

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 No. 2006- 15

AN ORDINANCE AMENDING SECTION 21.05.030 ANCHORAGE MUNICIPAL CODE, REGARDING THE *TURNAGAIN ARM COMPREHENSIVE PLAN*, TO CLASSIFY U.S. SURVEY 6867, LOT 1 LOCATED WITHIN SECTION 24, T9N R2E S.M., ALASKA; AND U.S. SURVEY 7023, SECTION 24, T9N R2E S.M., ALASKA AS RESIDENTIAL SINGLE FAMILY WITH ONE (1) DWELLING UNIT PER 5.0 ACRES ON THE "PORTAGE/TWENTY MILE RIVER LAND USE PLAN MAP."

(Portage Valley Community Council) (Planning and Zoning Commission Case 2005-116)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Section 21.05.030, regarding the *Turnagain Arm Comprehensive Plan*, is amended by including the residential single-family designation with one (1) dwelling unit per 5.0 acres for U.S. Survey 6867, Lot 1 located within Section 24, T9N R2E S.M., Alaska; and U.S. Survey 7023, Section 24, T9N, R2E S.M., Alaska on the "Portage/Twenty Mile River Land Use Plan Map."

**Section 2.** The Director of the Planning Department shall change the "Portage/Twenty Mile River Land Use Plan Map" of the *Turnagain Arm Comprehensive Plan*.

**Section 3.** This map change and this ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

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

Anna J. Fairclough  
Chair

ATTEST:

Lynnda L. Llewellyn  
Municipal Clerk  
Deputy

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

AO Number: 2006 -15

Title: AN ORDINANCE AMENDING SECTION 21.05.030 ANCHORAGE MUNICIPAL CODE, REGARDING THE TURNAGAIN ARM COMPREHENSIVE PLAN, TO CLASSIFY US SURVEY 6867, LOT 1 LOCATED WITHIN SECTION 24, T9N R2E S.M., ALASKA; AND US SURVEY 7023, SECTION 24, TN9 R2E S.M., ALASKA AS RESIDENTIAL SINGLE FAMILY WITH ONE (1) DWELLING UNIT PER 5.0 ACRES ON THE PORTAGE/TWENTY MILE RIVER LAND USE PLAN MAP. PNZ CASE 2005-116

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

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<b>CHANGES IN EXPENDITURES AND REVENUES:</b>	<b>(In Thousands of Dollars)</b>
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	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>
<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>
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**REVENUES:**

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**CAPITAL:**

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**POSITIONS: FT/PT and Temp**

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**PUBLIC SECTOR ECONOMIC EFFECTS:**

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

**PRIVATE SECTOR ECONOMIC EFFECTS:**

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

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 65 -2006

Meeting Date: January 31, 2006

From: Mayor

Subject: PLANNING AND ZONING COMMISSION RECOMMENDATION TO  
AMEND THE *TURNAGAIN ARM COMPREHENSIVE PLAN*

This amendment to the *Turnagain Arm Comprehensive Plan* is needed to correct an error and omission in the plan that recently came to the attention of the Planning Department. The amendment allows two land parcels to be classified as residential. The parcels are generally located north of Portage and north of the Twenty Mile River. The legal descriptions of the two lots are as follows: 1) U.S. Survey 6867, Lot 1 located within Section 24, T9N, R2E, S.M., Alaska; and 2) U.S. Survey 7023, Section 24, T9N, R2E, S.M., Alaska.

The *Turnagain Arm Comprehensive Plan* was approved by the Municipal Assembly in 1979 and updated in 1987. The subject parcels were not included in the update. The Land Use Plan - Portage/Twenty Mile River map incorrectly identified or excluded the subject properties. Comparing the plan to ownership maps shows that the property owned by William Massengale was thought to be public land - *Environmental Reserve*. The property owned by Larry Lou Lowenstein was overlooked, and not included with any classification in the plan update. This plan amendment corrects these errors.

A review comment was received after the public hearing from the Alaska Railroad Corporation (ARRC). The lateness of the comment prevented its inclusion in any discussion of public access to the subject lots. However, if any future development of the subject lots needs access across ARRC property, an access agreement with ARRC would be needed.

THE ADMINISTRATION CONCURS WITH THE RECOMMENDATION TO AMEND  
THE *TURNAGAIN ARM COMPREHENSIVE PLAN*.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department  
Concur: Tom Nelson, Director, Planning Department  
Concur: Mary Jane Michael, Executive Director, Office of Economic and Community  
Development  
Concur: Denis C. LeBlanc, Municipal Manager  
Respectfully submitted, Mark Begich, Mayor

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-054**

A RESOLUTION APPROVING AN AMENDMENT TO THE *TURNAGAIN ARM COMPREHENSIVE PLAN* IN ORDER TO CLASSIFY TWO ADDITIONAL PARCELS IN THE *TURNAGAIN ARM COMPREHENSIVE PLAN* AS RESIDENTIAL. THE PARCELS ARE LOCATED NORTH OF PORTAGE AND NORTH OF THE TWENTYMILE RIVER.

(Case 2005-116)

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WHEREAS, the Planning Department has prepared an amendment to the *Turnagain Arm Comprehensive Plan* in order to classify two additional parcels in the *Turnagain Arm Comprehensive Plan* as residential. The parcels are generally located north of Portage and north of the Twentymile River.

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:

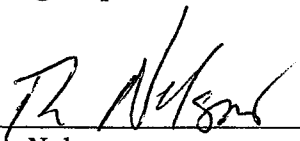
1. The amendment is needed to classify two additional parcels in the *Turnagain Arm Comprehensive Plan* as Residential single family with one dwelling unit per 5.0 acres.
2. The first *Turnagain Arm Comprehensive Plan* was approved by the Municipal Assembly in 1979. The update of the *Turnagain Arm Comprehensive Plan* received Municipal Assembly approval in 1987.
3. The subject parcels were not included in the update. The Land Use Plan - Portage/Twenty Mile River map incorrectly identified or excluded the subject properties. Comparing the plan to the ownership map shows that the property owned by William Massengale was thought to be public land - *Environmental Reserve*. The property owned by Larry Lou Lowenstein was overlooked and therefore not included with any classification in the plan update. This amendment corrects these errors.
4. The Commission finds that this classification is consistent with similarly sized private in-holdings within Chugach National Forest, north of Twenty Mile River. The legal designation for the two lots are as follows: 1) Lot 1, U.S. Survey 6867, located within Section 24, T9N, R9N, S.M. Alaska; and 2) U.S. Survey 7023, located within Section 24, T9N, R9N, S.M. Alaska.
5. The Commission noted that the parcels do not have either legal or physical access and it is uncertain whether the parcels are developable. The Commission questioned that should the parcels be zoned for residential development, would it create liability for the Municipality either in terms of an obligation to assist with future access development or access maintenance and

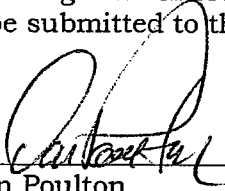
is an expectation of developability created that might then result in the claim of a taking. Staff explained that no such obligation or liability exists.

- B. The Commission recommends APPROVAL of the above referenced amendment to the *Turnagain Arm Comprehensive Plan*.

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

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 5<sup>th</sup> day of Dec, 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 Number 2005-054)

sf

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



## MUNICIPALITY OF ANCHORAGE

## PLANNING DEPARTMENT

## MEMORANDUM

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**DATE:** September 12, 2005

**TO:** Planning and Zoning Commission

**THRU:** *TN* Tom Nelson, Director

**FROM:** *sf* Sharon Ferguson, Senior Planner

**SUBJECT:** 2005-116 An Amendment to the *Turnagain Arm Comprehensive Plan*

**PROPOSED AMENDMENT REQUEST:**

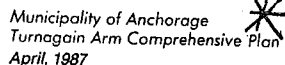
The Department has prepared an amendment to the *Turnagain Arm Comprehensive Plan* in order to classify two additional parcels in the *Turnagain Arm Comprehensive Plan* as residential. The parcels are generally located north of Portage and north of the Twentymile River.

**BACKGROUND:**

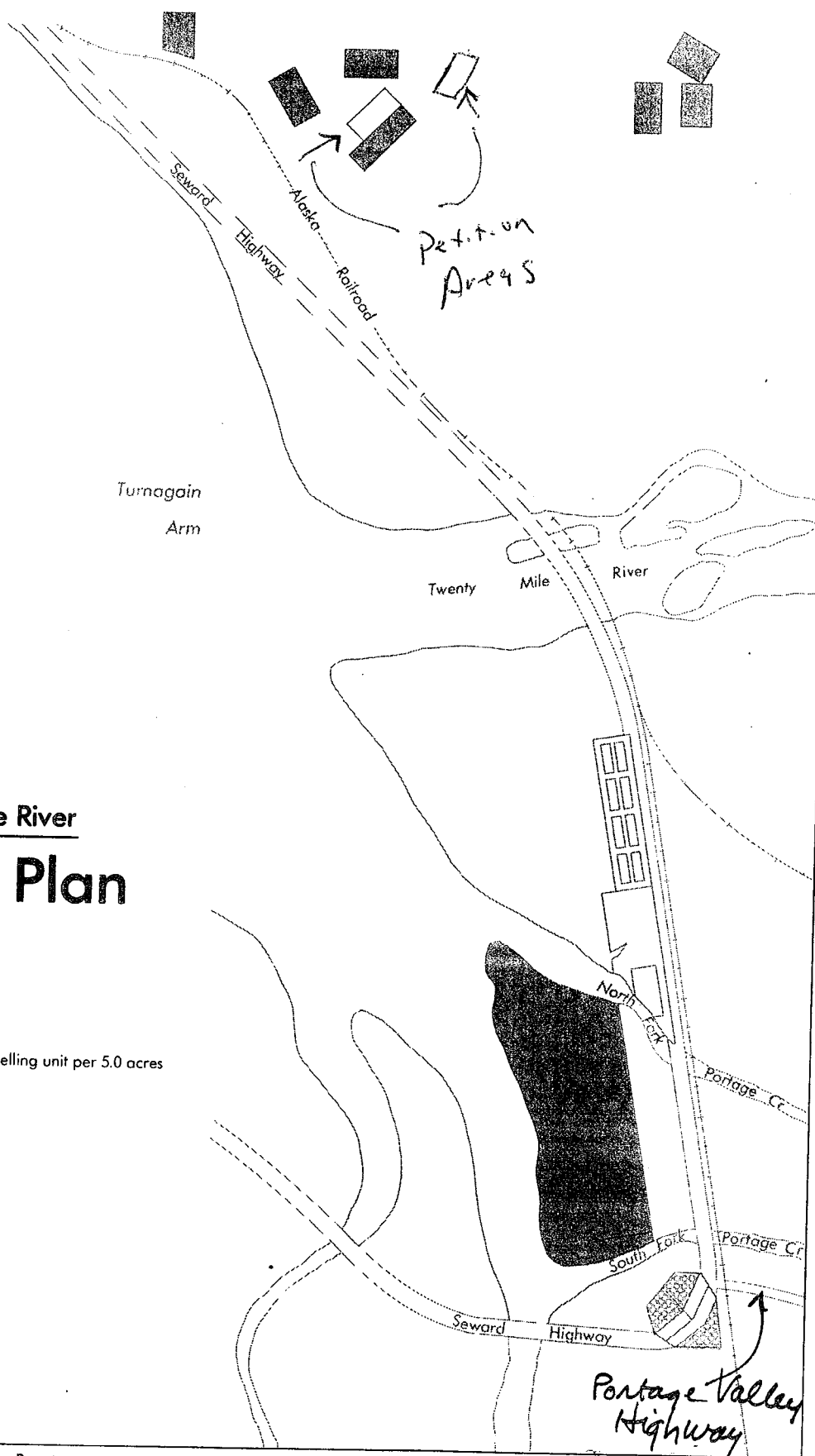
The first Turnagain Arm Comprehensive Plan was approved by the Municipal Assembly in 1979. The update of the *Turnagain Arm Comprehensive Plan* received Municipal Assembly approval in 1987. The subject parcels were not included in the update. The attached map – Land Use Plan - Portage/Twenty Mile River incorrectly identified or excluded the subject properties. Comparing the plan to the attached ownership map shows that the property owned by William Massengale was thought to be public land – *Environmental Reserve*. While the property owned by Larry Lou Lowenstein was overlooked and therefore not included with any classification in the plan update. This amendment corrects these errors.

**RECOMMENDATION:**

The Department recommends approval of 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. This classification is consistent with similarly sized private in-holdings within Chugach National Forest, north of Twenty Mile River. The legal designation for the two lots are as follows: 1) Lot 1, U.S. Survey 6867, located within Section 24, T9N, R9N, S.M. Alaska; and 2) U.S. Survey 7023, located within Section 24, T9N, R9N, S.M. Alaska.






\* 96-096



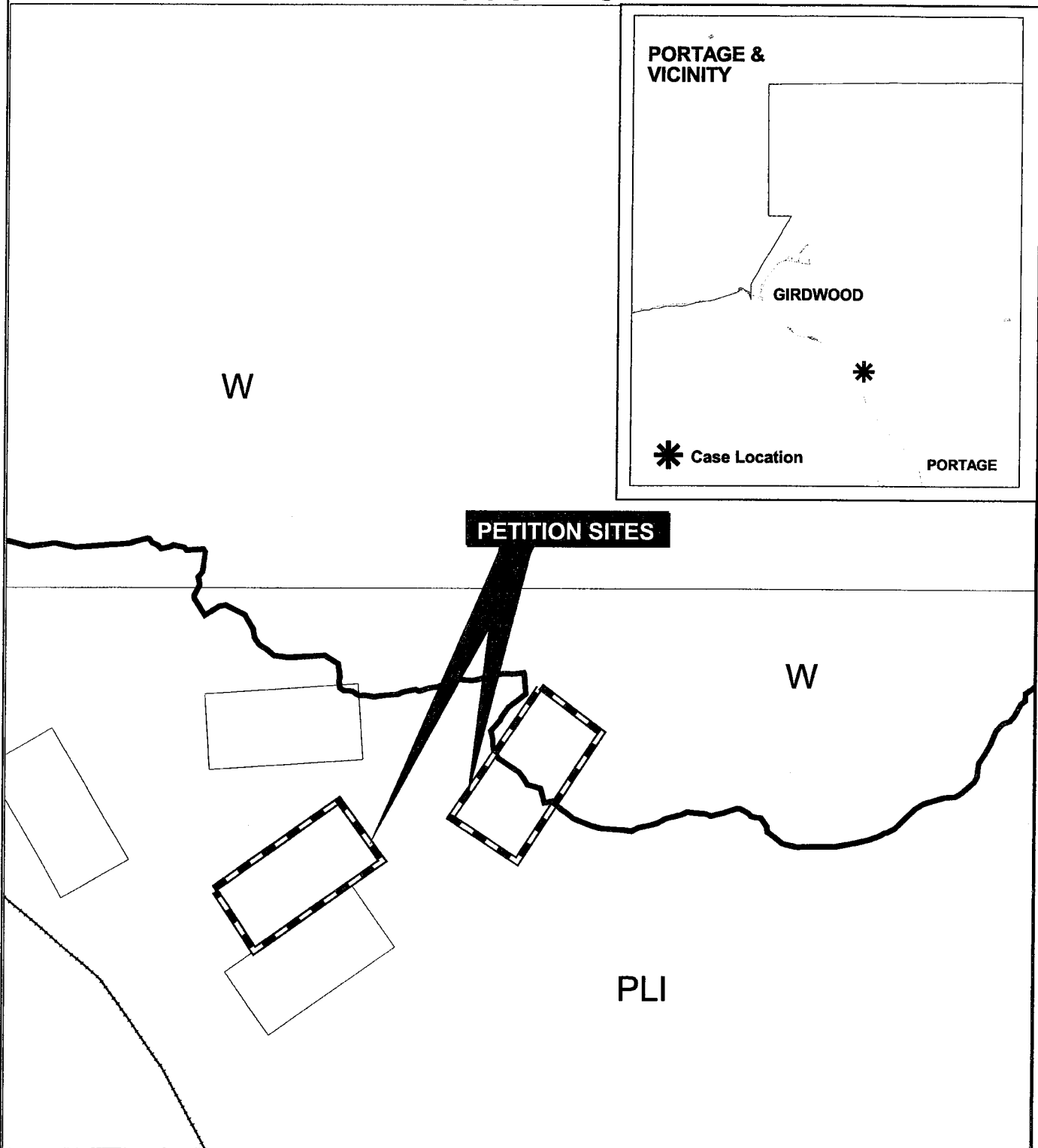
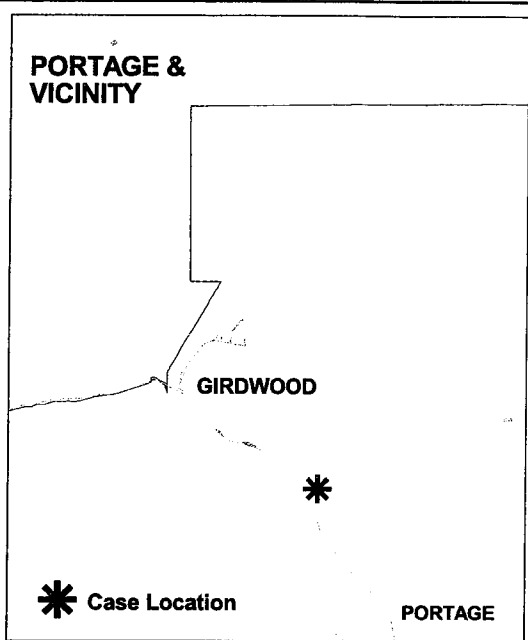
### Portage/Twenty Mile River

# Land Use Plan

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



# PLAN AMENDMENT 2005-116



Municipality of Anchorage  
Planning Department

Date: July 06, 2005

**Flood Limits**

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



008

# PLAN AMENDMENT 2005-116

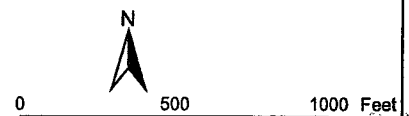
PETITION SITES

PORTAGE

Municipality of Anchorage  
Planning Department

Date: July 06, 2005

-  Single Family Detached
-  Single Family Attached, Duplex
-  Mobile home
-  Multi - Family 3 & 4 Plex
-  Multi - Family 5+



Source: Housing Stock based on 1998 Land Use Inventory  
Planning Department, MOA

009

# PLAN AMENDMENT 2005-116

PETITION SITES

PORTAGE

Municipality of Anchorage  
Planning Department

Date: July 06, 2005



Date of Aerial Photography: 2001

010

# Turnagain Arm Comprehensive Plan Amendment

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

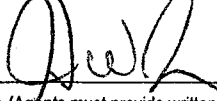
Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Municipality of Anchorage	Name (last name first)
Mailing Address PO Box 196650 Anchorage, Alaska 99519-6650	Mailing Address
Contact Phone: Day: 907 343-7939 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):		
Site Street Address:		
Current legal description:		
William Massengale Tax ID 090-101-05 Lot 1, U.S. Survey 6867, located within Section 24, T9N, R2E, S.M. Alaska		
Larry Lou Lowenstein Tax ID 090-101-07 U.S. Survey 7023, located within Section 24, T9N, R2E, S.M. Alaska		
Existing Map Designation: None	Acreage: 10 acres	Grid # SE 6233

PROPOSED Map Designation (Residential)

June 29, 2005	
Date	Signature (Agents must provide written proof of authorization)

Accepted by: JTW	Poster & Affidavit: 	Fee: N/A	Case Number: 2005-116
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**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)

X Rezoning - Case Number: 2005-110

☐ 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: X Area location map ☐ Signatures of other petitioners (if any)  
X Narrative statement explaining need and justification for the map amendment; 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

1.

Plan Amendment Legal Descriptions

William Massengale

Tax ID 090-101-05

Lot 1, U.S. Survey 6867, located within Section 24, T9N, R2E, S.M. Alaska

Larry Lou Lowenstein

Tax ID 090-101-07

U.S. Survey 7023, located within Section 24, T9N, R2E, S.M. Alaska



PARCEL: 090-101-05-000-06 CARD: 01 OF 01 RESIDENTIAL VACANT LAND  
STATUS: RENUMBERED TO/FROM: 000-000-00-000-00  
-----GRW: PU

MASSENGALE WILLIAM M III US SURVEY 6867  
LT 1  
T9N R2E SEC 24

1848 N SALEM DRIVE  
ANCHORAGE AK 99508 5179 SITE

-----  
LOT SIZE: 217,756 ---DATE CHANGED--- ----DEED CHANGED----  
ZONE : PLI OWNER : 07/23/87 STATEID: 1624 / 0000846  
TAX DIST: 015 ADDRESS: 06/14/94 DATE : 07/23/87  
GRID : SE6224 HRA # : PLAT :  
NOTES : RECORD OF SURVEY 2001-11

-----ASSESSMENT HISTORY-----  
---LAND-- --BUILDING- ---TOTAL--- -COMM COUNCIL  
FINAL VALUE 2003: 32,100 0 32,100 PORTAGE VALLE  
FINAL VALUE 2004: 24,100 0 24,100 --EXEMPTION--  
FINAL VALUE 2005: 24,100 0 24,100 -----TYPE-----  
EXEMPT VALUE 2005: 0 0 0  
  
STATE CREDIT 2005: 0  
RESID CREDIT 2005: 0  
FINAL VALUE 2005: 24,100

PARCEL: 090-101-07-000-06 CARD: 01 OF 01 RESIDENTIAL VACANT LAND  
STATUS: RENUMBERED TO/FROM: 000-000-00-000-00  
-----GRW: PU  
LOWENSTEIN LARRY LOU US SURVEY 7023

3594 E HOWE STREET  
TACOMA WA 98404 0000 SITE

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LOT SIZE: 219,107 ---DATE CHANGED--- ----DEED CHANGED----  
ZONE : PLI OWNER : / / STATEID: 0000 / 00000000  
TAX DIST: 015 ADDRESS: 12/12/03 DATE : 00/00/00  
GRID : SE6224 HRA # : - PLAT : 01-0008  
NOTES : PAT. 50-88-0004 PLAT 2001-8

-----ASSESSMENT HISTORY-----  
---LAND--- --BUILDING--- ---TOTAL--- -COMM COUNCIL  
FINAL VALUE 2003: 32,100 0 32,100 PORTAGE VALLE  
FINAL VALUE 2004: 24,100 0 24,100 --EXEMPTION--  
FINAL VALUE 2005: 24,200 0 24,200 -----TYPE-----  
EXEMPT VALUE 2005: 0 0 0  
  
STATE CREDIT 2005: 0  
RESID CREDIT 2005: 0  
FINAL VALUE 2005: 24,200

BLACKBURN DENISE M

THOMPSON

BRADLEY

MASS. 2003-10-01

AM M III

ART 50% &

PAPAS CHRISTOPHER A

LOWEN

JOANNE M

Seward Highway

0900991024  
BLACKBURN, DAVID S. IV & JOANNE M  
THOMPSON  
09010104  
PAPFAS, CHRISTOPHER A  
09010104  
BRADLEY  
09010104  
MASSE, GUY  
09010104  
AM M III  
LOWEN  
09010104  
FRY LOU  
09010104  
MITTELSTA  
09010104  
LOE  
09010104  
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03064004  
DAMON, A.

**& JOANNE M**

THOMPSON

BR

ADLEY



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0901  
MITTEL STA

me

AN

PAPPAS CHRISTOPHERA



10

8025

SO. ET L.

# ALASKA RAILROAD CORPORATION



Corporate Address: P.O. Box 107500, Anchorage, Alaska 99510  
327 West Ship Creek Avenue, Anchorage, Alaska 99501  
[www.alaskarailroad.com](http://www.alaskarailroad.com)

RECEIVED

SEP 19 2005

*Patrick Kelly, P.L.S.  
Real Estate Office  
Telephone: (907) 265-2411  
Fax Number: (907) 265-2450  
E-mail: [kellyp@akrr.com](mailto:kellyp@akrr.com)*

8/30/2005

Municipality of Anchorage  
Zoning Division

Ms. Mary Autor  
Planning Department  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Re: Case No. 2005-116 - Amendment to Turnagain Arm Comprehensive Plan to allow zoning to be changed to R-11.

Dear Ms. Autor;

The Alaska Railroad Corporation (ARRC) appreciates the opportunity to participate in this public process and provide comments and concerns applicable to this proposed rezone. This review has been coordinated internally and this will be the only response from the Alaska Railroad Corporation. This letter is a duplicate of the letter addressing Case No. 2005-110.

The ARRC is concerned that rezoning said lots will increase safety related incidents in the railroad corridor adjacent to the subject rezone. There is a long history of safety related problems with access to private lands along the railroad corridor and in particular with trespass across the Alaska railroad corridor in this area. The only public access to the subject lots is by Twentymile River. A rezone to R-11 will provide for increased opportunity to commercially develop these lots. The ARRC supports commercial development only when the required public access supports the development. What plans are being made for access other than crossing the ARRC's corridor? Without any identified access or restrictions to prohibit the continued use of our railroad corridor, non-motorized and motorized traffic will continue to increase, creating additional safety problems for the public and the state owned railroad.

As a minimum, we request that language be required in the rezone language that prohibits the use of the Alaska Railroad right-of-way corridor as access to the lots. If there are any further comments or concerns, please contact us at 265-2411 or at [kellyp@akrr.com](mailto:kellyp@akrr.com).

Respectfully submitted,

Patrick Kelly  
Land Services Specialist

# 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)

August 12, 2005

RE: Zoning Case Review

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:

2005-108 Alyeska Blk 6A Lt 1.1A Garmisch Dr/Conditional use: multi-family residence  
2005-115 Midriff Lot 2B Plat No 81-133 4801 Old Seward Hwy/Conditional use: Alcohol  
2005-121 Providence Chester Creek Subd Tract A/Conditional use: crisis treatment center  
2005-125 Industrial Park 4000 Lot 3A Blk A 4140 B Street/Conditional use: a restaurant

**Comments:**

**2005-116 US Survey 7023 and Lot 1 US Survey 6867 Sec 24 T9N R2E SM/Plan Amendment for the Turnagain Arm Comprehensive Plan:** The Department has no objection to the zoning changes, but we are concerned with access. The Department will not allow multiple driveways accessing the Seward Highway in this area. Any access to State rights of way requires ADOT&PF approval and a current valid driveway permit. If the applicant needs more information regarding access, they may contact Lynda Hummel, Rights of Way Agent at 269-0698 for assistance.

**2005-122 Anchorage Townsite Lot 1 Blk 73A 121 W 7<sup>th</sup> Ave/Site Plan review: Museum:** Access to State owned rights of way on 6<sup>th</sup> Avenue and/or on C Street requires a permit. This would include any improvements in the sidewalks. No landscaping is allowed in the rights of way unless a beautification permit is issued. Rights of way permits may be applied for on the ADOT&PF web site at: [www.dot.state.ak.us](http://www.dot.state.ak.us) e-permits. Or you may call Lynda Hummel, Rights of Way Agent, at 269-0698 for an application and assistance.

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



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

**DATE:** August 11, 2005  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor *L*  
**FROM:** Lynn McGee, Senior Plan Reviewer *L*  
**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of September 12, 2005.

**RECEIVED**  
AUG 11 2005  
Municipality of Anchorage  
Zoning Division

Right of Way has reviewed the following case(s) due August 15, 2005.

- 05-108 Alyeska, Block 6A, Lot 11B, grid 4816**  
**(Conditional Use, Multi-family Residence)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-116 U.S. Survey 6867, Lot 1, and U.S. Survey 7023, grid 6233**  
**(Plan Amendment for the Turnagain Comprehensive Plan)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-117 Providence Chester Creek, Tract A, grid 1735**  
**(Conditional Use, Administrative Building)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-121 Providence Chester Creek, Tract A, grid 1735**  
**(Conditional Use, Crisis Treatment Center)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.

**MUNICIPALITY OF ANCHORAGE**  
**Anchorage Water & Wastewater Utility**

**MEMORANDUM**

**RECEIVED**

AUG 10 2005

Municipality of Anchorage  
Zoning Division

**DATE:** August 9, 2005  
**TO:** Zoning and Platting Division, OPDPW  
**FROM:** Hallie Stewart, Engineering Technician, AWWU *H Stewart*  
**SUBJECT:** Zoning Board public hearing of September 12, 2005  
AGENCY COMMENTS DUE August 15, 2005

AWWU has reviewed the following case material and has the following comments.

**05-0108 Alyeska, Block 6A, Lot 11B (conditional use) Grid SE4816**

1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed conditional use for a multi family residence.

**05-116 U S Survey 6867, Lot 1 and U S Survey 7023 (amendment) Grid 6224**

1. AWWU has no comments on the proposed amendment.

**05-0117 Providence Chester Creek Subdivision, Tract A (conditional use) Grid 1735**

1. AWWU has no objection to the proposed plan.

If you have any questions, please call me at 343-8009 or AWWU Planning at 564-2739.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

AUG 08 2005  
Municipality of Anchorage  
Zoning Division

DATE: August 3, 2005  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THRU: Leland R. Coop, Associate Traffic Engineer  
FROM: Mada Angell, Assistant Traffic Engineer  
SUBJECT: Comments, September 12, 2005 Planning & Zoning Commission

**05-108 Alyeska Block 6A Lot 1.1B; Conditional Use for multi-family residence**

Traffic has no comment.

**05-116 U.S. Survey 6867 & U.S. Survey 7023; Turnagain Arm Comprehensive Plan Amendment; Grid 6233**

Traffic has no comment

**05-117 Providence Chester Creek; Conditional Use for an administrative building; Grid 1735**

Traffic has no comment.

**05-121 Providence Chester Creek; Conditional Use for a crisis treatment center; Grid 1735**

Traffic has no comment.






**Municipality of Anchorage  
Development Services Department  
Building Safety Division**



**MEMORANDUM**

**RECEIVED**

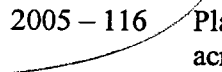
**DATE:** July 28, 2005  
**TO:** Jerry Weaver, Jr., Platting Officer, CPD  
**FROM:**  Daniel Roth, Program Manager, On-Site Water and Wastewater Program  
**SUBJECT:** Comments on Cases due August 15, 2005

JUL 28 2005  
Municipality of Anchorage  
Zoning Division

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2005 – 108 Zoning conditional use for multi-family residence .73 acres(s) to multi-family residence

No objection

 2005 – 116 Plan Amendment for the Turnagain Arm Comprehensive Plan 10.03 acre(s)

No objection

2005 – 117 Zoning conditional use for an administrative building 70.86 acre(s)

No objection

**Pierce, Eileen A**

---

**From:** Cartier, Richard D.  
**Sent:** Tuesday, July 19, 2005 8:18 AM  
**To:** Pierce, Eileen A  
**Subject:** FW: fire plan review plat comments

I don't know why they sent this to me

*Rich Cartier*

**Municipality of Anchorage**  
Planning Department  
Zoning-Platting Division  
4700 S. Bragaw Street 1st Floor  
Anchorage AK 99507  
**Email:** [cartierd@muni.org](mailto:cartierd@muni.org)  
907-343-7934 Fax: 907-343-7927

-----Original Message-----

**From:** Schwan, Martin K.  
**Sent:** Tuesday, July 19, 2005 8:08 AM  
**To:** Cartier, Richard D.  
**Subject:** fire plan review plat comments

1. 05-082: No objection. Provide plat note: Any development shall have plans reviewed by AFD for access, water flow, etc., prior to permit approval.
2. 2005-108: No objection to rezone. Provide plat note: Any development shall be reviewed by AFD prior to permit approval. *(fire lane access could be an issue)*
3. 2005-115: No objection.
4. 2005-116: No objection. Provide plat note: Any development shall be reviewed by AFD prior to permit approval.
5. 2005-117: No objection.

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure. *DISCLOSURE OF CONFIDENTIAL INFORMATION IS PROHIBITED BY AMC 5.80.060.* The information is intended solely for the use of the individual or entity named above. This email MAY NOT BE REPRODUCED, FORWARDED, DISTRIBUTED OR OTHERWISE DISCLOSED OR DISSEMINATED WITHOUT THE EXPRESS PERMISSION OF THE SENDER. If you have received this communication in error, please immediately notify us by telephone at 267-4968 and return the original message to us at the listed email address.

**Fire Inspector Martin Schwan**  
Anchorage Fire Department  
[schwanmk@muni.org](mailto:schwanmk@muni.org)  
Office 267-4968  
Fax 249-7596



Schwan, Martin  
K..vcf (4 KB)

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JUL 19 2005

Municipality of Anchorage  
Zoning Division



## FLOOD HAZARD REVIEW SHEET for PLATS

Date: 7-19-05

Case: 2005-116

Flood Hazard Zone: C

Map Number: 0520

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☒ I have no comments on this case.

Reviewer: Jack Puff

**MUNICIPALITY OF ANCHORAGE**

**MEMORANDUM**

**DATE:** August 15, 2005

**RECEIVED**

**TO:** Jerry T. Weaver, Jr., Division Administrator  
Zoning Division, Planning Department

AUG 30 2005

Municipality of Anchorage  
Zoning Division

**THRU:** Cathy Hammond, Physical Planning Supervisor

**FROM:** Physical Planning Division Staff

**SUBJECT:** Staff comments for the Planning and Zoning Commission to be heard  
September 12, 2005

**2005-108 R-11 Turnagain Arm District –Conditional use for Multi-family residence**  
This application will be submitted under a separate cover.

**2005-116 Plan Amendment for the Turnagain Arm Comprehensive Plan**

This Division has no objection to the plan amendment.

**2005-117 Conditional Use for an Administrative Building, Concept Approval for  
Providence Campus Master Plan west of Piper Street, and abolish CUP for Crisis Respite  
Center**

This site is identified in *Anchorage 2020* as being located in an area defined as a Major Employment Center and Redevelopment/Mixed Use area, and is covered by the *U-Med Plan Framework Master Plan*. Major Employment Centers are the focal points for the highest concentrations of office employment, together with supporting retail and commercial uses. Redevelopment/Mixed Use areas have been identified near all major employment centers. These areas concentrate on pedestrian-oriented residential and mixed used development that support and connect to major employment centers. The design of the building(s) and site should allow pedestrians access to the site via walkways along and between buildings and parking lots/structures, and provide easy and direct access to primary entrance(s).

*Anchorage 2020:*

- Policy 23.f: A pedestrian-oriented environment including expanded sidewalks, crosswalks, street furniture, bus shelters, and landscaping.
- Policy 24.e: An enhanced pedestrian environment with good connections within and between the core and surrounding residential development; and,
- Policy 24.f: Distinctive public spaces and public art that create a sense of place.
- Policy 54: Provide and construct neighborhood roads and walkways to ensure safe pedestrian movement and neighborhood connectivity, and to discourage high-speed, cut-throat traffic.

**Ferguson, Sharon D.**

---

**From:** Dolenc, Don I.  
**Sent:** Wednesday, July 20, 2005 9:12 AM  
**To:** Chambers, Angela C.; Ferguson, Sharon D.  
**Cc:** Johnson, Kendra L.  
**Subject:** 2005-116

Land Use Enforcement has no adverse comment on this case.

***Don Dolenc***

Development Review Officer  
343-8329 (voice) 343-8437 (fax)

**Stewart, Gloria I.**

---

**From:** Long, Patty R.  
**Sent:** Monday, September 19, 2005 12:05 PM  
**To:** Stewart, Gloria I.  
**Subject:** FW: Plat and Zoning Reviews

**RECEIVED**

SEP 19 2005

**MUNICIPALITY OF ANCHORAGE**  
**COMMUNITY PLANNING & DEVELOPMENT**

-----Original Message-----

**From:** Staff, Alton R.  
**Sent:** Monday, September 19, 2005 11:05 AM  
**To:** Long, Patty R.; Pierce, Eileen A  
**Cc:** Taylor, Gary A.  
**Subject:** Plat and Zoning Reviews

The Public Transportation Department has no comment on the following plats:

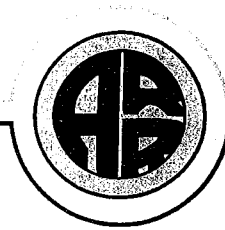
S11058-2  
S10890  
S11141  
S11207  
S11208  
S10388-3  
S11391  
S11397  
S11400  
S11404  
S11405  
S11406  
S11410  
S11411  
S11412  
S11413  
S11414  
S11415  
S11416  
S11417  
S11418  
S11419  
S11420

The Public Transportation Department has no comment on the following zoning cases:

2005- 108  
      116  
      117  
      126  
      133

Thank you for the opportunity to review.

# ALASKA RAILROAD CORPORATION



Corporate Address: P.O. Box 107500, Anchorage, Alaska 99510  
327 West Ship Creek Avenue, Anchorage, Alaska 99501  
[www.alaskarailroad.com](http://www.alaskarailroad.com)

RECEIVED

SEP 19 2005

Patrick Kelly, P.L.S.  
Real Estate Office  
Telephone: (907) 265-2411  
Fax Number: (907) 265-2450  
E-mail: [kellyp@akrr.com](mailto:kellyp@akrr.com)

8/30/2005

Municipality of Anchorage  
Zoning Division

Ms. Mary Autor  
Planning Department  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Re: Case No. 2005-116 — Amendment to Turnagain Arm Comprehensive Plan to allow zoning to be changed to R-11.

Dear Ms. Autor;

The Alaska Railroad Corporation (ARRC) appreciates the opportunity to participate in this public process and provide comments and concerns applicable to this proposed rezone. This review has been coordinated internally and this will be the only response from the Alaska Railroad Corporation. This letter is a duplicate of the letter addressing Case No. 2005-110.

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As a minimum, we request that language be required in the rezone language that prohibits the use of the Alaska Railroad right-of-way corridor as access to the lots. If there are any further comments or concerns, please contact us at 265-2411 or at [kellyp@akrr.com](mailto:kellyp@akrr.com).

Respectfully submitted,

Patrick Kelly  
Land Services Specialist

**Content Information**

**Content ID :** 003624  
**Type:** Ordinance - AO  
**Title:** PLANNING AND ZONING COMMISSION RECOMMENDATION  
 TO AMEND THE TURNAGAIN ARM COMPREHENSIVE PLAN  
**Author:** weaverjt  
**Initiating Dept:** Planning  
**Description:** PLANNING AND ZONING COMMISSION RECOMMENDATION  
 TO AMEND THE TURNAGAIN ARM COMPREHENSIVE PLAN  
**Date Prepared:** 1/6/06 1:41 PM  
**Director Name:** Tom Nelson  
**Assembly Meeting**  
**Date MM/DD/YY:** 1/31/06  
**Public Hearing Date**  
**MM/DD/YY:** 2/28/06

11:01 A.  
 2005 JAN 20 PM 1:06  
 CLERKS OFFICE

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	1/6/06 1:43 PM	Checkin	weaverjt	Public	003624
Planning_SubWorkflow	1/9/06 8:47 AM	Approve	nelsontp	Public	003624
ECD_SubWorkflow	1/17/06 1:53 PM	Approve	thomasm	Public	003624
OMB_SubWorkflow	1/18/06 10:24 AM	Approve	mitsonjl	Public	003624
Legal_SubWorkflow	1/18/06 12:28 PM	Approve	fehlenrl	Public	003624
MuniManager_SubWorkflow	1/20/06 11:07 AM	Approve	abbottmk	Public	003624
MuniMgrCoord_SubWorkflow	1/20/06 11:09 AM	Approve	abbottmk	Public	003624