff pulls findings from the minutes so as not to editorialize. COMMISSIONER PEASE believed these findings were stated. She noted that Commissioner Wielechowski, in voting for this case, mentioned his concern that this approval should not set a precedent for the future calculation of parking to always include outdoor display areas. She asked that finding 5 be amended to add "Some commissioners felt this should not set a precedent."

COMMISSIONER PEASE moved for approval of Resolution 2005-047 amended to include the four changes mentioned. COMMISSIONER T. JONES seconded.

AYE: Isham, T. Jones, Poulton, G. Jones, Debenham

NAY: None

PASSED

COMMISSIONER SIMONIAN arrived at 7:37 p.m. She noted that she was excused from Resolution 205-083 on the Consent Agenda for a conflict.

**E. UNFINISHED BUSINESS AND ACTIONS ON PUBLIC HEARINGS –**  
None

**F. REGULAR AGENDA - None**

**G. PUBLIC HEARINGS**

CHAIR POULTON noted that cases 2005-110 and 2005-116 could be combined as they deal with the same property. COMMISSIONER ISHAM was concerned that by combining the cases, the time available to testify would be halved. MS. CHAMBERS stated that if an individual requested it, the total time available for the two cases could be allowed, but the individual would not have the total time to address one of the cases, but rather would have the normally allotted time per case.

**1. 2005-110**

Municipality of Anchorage. A request to rezone approximately 44.95 acres from PLI (Public Lands and Institutions) and W (Watershed) to R-11 (Turnagain Arm District). Located in the Vicinity of Twentymile River near Portage. Legal Description: US Survey 6867, Lots 1, 2 and 4 located within Section 24, T9N, R2E, S.M., Alaska and US Survey 6867, Lots 3, 5, 6 located within Section 19, T9N, R3E, S.M., Alaska; US Survey 7010, Lot 1 located

within Section 24, T9N, R2E, S.M., Alaska and US Survey 7010, Lot 2 located within Section 19, T9N, R3E, S.M., Alaska; US Survey 7023, Section 24, T9N, R2E, S.M., Alaska.

**2. 2005-116**

Municipality of Anchorage. US SURVEY 6867, LOT 1, T9N R2E SEC 24, S.M., AK and US SURVEY 7023, located within T9N R2E SEC 24, S.M., AK. Located near the Twentymile River and north of Portage.

Staff member ANGELA CHAMBERS explained the requests before the Commission. In case 2005-110, 36 public hearing notices were mailed and two were returned, one requesting additional information and the other in favor of the request. There are nine lots subject to this request by the Municipality to rezone to R-11 and to correct two errors in the 1987 Turnagain Arm Comprehensive Plan. The Turnagain Arm Comprehensive Plan was adopted in 1977, but it did not address properties south of Girdwood. In 1977 the property was zoned Unrestricted. In 1983 an areawide rezoning occurred that resulted in these property being rezoned to PLI because at that time the federal government owned them. An amendment to the Comprehensive Plan was initiated and adopted in 1987. Between 1983 and 1987 all the parcels were sold to private individuals. In 1987 when the Comprehensive Plan was amended to include this area, it did not recognize the private ownership of these parcels and no rezoning was initiated to make them R-11. Also in 1987 one parcel was not designated as residential because it was not shown on the Comprehensive Plan map. The rezoning recognizes the residential designation of the properties and rezones them to R-11, which allows them to be developed in conformance with the Comprehensive Plan. The two Comprehensive Plan amendment requests correct the designation for the parcel with no designation and to show the other parcel on the Plan and designate it as residential.

COMMISSIONER PEASE asked if R-11 would be totally replaced once the new Chapter 9 of Title 21 goes into effect and, if so, should the property in question be given a new zoning district. MS. CHAMBERS indicated that the new zonings are for the Girdwood area only. Areas outside of Girdwood would not be changed. She noted that the Turnagain Arm Comprehensive Plan is separate from the Girdwood Area Plan. COMMISSIONER PEASE understood these parcels have neither legal nor physical access and it is uncertain whether the parcels are developable. She asked whether if they are zoned for residential development, there is any liability created for the Municipality either in terms of an obligation to assist with future access development or access maintenance and is an expectation of developability created that might then result in the claim of a taking. MS. CHAMBERS stated these concerns were discussed with ADOT, who owns the

nearest right-of-way, as well as internally and there is no concern with either situation. Under the PLI and Unrestricted zoning districts the properties could be developed, if they met the requirements associated with the land use permit for the floodplain, coastal zone management, and watershed issues. This would be required regardless of the zoning of the property. In terms of access, regardless of the zoning of these properties ADOT has indicated an access agreement would be needed to cross federal land and a driveway permit would be needed from the State to access the Seward Highway. She indicated that through a title search she was unable to find access agreements. This rezoning does not eliminate the need to secure access and other permits. COMMISSIONER PEASE understood that although a residential use is a more specific use compared to PLI or watershed, there is no implication that a taking could be claimed if a residence is not permitted. MS. CHAMBERS felt there should not be an issue of this type. The property cannot be developed as PLI unless there is an amendment to the Turnagain Arm Comprehensive Plan. Although residential is a more specific zoning district, there are cases throughout the city involving avalanche zone property and wetland-effected property where properties were difficult to develop that were rezoned; there were no legal issues with those and the Department perceives none.

The public hearing was opened.

WARREN ROWE, property owner in the Twentymile area, stated that even if development was desired and feasible, nothing could be done with this property because of the current zoning. If the zoning is changed the access issues are not resolved. Property owners are well aware of the access issues related to watershed. He stated there are right-of-way section lines throughout those properties. Owners would like to see access because the properties are developable.

MARK MASONGILL, property owner in the Twentymile area, believed he has legal access under ANILCA and stated he has had physical access for 32 years. He was not aware of dedicated access. All of the parcels were homesteads developed as homesites under the Homestead Act. He believed the Municipality is recognizing an error and is correcting it through the actions before the Commission.

BRAD THOMPSON, owner of Lot 1 in the Twentymile area, stated he found he could not build on his lot because of the current zoning. He indicated that another property owner, Mr. Blackburn, has asked what would happen to property taxes if the zoning changes. CHAIR POULTON indicated the Commission could not answer this question. MR. THOMPSON stated he favors the rezoning.

The public hearing was closed.

COMMISSIONER G. JONES moved for approval of 2005-116, an amendment to the Turnagain Arm Comprehensive Plan to classify two additional parcels in the Turnagain Arm Comprehensive Plan as residential single-family with one dwelling unit per 5.0 acres. COMMISSIONER T. JONES seconded.

COMMISSIONER G. JONES felt this was essentially a housekeeping action. These properties were in private ownership at the time of latest rezoning and he believed that should be recognized. He noted that Ms. Pease has brought into the record the issues in terms of these properties.

AYE: Isham, T. Jones, Poulton, G. Jones, Simonian, Debenham

NAY: None

PASSED

COMMISSIONER G. JONES moved for approval of 2005-110, a rezoning from PLI and W to R-11 for US Survey 6867, Lots 1, 2 and 4 located within Section 24, T9N, R2E, S.M., Alaska and US Survey 6867, Lots 3, 5, 6 located within Section 19, T9N, R3E, S.M., Alaska; US Survey 7010, Lot 1 located within Section 24, T9N, R2E, S.M., Alaska and US Survey 7010, Lot 2 located within Section 19, T9N, R3E, S.M., Alaska; US Survey 7023, Section 24, T9N, R2E, S.M., Alaska. COMMISSIONER T. JONES seconded.

COMMISSIONER G. JONES indicated this rezoning would allow the property owners to ascertain their rights under residential development.

AYE: Isham, T. Jones, Poulton, G. Jones, Simonian, Debenham

NAY: None

PASSED

**3. 2005-108**

Per Bjorn-Roli. A conditional use to allow a 12-plex multiple family residential structure in the R-11 zoning district. Alyeska Subdivision, Block 6A, Lots H1A and I1A (Now in the process of being replatted as Lots H1B and I1B, Case # S-11375). Located on Garmisch Drive.

Staff member SHARON FERGUSON this request involves a 12-unit multiple family residential development in Girdwood. The units are configured in a four triplex structure arrangement. The property is 0.79 acres and the site is vacant. The Girdwood Area Plan shows the property designated for multi-family residential use. The Turnagain Arm District requires that "Multifamily uses not along the Alyeska Highway that are four-plex or greater in density" shall be

## PLANNING DEPARTMENT PLANNING STAFF ANALYSIS REZONING

**DATE:** September 12, 2005

**CASE NO.:** 2005-110

**APPLICANT:** Municipality of Anchorage, Planning Department

**REQUEST:** A request to rezone approximately 44.95 acres from  
PLI (Public Lands and Institutions) and W (Watershed)  
to R-11 (Turnagain Arm).

**LOCATION:** Nine parcels located in the vicinity of Twenty Mile  
River near Portage.

Legal Description: US Survey 6867, Lots 1, 2 and 4  
located within Section 24, T9N, R2E, S.M., Alaska; US  
Survey 6867, Lots 3, 5 and 6 located within Section  
19, T9N, R3E, S.M., Alaska; US Survey 7010, Lot 1  
located within Section 24, T9N, R2E, S.M., Alaska; US  
Survey 7010, Lot 2, located within Section 19, T9N,  
R3E, S.M., Alaska; and US Survey 7023, Section 24,  
T9N, R2E, S.M., Alaska.

**SITE ADDRESS:** N/A

**COMMUNITY COUNCIL:** Portage Valley

**TAX NUMBER:** 090-091-03 and -04; 090-091—1 through -06

**ATTACHMENTS:**

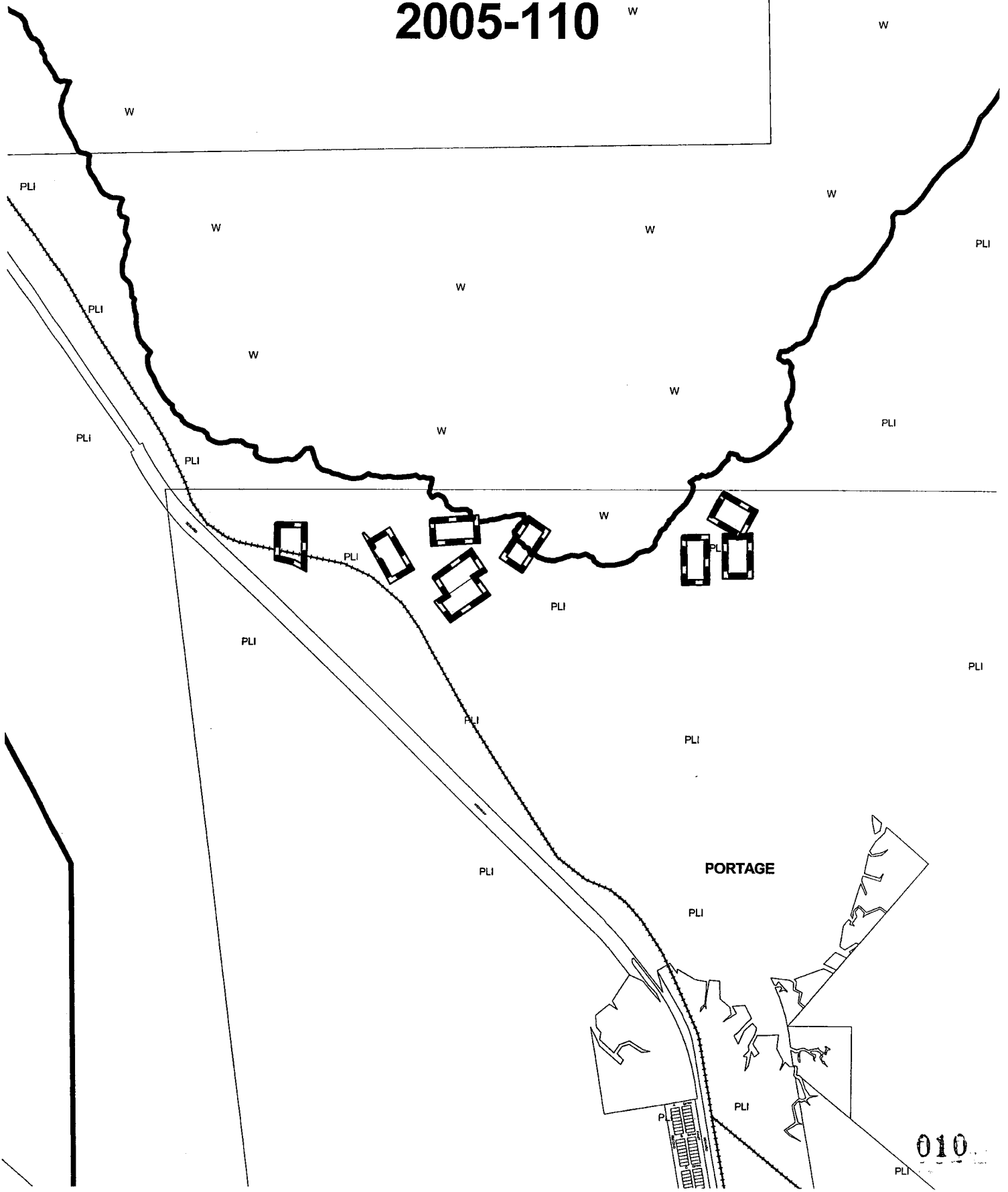
1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

**RECOMMENDATION SUMMARY: Approval.**

**SITE:**

Acres: 44.95 Acres  
Vegetation: Natural Vegetation  
Zoning: PLI/W  
Topography: Varied  
Existing Use: Vacant  
Soils: No public water or sewer available

# REZONE 2005-110



**COMPREHENSIVE PLAN:**

Classification: Single family residential  
Density: One dwelling unit per five acres

**APPLICABLE LAND USE REGULATIONS:**

	<u>Current PLI Zoning</u>	<u>Current W Zoning</u>	<u>Proposed R-11 Zoning</u>
Height limitation:	Unrestricted/FAA	Unrestricted/FAA	35 feet
Minimum lot size:	15,000 SF/100 feet	None	108,150 SF/100 feet
Lot coverage:	Unrestricted	None	30%
Density/acre:	Residential prohibited except housing for the elderly	Residential prohibited	1 unit per 2.5 acres
<b>Yards</b>			
Front	25 feet or that of the abutting district if residential, whichever is greater	10 feet	20 feet
Side & Rear	25 foot side and 30 foot rear, or that of the abutting district if residential, whichever is greater	None, or twice that of the abutting district if residential	5 foot side 10 foot rear
<b>Landscaping</b>			
Visual Enhancement	Visual Enhancement shall be planted along each lot line adjoining a right of way designated for collector or greater	Not addressed, subject to water pollution control standards of AMC 21.67	All areas not devoted to buildings, structures, drives, walks, off street parking facilities, usable yard area or other authorized installations

**SURROUNDING AREA:**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI and W	PLI	PLI	PLI
Land Use:	Vacant, BLM ownership	Vacant, BLM ownership	Vacant, BLM ownership	Seward Highway; Vacant, BLM ownership

**SITE DESCRIPTION, HISTORY AND PROPOSAL:**

This is a request by the Municipality of Anchorage to rezone 9 approximate 5-acre parcels in the Twenty Mile River area from PLI and W zoning to R-11. The Twenty Mile River area is just north of the Portage area of the Municipality of Anchorage. R-11 is the zoning district for all Turnagain Arm area properties that are not owned by a government entity. The majority of government parcels, especially that of the Federal

government, is zoned PLI, and some government property is zoned W if there are significant watershed issues on the property.

In spring of 2005 it came to the attention of the Municipality that all but one of these parcels were in private ownership and no longer owned by the Federal government. One of the property owners contacted the Department, wishing to construct a residential use on one of the parcels, but could not do so due to the zoning.

The area was first zoned in 1969 as Unrestricted, when the Greater Anchorage Area Borough took over planning powers for the area. In 1983, via AO 83-213, the Turnagain Arm area was zoned through an area wide rezoning. It was at that time that the petition site lots were zoned PLI and W, and not zoned R-11. This was due to the government ownership of the properties at that time. At some point after zoning, but prior to the 1987 *Turnagain Arm Comprehensive Plan* designation of the majority of these parcels as residential, the properties were sold into private ownership.

In 1979, the first *Turnagain Arm Comprehensive Plan* was adopted. This plan did not cover the petition area or the Portage area. In 1987 a new *Turnagain Arm Comprehensive Plan* was adopted, which included the petition area and subsequently designated 7 of the 9 lots as single family residential at a density of 1 dwelling unit per 5 acres. However this plan did not give a designation for one of the lots, and did not depict the 9<sup>th</sup> lot at all. Thus, in review of the issue presented to the Department that these lots are in private ownership and in conflict with the *Turnagain Arm Comprehensive Plan*, the Department is not only processing this area-wide rezoning for these parcels, but is also amending the Plan to correctly depict the two lots (one not shown, one not designated) as residential which are currently incorrectly shown. That is being processed separately as case 2005-116.

It is important to note that two of the nine lots are split-lot zoned as both PLI and W. These two lots encompass some mountainside area within an area topographically designated as an area important to the watershed in the general vicinity. This zoning subjects development in those areas as subject to AMC 21.67, which is the storm water regulations for the Municipality, and prevents the majority of development except for mining, water-related utility substations, transmission lines and community and local interest telecommunication towers.

However, even if the area is rezoned to R-11, any development would have to comply with watershed and storm water regulations. The Department is recommending a rezoning which complies with the designation in the *Turnagain Arm Comprehensive Plan* for the majority of these petition parcels, which is a high density of 1 dwelling unit per 5 acres. None of these lots could thus be developed with anything except for 1 dwelling unit, which would create much less of a lot coverage than the maximum 30% lot coverage allowed. Normally, residential development would not require Storm Water review. However, any residential development in the R-11 district has to apply for a land use permit, and in this district the permit even for residential development would be routed to both Flood Plain and Storm Water Divisions for review. Thus, the requirements of the W district for AMC 21.67 Storm Water review would still apply.



This rezoning proposal is intended to eliminate split-lot zoning and to properly designate the lots as R-11 for a more uniform and compatible land use designation for the privately owned area. The Municipality discourages split-lot zoning, as it creates difficulties in enforcing zoning regulations. The Municipality encourages R-11 zoning as an appropriate zoning district for all privately owned parcels in the Turnagain Arm area, as it more properly reflects the intent of the *Turnagain Arm Comprehensive Plan* for development, be it commercial, residential, industrial or institutional.

**COMMUNITY COMMENTS:**

At the time this report was written, there were no returned public hearing notices (PHN) received out of 36 public hearing notices mailed out. One response was received on-line requesting more information. Letters were mailed to the property owners of the petition sites, and no response was received. No response was received from the Portage Community Council, nor from the Turnagain Arm Community Council or Girdwood Board of Supervisors, who were also notified.

**FINDINGS:**

**Map Amendments, and 21.05.080 Implementation - Anchorage Bowl Comprehensive Development Plan Maps**

A. Conformance to the Comprehensive Plan.

The *Turnagain Arm Comprehensive Plan* designates the majority of the petition lots as Residential, with a requirement of single family at a density of 1 dwelling unit per 5.0 acres. As noted above, one lot is shown but has no plan designation, and a second one of the 9 is not shown, nor designated. The Department has also initiated an amendment to this *Plan* to show and designate these two parcels as the same density single family residential under case 2005-116. The designation calls for continued single family residential and commercial uses on the upland private land. It further states that:

“Much of the private land is presently marshy and under water some of the time. This land is under the jurisdiction of the US Army Corps of Engineers for wetlands permits. Development in these areas is discouraged, and would need a permit from the Corps for wetlands and a Coastal Zone Management Plan consistency determination for actual development. If issued, these permits would require assurances that the significant environmental and construction problems associated with the development of these lots can be resolved.

There are only a few privately held developable lots in the Portage-Twenty Mile River area. For this reason, large amounts of future development are not expected. The only present uses are those that provide support services to the

highway and not the Portage Glacier visitor area. There is a lodge at Portage Glacier with 8 units and a café and railroad residence at the intersection of the Portage Road and the Seward Highway. Between Portage Creek and Twenty Mile River is the Alaska Railroad facility which enables cars to go by railroad to Whittier on rail cars."

This rezoning is in conformance with this adopted plan, as it does recognize potential future limited residential development. However, it also recognizes that these parcels would be highly difficult to develop, and would require significant review by the US Army Corps of Engineers.

This request is compatible with the area uses as potential limited residential development as called for in the *Turnagain Arm Comprehensive Plan*.

- B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:

1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities, and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

**Environment**

**Noise:** All uses are subject to AMC 15.70 Noise Ordinance. The abutting land is vacant, but are subject to the same noise limits regardless of zoning.

**Air:** All uses are subject to AMC 15.30 South Central Clean Air Ordinance, and AMC 15.35 South Central Clean Air Ordinance Regulations.

**Wetlands/Soils:** As noted above, the parcels are subject to US Army Corps of Engineers review for wetlands and a Coastal Zone Management Plan consistency determination for actual development. If issued, these permits would require assurances that the significant environmental and construction problems associated with the development of these lots can be resolved. This would be required regardless of zoning.

**Land Use Patterns**

See earlier discussion. This property borders land classified as zoned PLI to the east, west and south, and W zoned property to the north. This rezoning is compatible with the surrounding area, as it provides an opportunity for limited residential development, but only provided that US Army Corps of Engineers concerns can be resolved for wetlands and



coastal zone issues, and at such a low density will still provide for significant open space.

### **Transportation/Drainage**

The parcels currently have no known physical or legal access. The nearest public road is the Seward Highway (owned by the State), which is located to the west of the petition area. The State Department of Transportation and Public Facilities (ADOT&PF) states that they have no objection to the rezoning, but have access concerns. They state that individual driveway access could not be accommodated on the Seward Highway. They request there be an internal circulation plan to access all lots before accessing the Seward Highway, and that road access would require ADOT&PF approval and an access road review for permitting.

The Municipal Traffic Department had no comment on this request.

### **Public Services and Facilities**

Roads: See above.

Utilities: none available.

Schools: There appears to be no change in the impact to the affected schools as a result of a change in zoning to R-11 as the area has been undeveloped and likely the majority of the 9 lots will remain so due to environmental constraints. If all 9 were to be developed, it would be very low in density at only allow one single-family residence per lot.

Public Safety: The petition site is located within the Police, Fire, Building Safety, Parks and Anchorage Roads and Drainage service areas.

2. The supply of land in the economically relevant area that is in the use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land.

There is a significant amount of R-11 zoned property in the Turnagain Arm area, as privately owned lots are so designated. However, there is very little R-11 zoned property in the immediate vicinity. However, this rezoning is necessary to properly designate these privately owned lots to reflect the intent of use, the intent of the *Turnagain Arm Comprehensive Plan*, and to eliminate split lot zoning on two of the parcels.

3. The time when development probably would occur under the amendment, given the availability of public services and facilities and the relationship of supply to demand found under paragraph 2 above.





No known development is planned for the parcels, although there was one inquiry by one of the property owners about residential development. This site is intended for low density residential development, provided that permitting through the US Army Corps of Engineers can be achieved.

4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

The proposed rezoning would have the effect of clarifying the intent of the area use on the zoning map, as intended by the *Turnagain Arm Comprehensive Plan*. This site has for years been intended for low density residential development provided that permitting can be achieved.

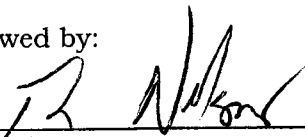
**DISCUSSION:**

The petition lots have long been designated on as residential on the 1987 *Turnagain Arm Comprehensive Plan*. However, the lots were not rezoned from PLI after adoption of this plan to achieve this effect. The rezoning proposal is intended to eliminate split-lot zoning and bring the properties into conformance with the *Turnagain Arm Comprehensive Plan*. The requirements of the W district for storm water review will not be removed, as all land use permit requests in the R-11 district must be reviewed by Flood Plain and Storm Water reviewers with the Municipality. The petition site will still be required to comply with the designation of 1 dwelling unit maximum per 5 acres, as the R-11 district ties development to the *Turnagain Arm Comprehensive Plan*. The U.S. Army Corps of Engineers requirements will apply regardless of zoning.


**RECOMMENDATION:**

The Department finds that the requested rezoning from PLI and W to R-11 for the above captioned petition sites meets with the standards of the *Turnagain Arm Comprehensive Plan* and recommends APPROVAL of the rezoning.

Reviewed by:

  
\_\_\_\_\_  
Tom Nelson  
Director

Prepared by:

  
\_\_\_\_\_  
Angela C. Chambers, AICP  
Senior Planner

(Case 2005-110, Tax ID 090-091-03 and -04; 090-091—1 through -06)

# 2




## **HISTORICAL MAPS AND AS-BUILTS**

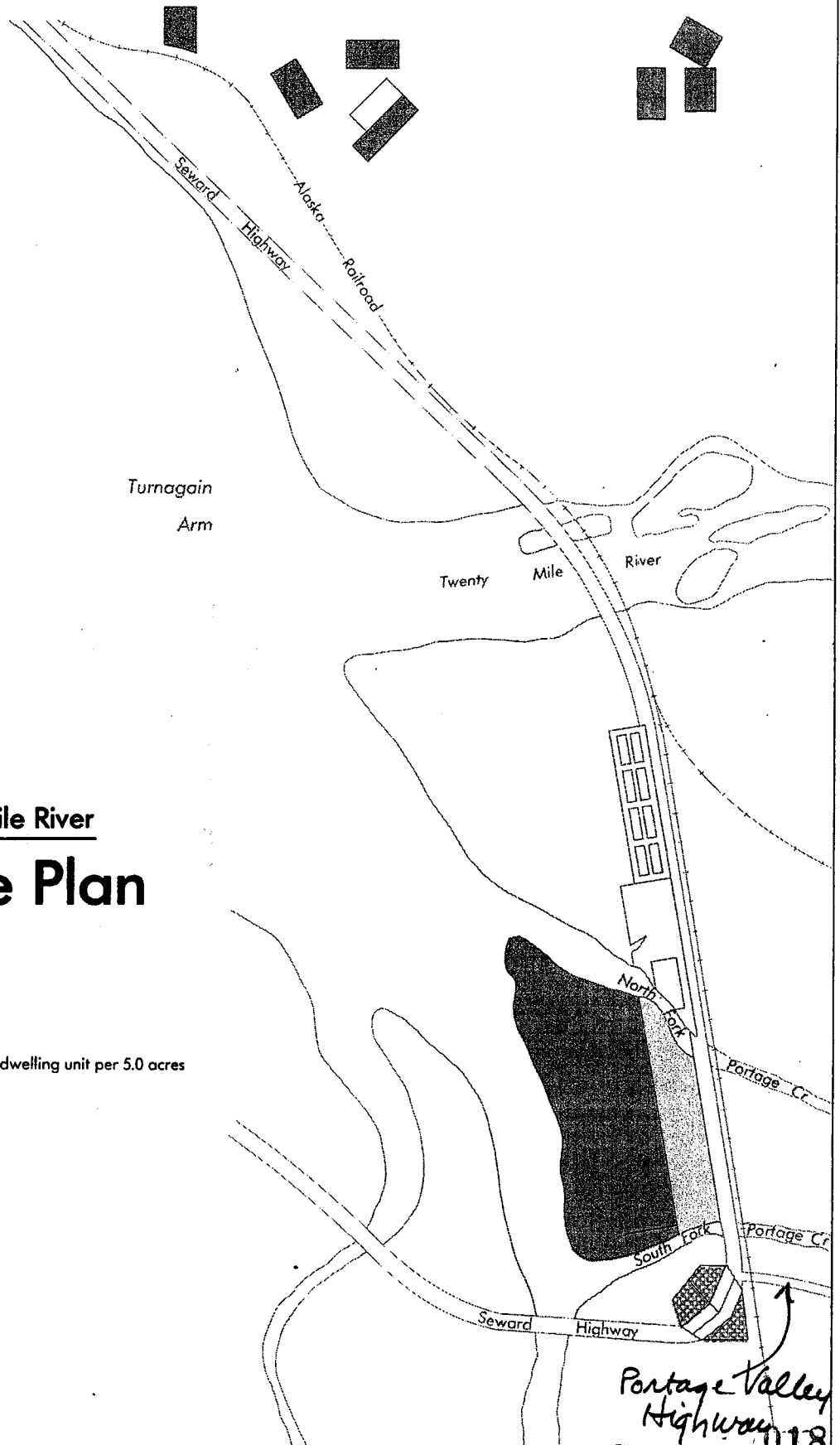
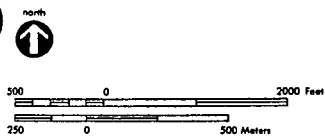




\* 96-096

## Portage/Twenty Mile River Land Use Plan

-  Environmental Reserve
-  Residential  
single family with 1 dwelling unit per 5.0 acres
-  Commercial



W

W

W

W

W

W

PLI

PLI

PLI

PLI

**PORTAGE**

PLI

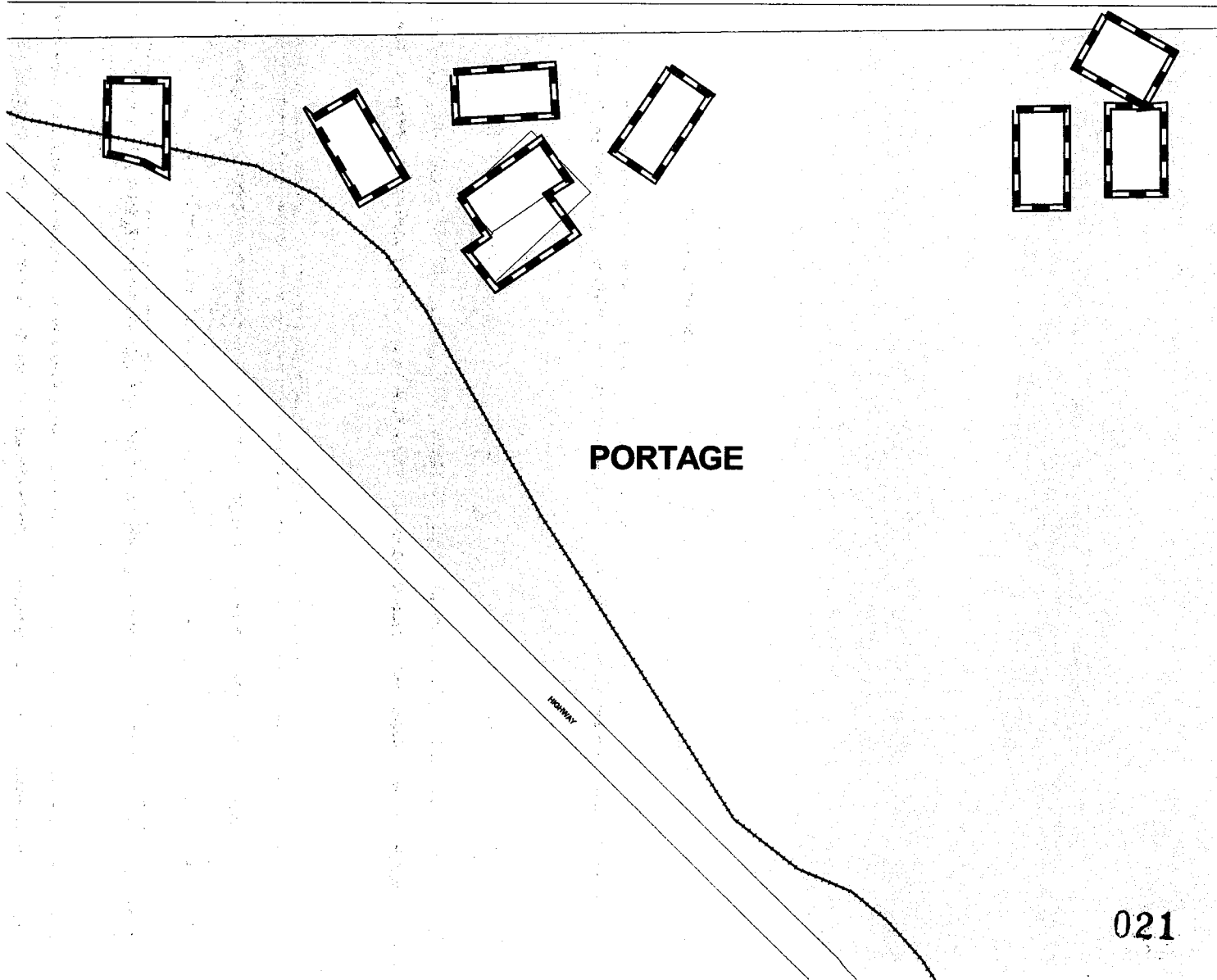
PLI

ROADWAY

PLI

019

PORTAGE



**PORTAGE**

# 3

**DEPARTMENTAL**

**COMMENTS**



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

JUL 12 2005

Municipality of Anchorage  
Zoning Division

DATE: July 11, 2005  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THRU: Leland R. Coop, Associate Traffic Engineer *LC*  
FROM: Mada Angell, Assistant Traffic Engineer *MA*  
SUBJECT: Comments, August 8, 2005 Planning & Zoning Commission

05-110

Portions of Section 24 and Section 19 in Turnagain Arm; Rezone  
from PLI & W to R-11

Traffic has no comment.

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(907) 269-0520 (FAX 269-0521)  
(TTY 269-0473)

July 5, 2005

RE: Zoning Case Review

RECEIVED

JUL 07 2005

Municipality of Anchorage  
Zoning Division

Jerry Weaver, Platting Officer  
Planning and Development  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) reviewed the following Zoning Cases and has no comment:

2005-095 The Terraces Tract E/Rezone:R1SL  
2005-097 Athenian Village Subd Tract G-1 4303 Florina St/Site plan review: storage facility  
2005-101 2409 C St/ Bangkok Express to Simon's Taco Rico/Conditional use: alcohol  
2005-102 Thomson Industrial Subd Tract A-2, A-3 and A-4/Variance: encroachment  
2005-103 1911 E 5<sup>th</sup> Ave, The Setter to Fantasies Upper Deck/Conditional Use: alcohol  
2005-113 South Addition Blk 10B Lots 5A & 6A 1001 E Street/Variance  
2005-114 Wollever Subd Blk 1 Lot 2 12500 Toilsome Hill Dr/Variance: garage encroachment

## Comments:

**2005-112 Bayshore Administrative site plan for a public roadway: Bayshore Drive: 100<sup>th</sup> to Discovery Bay Drive:** The applicant needs to submit detailed plans showing the Bayshore Drive and 100<sup>th</sup> Avenue intersection for an Access Road Review (ARR) with ADOT&PF. The applicant may contact Lynda Hummel, Right of Ways Agent at 269-0698 for an application and assistance. 100<sup>th</sup> Avenue is a state owned road and a permit must be obtained from ADOT&PF prior to construction.

**2005-110 Near Twentymile River Sec 19 T9N R3E SM Sec 24 T9N R2E SM Rezone: R11 Turnagain:** The Department has no objection to rezoning the area, but our concern is access. Individual driveway access could not be accommodated on the Seward Highway. We request there be an internal circulation plan to access all lots before accessing the Seward Highway. Road access to the Seward Highway would require ADOT&PF approval and an access road review for permitting. If there are questions, contact Lynda Hummel at 269-0698 our Right of Ways Agent for information and assistance with permitting and an access road review.

*"Providing for the movement of people and goods and the delivery of state services."*

**FAXED**  
7.5.05 024

# Zoning and Platting Cases On-line

## View Case Comments

[Submit a Comment](#)

**\*\* These comments were submitted by citizens and are part of the public record for the cases \*\***

**Questions?** If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

**1. Select a Case:**  [View Comments](#)

### 2. View Comments:

**Case Num:** 2005-110

Rezoning to R-11 Turnagain Arm district

**Site Address:** VICINITY OF TWENTYMILE RIVER

**Location:** A request to rezone approximately 44.95 acres from PLI (Public Lands and Institutions) and W (Watershed) to R-11 (Turnagain Arm District). Located in the Vicinity of Twentymile River near Portage. Legal Description: US Survey 6867, Lots 1, 2 and 4 located within Section 24, T9N, R2E, S.M., Alaska and US Survey 6867, Lots 3, 5, 6 located within Section 19, T9N, R3E, S.M., Alaska; US Survey 7010, Lot 1 located within Section 24, T9N, R2E, S.M., Alaska and US Survey 7010, Lot 2 located within Section 19, T9N, R3E, S.M., Alaska; US Survey 7023, Section 24, T9N, R2E, S.M., Alaska.

[Details](#) | [Staff Report](#) | [submit a comment](#)

## Public Comments

**8/22/05**

John Wagner

2221 Woodworth Cir.

Anch Ak 99517

I logged on to the website hoping to find information/clarification of the proposed rezoning request. Why is the MOA requesting this rezoning in the vicinity of Twentymile River? What is the description of R-11?

[Zoning & Platting Cases On-line website](#)



# Zoning and Platting Cases On-line

## View Case Comments

[Submit a Comment](#)

**\*\* These comments were submitted by citizens and are part of the public record for the cases \*\***

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[Details](#) | [Staff Report](#) | [submit a comment](#)

## Public Comments

**9/2/05**

Damon Blackburn  
3324 Orion Circle  
Anchorage AK 99517

As an owner I am commenting in favor of the corrected zoning to R11 designation for the parcels described in this case along with the addendum properties. These parcels are all patented BLM Homesite properties subsequently surrounded by National Forest land when the surrounding areas passed from BLM control to the National Forest. To obtain the patent from the BLM construction of a dwelling and a residency period was required. This clearly proves the historic residential land use prior to the blanket PLI designation applied over all the federal land within the Twenty Mile area without apparent knowledge by the Municipality of the pending Homesite patent recordings described by this case and accompanying addendum. The parcels were not yet on state maps when the blanket zoning PLI was assigned the entire area. It's understandable that the Municipality didn't know about these patents. These private properties now pay taxes to the municipality. The blanket zoning PLI is only appropriate for schools, hospitals, jails etc. Thank you for maintaining the correct residential nature of these properties by the correction to R11 as other similar residential parcels in the area are now classified.

026

# 4

## APPLICATION

8-8-05

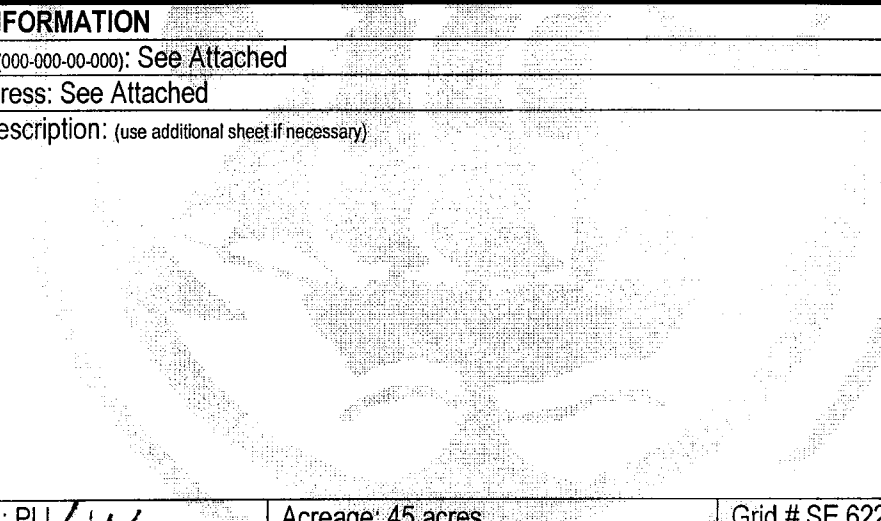
# Application for Zoning Map Amendment

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

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Municipality of Anchorage		Name (last name first)	
Mailing Address PO Box 196650		Mailing Address	
Anchorage, Alaska 99519-6650			
Contact Phone: Day: 907 3443-7939	Night:	Contact Phone: Day:	Night:
FAX: 907 343-4220		FAX:	
E-mail: weaverjt@muni.org		E-mail:	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax #(000-000-00-000): See Attached		
Site Street Address: See Attached		
Current legal description: (use additional sheet if necessary)		
See Attached		
		
Existing Zoning: PLI / <i>W</i>	Acreage: 45 acres	Grid # SE 6223

PROPOSED ZONING
R-11

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or the Assembly for administrative reasons.

6-22-2005	<i>[Signature]</i> Zoning Division Administrator
Date	Signature (Agents must provide written proof of authorization)

Accepted by	Poster & Affidavit	Fee	Case Number 2005-110
-------------	--------------------	-----	-------------------------

**COMPREHENSIVE PLAN INFORMATION**Anchorage 2020 Urban/Rural Services: ☐ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☐ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- ☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center  
☐ Neighborhood Commercial Center ☐ Industrial Center  
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions  
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study  
☐ Residential at \_\_\_\_\_ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions  
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study  
☒ Residential at \_\_\_\_\_ dwelling units per acre

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☐ "A"  
 Avalanche Zone: ☐ None ☐ Blue Zone ☐ Red Zone  
 Floodplain: ☐ None ☐ 100 year ☐ 500 year  
 Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:  
☐ Preliminary Plat ☐ Final Plat - Case Number(s):  
☐ Conditional Use - Case Number(s):  
☐ Zoning variance - Case Number(s):  
☐ Land Use Enforcement Action for  
☐ Building or Land Use Permit for  
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

**APPLICATION ATTACHMENTS**

- Required: ☐ Area to be rezoned location map ☐ Signatures of other petitioners (if any)  
☐ Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.  
☐ Draft Assembly ordinance to effect rezoning.
- Optional: ☐ Building floor plans to scale ☐ Site plans to scale ☐ Building elevations  
☐ Special limitations ☐ Traffic impact analysis ☐ Site soils analysis  
☐ Photographs

**APPLICATION CHECKLIST**

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.

# STANDARDS FOR ZONING MAP AMENDMENTS

The petitioner must provide a written narrative which addresses the following standards. Zoning map amendment applications which do not address these items will be considered invalid and will not be accepted for public hearing by the Department of Community Planning and Development. (Use additional paper if necessary).

## A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:
  - a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;
  - b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or
  - c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

This request is to clarify the zoning to meet the intent of the Comprehensive Plan designation of the parcels as low-density single-family residential.

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2. If the proposed zoning map amendment does not conform to the generalized residential intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:
  - a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:

- i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.

- ii. Development is governed by a Cluster Housing or Planned Unit Development site plan,

Current zoning does not permit residential development. However, the Comprehensive Plan for this area calls for single-family residential development at 1 dwelling unit per 5 acres. These parcels are 5 acre parcels and would allow for 1 single family dwelling unit each, for a total of 9 dwelling units.

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- b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.

N/A

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- c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.

The Comprehensive Plan calls for these parcels to be developed as single family lots. However, any development would require significant review and approvals by the Municipality and by the US Army Corps of Engineers. These review requirements would be required regardless of zoning for any development.

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## B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following standards:

1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effects.):

030

a. Environment:

See above. Significant wetlands, flood plain, and coastal zone reviews required for development.

b. Transportation:

No existing known physical or legal access. State of Alaska requires significant review for any access to the Seward Highway, which is the only near-by public roadway for access.

c. Public Services and Facilities:

No existing public services or facilities.

d. Land Use Patterns;

Surrounding and general area is zoned PLI or W. All but the petition parcels in the area are under government ownership and properly zoned.

Note: Surrounding neighborhood = 500-1000' radius  
General Area = 1 Mile radius  
Community = Anchorage as a whole

2. Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing available land is not sufficient or is not adequate to meet the need for land in this zoning category?

Little R-11 zoned land in the area. Most is government owned and properly zoned as PLI.

Petitioner parcels are privately owned and should be rezoned to R-11 to reflect the Comprehensive Plan intent for low-density residential development.

3. When would development occur under the proposed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?

No known development planned.

4. If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community?

The request will properly zone the property to reflect the intent of the Turnagain Arm Comprehensive Plan as residential.



# Municipality of Anchorage

P.O. Box 196650 • Anchorage, Alaska 99519-6650 • Telephone: (907) 343-7900 • Fax: (907) 343-7927

Physical Address: 4700 Bragaw Street • Anchorage, Alaska 99507 • [www.muni.org/planning](http://www.muni.org/planning)

*Mayor Mark Begich*

## Planning Department

July 27, 2005

SUBJECT: Rezoning Turnagain Arm District

Dear Property Owner:

This is a courtesy letter regarding the rezoning of the Turnagain Arm District (Planning Case Number 2005-110), located in the vicinity of Twentymile River near Portage. Your property is within the vicinity of the area to be rezoned. The area is currently zoned as Public Lands and Institutions, and Watershed. Due to private ownership, the property is being reevaluated for zoning to R-11 (Turnagain Arm District).

A public meeting before the Planning and Zoning Commission to discuss the rezone is scheduled for September 12, 2005 and will be held in the Municipal Assembly chambers in the Loussac Library. A more detailed notice of meeting information will be mailed prior to the September meeting date.

If you should have additional questions, please contact Angela Chambers at 343-7940.

Sincerely,

Jerry T. Weaver, Jr.  
Zoning & Platting Administrator

## Rezoning Legals for the Turnagain Application

Damon and Joanne Blackburn                      Tax ID 090-091-04  
US Survey 6867, Lot 4 located within Section 24, T9N, R2E, S.M. Alaska

Michael Bradley Thompson                      Tax ID 090-091-03  
US Survey 7010, Lot 1 located within Section 24, T9N, R2E, S.M. Alaska

Christopher Pappas                      Tax ID 090-101-04  
US Survey 7010, Lot 2 located within Section 19, T9N, R3E, S.M. Alaska

William Massengale                      Tax ID 090-101-05  
US Survey 7010, Lot 2 located within Section 19, T9N, R3E, S.M. Alaska

Wesley Artz and Warren Rowe                      Tax ID 090-101-06  
US Survey 6867, Lot 1 located within Section 24, T9N, R2E, S.M. Alaska

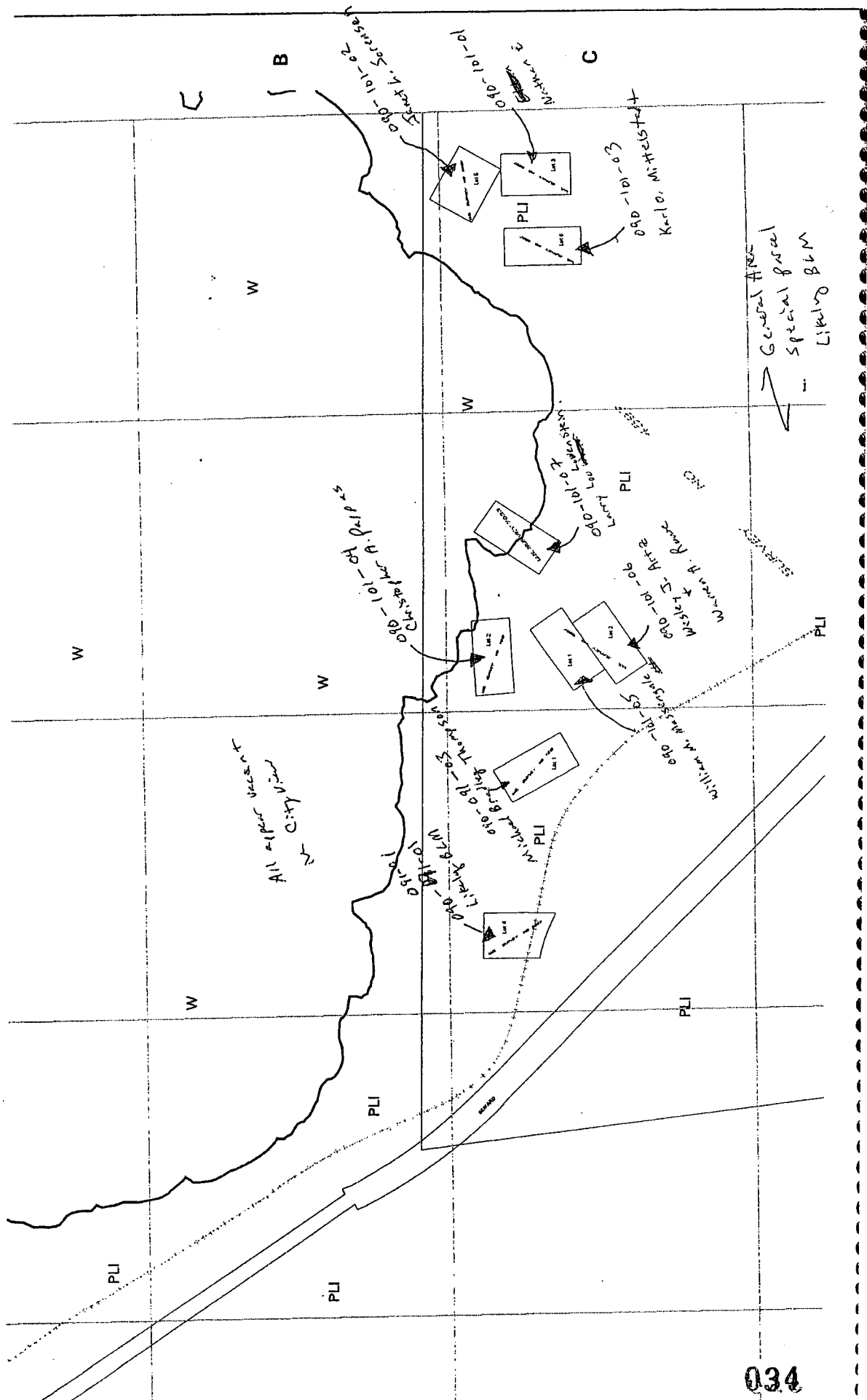
Larry Lou Lowenstein                      Tax ID 090-101-07  
US Survey 7023,        located within Section 24, T9N, R2E, S.M. Alaska

Karl O Mittelstad                      Tax ID 090-101-03  
US Survey 6867, Lot 6 located within Section 19, T9N, R3E, S.M. Alaska

Nathan Ellis                      Tax ID 090-101-01  
US Survey 6867, Lot 3 located within Section 19, T9N, R3W, S.M. Alaska

Janet Sorensen                      Tax ID 090-101-02  
US Survey 6867, Lot 5 located within Section 19, T9N, R3E, S.M. Alaska ??





PARCEL: 090-091-04-000-06 CARD: 01 OF 01 RESIDENTIAL OTHER IMPROVEMENT  
STATUS: RENUMBERED TO/FROM: 090-081-01-000-17

-----GRW: PU

BLACKBURN DAMON M & JOANNE M

US SURVEY 6867

LT 4

T9N R2E SEC 24

3324 ORION CIRCLE

ANCHORAGE AK 99517 1648 SITE

-----  
LOT SIZE: 217,539 ---DATE CHANGED--- ----DEED CHANGED----  
ZONE : PLI OWNER : 12/30/03 STATEID: 2003 / 0129670  
TAX DIST: 015 ADDRESS: 12/30/03 DATE : 12/16/03  
GRID : SE6223 HRA # : PLAT :  
NOTES : RENUMBERED FROM 09008101000

-----ASSESSMENT HISTORY-----  
---LAND-- --BUILDING- ---TOTAL--- -COMM COUNCIL  
FINAL VALUE 2003: 32,000 2,300 34,300 PORTAGE VALLE  
FINAL VALUE 2004: 24,000 2,300 26,300 --EXEMPTION--  
FINAL VALUE 2005: 24,100 2,700 26,800 -----TYPE-----  
EXEMPT VALUE 2005: 0 0 0  
  
STATE CREDIT 2005: 0  
RESID CREDIT 2005: 0  
FINAL VALUE 2005: 26,800

# ARCEL INFORMATION

## APPRAISAL INFORMATION

Legal US SURVEY 7010  
LT 1  
T9N R2E SEC 24

Parcel 090-091-03-000  
Owner THOMPSON MICHAEL BRADLEY

#

# Descr VACANT LAND  
Site Addr

PO BOX 1114  
GIRDWOOD

AK 99587 1114

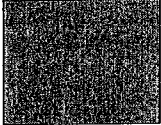
## RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend  
Econ. Link Replat Uncouple  
E = Old to New R = Old to New U = Old to New  
I = New to Old F = New to Old Q = New to Old  
Renumber Combine Lease  
N = New to Old C = Old to New L = GIS to Lease  
X = Old to New P = New to Old M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel

## REZONE

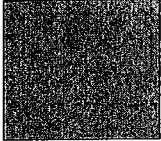


Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

## PLAT



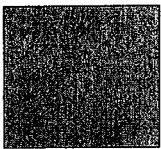
Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

## PERMITS



Permit Number  
Project  
Work Desc  
Use

## BZAP



Action No.  
Action Date  
Resolution

Status  
Type

## ALCOHOL LICENSE



Business Address  
License Type  
Status

Applicants Name  
Conditions



# ARCEL INFORMATION

## APPRAISAL INFORMATION

Legal US SURVEY 7010  
LT 2  
T9N R3E SEC 19

Parcel 090-101-04-000  
Owner PAPPAS CHRISTOPHER A



# Descr VACANT LAND  
Site Addr

1413 N ST  
ANCHORAGE

AK 99501 4960

## RELATED CAMA PARCELS

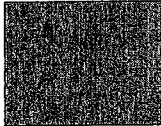
Related Parcel(s)	XRef Type	Leased Parcels

**Cross Reference (XRef) Type Legend**

<b>Econ. Link</b> E = Old to New I = New to Old	<b>Replat</b> R = Old to New F = New to Old	<b>Uncouple</b> U = Old to New Q = New to Old
<b>Renumber</b> N = New to Old X = Old to New	<b>Combine</b> C = Old to New P = New to Old	<b>Lease</b> L = GIS to Lease M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel

## REZONE



Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

## PLAT



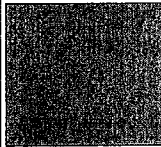
Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

## PERMITS



Permit Number  
Project  
Work Desc  
Use

## BZAP



Action No.  
Action Date  
Resolution

Status  
Type

## ALCOHOL LICENSE



Business  
Address  
License Type  
Status

Applicants Name  
Conditions



## ARCEL INFORMATION

### APPRAISAL INFORMATION

Legal US SURVEY 6867  
LT 1  
T9N R2E SEC 24




Parcel 090-101-05-000  
Owner MASSENGALE WILLIAM M III

# 

# Descr VACANT LAND  
Site Addr

1848 N SALEM DRIVE  
ANCHORAGE AK 99508 5179

### RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels	Cross Reference (XRef) Type Legend			Get "Type" explanation Bring up this form focused on the related parcel
			Econ. Link E = Old to New I = New to Old Renumbr N = New to Old X = Old to New	Replat R = Old to New F = New to Old Combine C = Old to New P = New to Old	Uncouple U = Old to New Q = New to Old Lease L = GIS to Lease M = Lease to GIS	
						

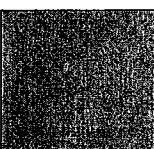
### REZONE

	Case Number	# of Parcels	Hearing Date
	Case Type Legal		


### PLAT

	Case Number	Grid	Proposed Lots 0	Existing Lots
	Action Type Legal		Action Date	

### PERMITS

	Permit Number
	Project
	Work Desc
	Use

### BZAP

	Action No.	Status Type
	Action Date	
	Resolution	

### ALCOHOL LICENSE

	Business Address	Applicants Name Conditions
		
	License Type Status	

# ARCEL INFORMATION

## APPRAISAL INFORMATION

Legal US SURVEY 6867  
LT 2  
T9N R2E SEC 24

Parcel 090-101-06-000  
Owner ARTZ WESLEY J 50% &  
ROWE WARREN A 50%



# Descr VACANT LAND  
Site Addr

PO BOX 42  
HOPE

AK 99605 0042

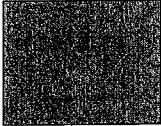
## RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

**Cross Reference (XRef) Type Legend**  
**Econ. Link**    **Replat**    **Uncouple**  
 E = Old to New    R = Old to New    U = Old to New  
 I = New to Old    F = New to Old    Q = New to Old  
**Renumber**    **Combine**    **Lease**  
 N = New to Old    C = Old to New    L = GIS to Lease  
 X = Old to New    P = New to Old    M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel

## REZONE

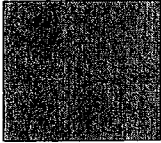


Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

## PLAT



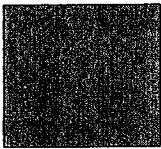
Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

## PERMITS



Permit Number  
Project  
Work Desc  
Use

## BZAP



Action No.  
Action Date  
Resolution

Status  
Type

## ALCOHOL LICENSE



Business  
Address  
License Type  
Status

Applicants Name  
Conditions



**ARCEL INFORMATION****APPRAISAL INFORMATION**

Legal US SURVEY 7023

Parcel 090-101-07-000  
Owner LOWENSTEIN LARRY LOU

#

# Descr VACANT LAND  
Site Addr3594 E HOWE STREET  
TACOMA

WA 98404 0000

**RELATED CAMA PARCELS**

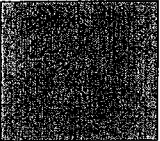
Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend		
Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = Old to New	L = GIS to Lease
X = Old to New	P = New to Old	M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel**REZONE**Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

**PLAT**Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

**PERMITS**Permit Number  
Project  
Work Desc  
Use**BZAP**Action No.  
Action Date  
ResolutionStatus  
Type**ALCOHOL  
LICENSE**Business  
AddressApplicants Name  
ConditionsLicense Type  
Status

**PARCEL INFORMATION****APPRAISAL INFORMATION**

Legal US SURVEY 6867  
LT 6  
T9N R3E SEC 19

Parcel 090-101-03-000  
Owner MITTELSTADT KARL O

#



# Descr VACANT LAND  
Site Addr

PO BOX 541  
GIRDWOOD

AK 99587 0541

**RELATED CAMA PARCELS**

Related Parcel(s)	XRef Type	Leased Parcels

**Cross Reference (XRef) Type Legend**

<b>Econ. Link</b> E = Old to New I = New to Old <b>Renumber</b> N = New to Old X = Old to New	<b>Replat</b> R = Old to New F = New to Old <b>Combine</b> C = Old to New P = New to Old	<b>Uncouple</b> U = Old to New Q = New to Old <b>Lease</b> L = GIS to Lease M = Lease to GIS
--	---	---

Get "Type" explanation  
Bring up this form focused  
on the related parcel

**REZONE**

Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

**PLAT**

Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

**PERMITS**

Permit Number  
Project  
Work Desc  
Use

**BZAP**

Action No.  
Action Date  
Resolution

Status  
Type

**ALCOHOL  
LICENSE**

Business  
Address

License Type  
Status

Applicants Name  
Conditions





**PARCEL INFORMATION****APPRAISAL INFORMATION**

Legal US SURVEY 6867  
LT 3  
T9N R3W SEC 19

Parcel 090-101-01-000  
Owner ELLIS NATHAN

#



# Descr VACANT LAND  
Site Addr

1100 GOLDEN DAWN #4  
ANCHORAGE

AK 99515 0000

**RELATED CAMA PARCELS****Cross Reference (XRef) Type Legend**

Related Parcel(s)	XRef Type	Leased Parcels

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = Old to New	L = GIS to Lease
X = Old to New	P = New to Old	M = Lease to GIS

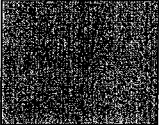
Get "Type" explanation

Bring up this form focused  
on the related parcel**REZONE**

Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

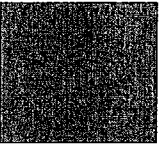
**PLAT**

Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

**PERMITS**

Permit Number  
Project  
Work Desc  
Use

**BZAP**

Action No.  
Action Date  
Resolution

Status  
Type

**ALCOHOL  
LICENSE**

Business  
Address

Applicants Name  
Conditions

License Type  
Status



**PARCEL INFORMATION****APPRAISAL INFORMATION**

Legal US SURVEY 6867  
LT 5  
T9N R3E SEC 19

Parcel 090-101-02-000  
Owner SORENSEN JANET L

#



# Descr VACANT LAND  
Site Addr

468 GOLD MINE TRAIL  
FAIRBANKS

AK 99712 2063

**RELATED CAMA PARCELS****Cross Reference (XRef) Type Legend**

Related Parcel(s) XRef Leased  
Type Parcels

Econ. Link Replat Uncouple  
E = Old to New R = Old to New U = Old to New  
I = New to Old F = New to Old Q = New to Old  
Renumber Combine Lease  
N = New to Old C = Old to New L = GIS to Lease  
X = Old to New P = New to Old M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel

**REZONE**

Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

**PLAT**

Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

**PERMITS**

Permit Number  
Project  
Work Desc  
Use

**BZAP**

Action No.  
Action Date  
Resolution

Status  
Type

**ALCOHOL  
LICENSE**

Business  
Address

Applicants Name  
Conditions

License Type  
Status

**Content Information****Content ID :** 003623**Type:** Ordinance - AO

Planning and Zoning Commission Recommendation of Approval

**Title:** for a Rezoning from PLI (Public Lands and Institutions) and W (Watershed) Districts to R-11 (Turnagain Arm)**Author:** weaverjt**Initiating Dept:** Planning

Planning and Zoning Commission Recommendation of Approval

**Description:** for a Rezoning from PLI (Public Lands and Institutions) and W (Watershed) Districts to R-11 (Turnagain Arm)**Date Prepared:** 1/6/06 1:37 PM**Director Name:** Tom Nelson**Requested Assembly****Meeting Date** 1/31/06**MM/DD/YY:****Requested Public****Hearing Date** 2/28/06**MM/DD/YY:**M.O.A.  
2005 JAN 20 PM 1:06  
CLERKS OFFICE**Workflow History**

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
AllOrdinanceWorkflow	1/6/06 1:40 PM	Checkin	weaverjt	Public	003623
Planning_SubWorkflow	1/9/06 8:44 AM	Approve	nelsontp	Public	003623
ECD_SubWorkflow	1/17/06 1:53 PM	Approve	thomasm	Public	003623
OMB_SubWorkflow	1/18/06 10:24 AM	Approve	mitsonjl	Public	003623
Legal_SubWorkflow	1/18/06 12:32 PM	Approve	fehlenrl	Public	003623
MuniManager_SubWorkflow	1/20/06 11:06 AM	Approve	abbottmk	Public	003623
MuniMgrCoord_SubWorkflow	1/20/06 11:09 AM	Approve	abbottmk	Public	003623