

CLERK'S OFFICE  
APPROVED

Date: 3-28-06

Submitted by:

Chair of the Assembly at  
the Request of the Mayor  
Planning Department

Prepared by:

For reading:

February 28, 2006

Anchorage, Alaska  
AO 2006-41

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING OF APPROXIMATELY THREE PLUS/MINUS ACRES FROM PLI (PUBLIC  
LANDS AND INSTITUTIONS) TO R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT),  
FOR CAMPBELL LAKE OUTFALL SUBDIVISION, TRACT B; GENERALLY LOCATED  
SOUTHWEST OF CAMPBELL LAKE OUTFALL AT THE WEST END OF  
CHEVELEY STREET.

(Bayshore-Klatt Community Council) (Planning and Zoning Commission Case 2005-137)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The zoning map shall be amended by designating the following described  
property as R-1 (Single-Family Residential District):

Campbell Lake Outfall Subdivision, Tract B, containing approximately three  
plus/minus 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 28th day of  
March 2006.

ATTEST:

Chair

Anna L. Fairclough

Municipal Clerk

Beth S. Drenth

**MUNICIPALITY OF ANCHORAGE**

## Summary of Economic Effects -- General Government

AO Number: 2006-41

**Title:** Planning and Zoning Commission, Case 2005-137; recommendation of approval for a rezoning from PLI (Public lands and institutions) to R-1 (Single-Family Residential District) for Campbell Lake Outfall Subdivision, Tract B; generally located at Cheveley Street, west of Campbell Lake.

Sponsor:

Preparing Agency:

**Others Impacted:**

**CHANGES IN EXPENDITURES AND REVENUES:**

(In Thousands of Dollars)

	<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>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Add: 6000 Charges from Others				
Less: 7000 Charges to Others				
<b>FUNCTION COST:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## REVENUES:

**CAPITAL:****POSITIONS: FT/PT and Temp**

### PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector. Water and sewer lines are available to the property. The Municipality has no plans to develop the property.

### PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. If approved, a replat will allow approximately eight lots. Five lots are already permitted on the portion of the property zoned R-1. Three acres are zoned PLI.

**Property Appraisal notes:** Property Appraisal foresees no significant impacts to the proposed re-zone since the property is currently valued with commensurate R-1 values.

Prepared by: Jerry T. Weaver Jr.

Telephone: 343-7939

Validated by OMB:

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

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

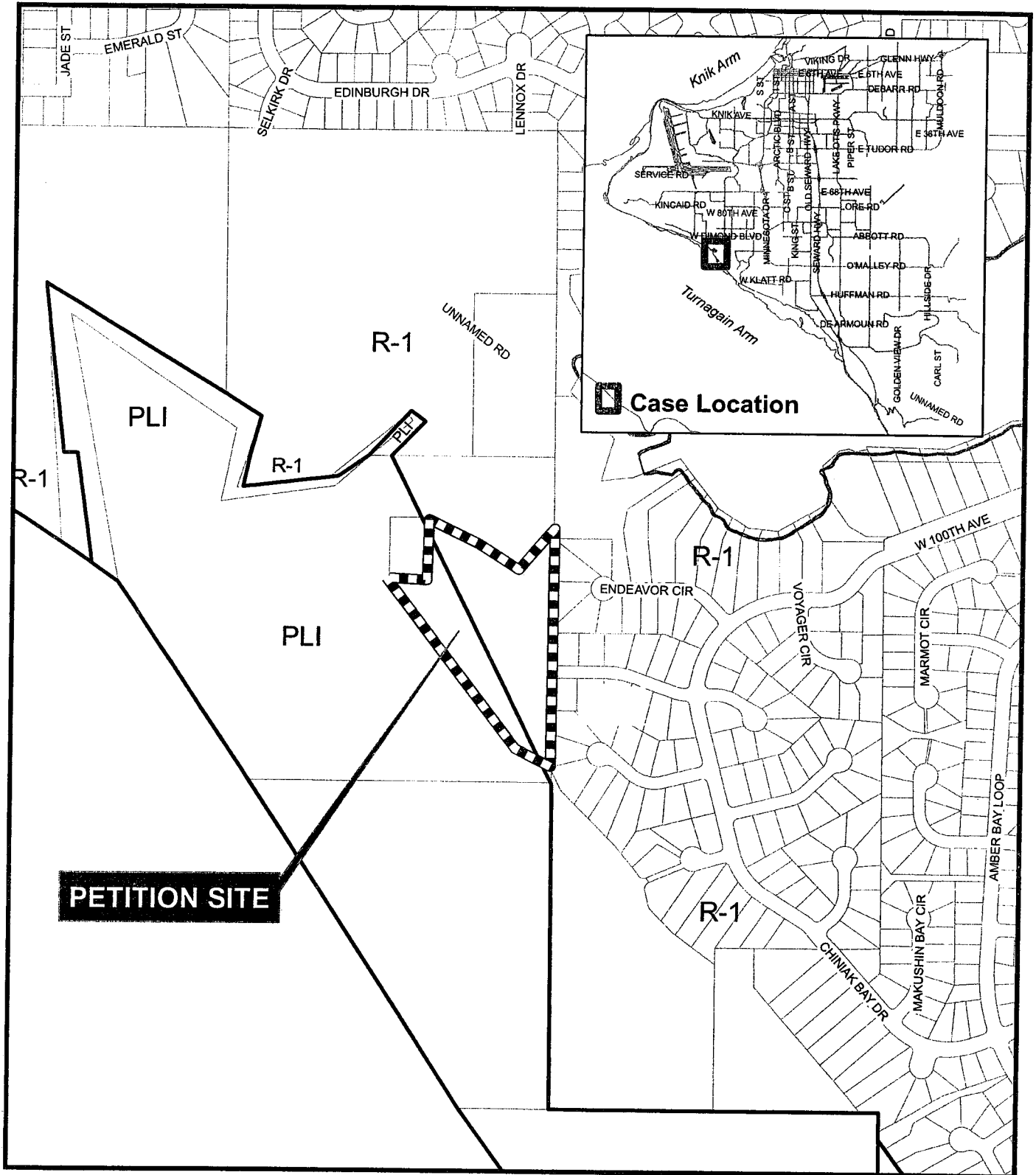
Date:

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

Date:

# REZONE-EXHIBIT A

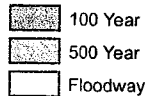
## 2005-137



Municipality of Anchorage  
Planning Department

Date: January 26, 2006

### Flood Limits



0 105 210 420  
1 Feet





## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 124-2006

Meeting Date: February 28, 2006

From: Mayor

Subject: Planning and Zoning Commission recommendation of approval for a rezoning of approximately 3+/- acres from PLI (Public Lands and Institutions District) to R-1 (Single Family Residential District) for Campbell Lake Outfall Subdivision, Tract B; generally located west of Pointe Resolution Drive and southwest of Campbell Lake.

1  
2 The Municipality, through Heritage Land Bank made application to rezone this three  
3 plus/minus acre property from PLI to R-1. The property is located east of the mud flats  
4 and west of Campbell Lake. The land was acquired from the State of Alaska in  
5 September 2003 as part of the Lands Entitlement Selection Program.

6  
7 The property is split zoned with five acres as R-1 and the remaining three plus/minus  
8 acres are PLI. The rezoning of the PLI portion will allow approximately three additional  
9 lots. Rezoning will allow the Municipality to sell the land for development. There is a  
10 proposed replat for the property which would create approximately eight large lots on the  
11 8.26 acres.

12  
13 The surrounding neighborhood to the east is developed as single-family homes on one-  
14 third to one-half acre lots. Access to the property will be from Cheveley Street. Cheveley  
15 Street is not constructed. There are no known creeks, wetlands or other environmental  
16 issues. However, the property is located in seismic zone four. Municipal water and sewer  
17 lines are available to serve this property. The Community Council did not comment.  
18 There was one public comment recommending the property be reserved for a park.

19  
20 The application was heard by the Planning and Zoning Commission on November 7,  
21 2005. The Commission recommended approval by a vote of seven ayes and zero nays.  
22 The proposed use and density is consistent with the *Anchorage 2020 Anchorage Bowl*  
23 *Comprehensive Plan* and the existing R-1 uses in the surrounding area.  
24  
25

THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING  
COMMISSION RECOMMENDATION FOR THE REZONING REQUEST.

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. 2005-068**

A RESOLUTION APPROVING A REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR CAMPBELL LAKE OUTFALL SUBDIVISION, TRACT B , GENERALLY LOCATED ON WEST OF CHEVELEY STREET.

(Case 2005-137, Tax I.D. No. 011-413-03)

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WHEREAS, a request has been received from Heritage Land Bank to rezone approximately 8.26 acres from PLI (Public lands and institutions) to R-1 (Single family residential district) for Tract B, Campbell Lake Outfall Subdivision, generally located west of Cheveley Street, and

WHEREAS, notices were published, posted and 19 public hearing notices were mailed and a public hearing was held on November 7, 2005.

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


A. The Commission makes the following findings of fact:

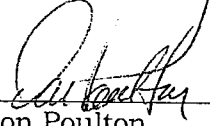
1. The subject property was acquired by the Municipality as part of the State of Alaska land entitlement program in 2003.
2. The property totals approximately 8.3 acres and is split zoned, PLI and R-1. The zoning districts are the original districts and the split zoning results from the Municipality selecting two side by side properties with the different zoning districts. This makes the application partly a new zoning case and partly a housekeeping issue. This rezoning will place the tract all in one district.
3. The Municipality has no plans for development of the PLI portion of the property and the Assembly has deemed the property as excess inventory and has authorized the sale. The property is under contract.
4. The adjacent zoning district to the east is R-1 and is developed at, or proposed for, a density of approximately three dwelling units per acre. The subject property has not been platted but the proposal is to subdivide the 8.3 acres into eight lots. The proposed density is compatible with adjacent existing and planned development.
5. The Director of Heritage Land Bank made presentations to Bayshore-Klatt and Sand Lake Community Councils. There was no public comment or community council comment regarding the rezoning.
5. The Commission finds that this request conforms to the Anchorage 2020 Comprehensive Plan, policies 3, 5 and 8.
6. The Commission recommended approval of the request by a vote of 7-aye, 0-nay.

- 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 7<sup>th</sup> day of November 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 files 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 2005-137, Tax I.D. No. 011-413-03)

ab

COMMISSIONER DEBENHAM was frustrated because he felt the petitioner had attempted to develop something that could benefit the public, yet the Commission could not help them move forward in that development.

AYE: Aye

NAY: Isham, Pease, T. Jones, G. Jones, Simonian, Wielechowski,  
Debenham

FAILED

5. 2005-137

MOA Heritage Land Bank. A request to rezone approximately 8.26 acres from PLI (Public Lands and Institutions) and R-1 (Single Family Residential) to all R-1 (Single Family Residential). Campbell Lake Outfall Subdivision, Tract B. Located at the west end of Cheveley Street and adjacent the shoreline of Turnagain Arm.

Staff member AL BARRETT described the request before the Commission. Approximately two-thirds of this property (5 acres) is already zoned R-1 and the other three acres are zoned PLI; the latter is the subject of this rezone request. These are the original zoning districts; the split zoning results from the MOA acquiring two adjacent pieces of property from the State that had different zonings. There were 19 public hearing notices and one negative comment was returned. There were no comments from the community council. This request meets the standard of conformance to the Comprehensive Plan. It is consistent with Policies #3, #5, and #8 of Anchorage 2020. Currently this property is shown in Anchorage 2020 adjacent to the West Anchorage planning area. There is no plan in place for this planning area, but the intent of that plan will be to recognize a relationship between the Airport and surrounding areas. The property is not within any airport noise level or height restriction zone. Portions of the area are in the flood zone and it is Seismic Zone 4, which will require special foundations. The rezoning proposal is consistent with the 1982 Comprehensive Plan, which calls for residential density of 3-6 DUA. Regarding Standard B.1, the cumulative effect of similar development on the surrounding neighborhood is met. The majority of the property is already R-1. The environment and land use patterns standard is met. Sewer lines are around and across the property; water lines are nearby and will need to be extended onto the property. There are no known creeks or wetlands on the property. Other than a high seismic risk, there are no known environmental issues. There are no soil tests for this property, but there are for Resolution Pointe to the east and for the AWWU pump station at the northwest corner. The properties in Resolution Pointe are generally at a fairly low density with fairly



large lot sizes and this rezoning would add only three acres of R-1 zoning. The standard regarding transportation is not yet met. The proposed access to this property appears to be from Cheveley Street. There is an AWWU 60-foot road easement across the north side of the property from Endeavor Circle to access the AWWU pump station. Resolution Pointe Drive is not yet constructed in this area and Cheveley Street exists only as a platted right-of-way. The standard of public facilities is not yet met, pending the extension of water and sewer lines in appropriate areas. This is an area for the Coastal Trail. The Trail is not mentioned in the report and there were no comments from the Municipal Trails Coordinator, but the plat for Tract B specifies elements for the Coastal Trail.

The public hearing was opened.

ROBIN WARD, Executive Director of the Heritage Land Bank (HLB) and Real Estate Services, stated this parcel was received in the city's State entitlement. It was deemed by the Assembly to be excess to municipal use and the HLB has been given the authority to withdraw this parcel from its inventory and sell it on a competitive bid basis. That was done and a bid that was higher than the minimum was received. The city is under contract for the sale of this property subject to rezoning all of the property to R-1 and to constructing physical access to a minimum standard along Cheveley Street. She has been working with Hickel Investments which has a recent preliminary plat to replat Resolution Pointe with Resolution Pointe Drive being constructed within one year of Phase 1 construction. She has been working with Municipal Trails Coordinator Lori Schanche on a route for the Coastal Trail. There is a plat note that requires an easement be accommodated for the Coastal Trail. That alignment is being investigated. There was a requirement by the Assembly in authorizing the sale of this property that a trailhead parking lot with 6 to 8 parking spots is accommodated.

COMMISSIONER WIELECHOWSKI asked if it is necessary to have an easement requirement in the Commission's conditions. MS. WARD replied that it is a plat requirement.

COMMISSIONER PEASE asked if there was an appearance before the community council. MS. WARD replied that when the city sought the authority to sell this property she went before two community councils in relation to its disposal.

VICE CHAIR G. JONES asked if the buyer is of public record. MS. WARD replied it is Dr. Lane Crowe. She believed they are planning eight estate lots on this property. COMMISSIONER SIMONIAN stated she is a good friend of Dr. Crowe's; she has had no ex parte contact with him on this parcel, but she socializes with him and his family regularly.

COMMISSIONER T. JONES stated regarding Mr. Wielechowski's inquiry about the easement that, in her experience, at every opportunity if it seems to be appropriate to mention something, it is appropriate. She commented that even if something is a note, it could go away. MS. WARD stated the petitioner would not object to that being a condition of the rezone. MR. BARRETT indicated that the Planning Director had recommended avoiding a special limitation regarding the Coastal Trail.

The public hearing was closed.

COMMISSIONER WIELECHOWSKI moved for approval of a rezoning to R-1. COMMISSIONER SIMONIAN seconded.

COMMISSIONER WIELECHOWSKI felt that for the reasons stated by Staff and Ms. Ward this rezoning should be approved. It seems to be in conformance with Anchorage 2020. He indicated he would be open to a suggestion regarding the Coastal Trail easement.

VICE CHAIR G. JONES felt this rezoning was essentially housekeeping; a property line between public agencies was moved and this moves the zoning boundary.

AYE: Isham, Pease, T. Jones, G. Jones, Simonian, Wielechowski,  
Debenham

NAY: None

PASSED

**6. 2005-138**

Municipality of Anchorage. An ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Section 21.15.134, approval of plans for commercial tracts to add the PC zoning district as one of the zoning districts where commercial tracts are allowed.

Staff member ANGELA CHAMBERS explained the proposal before the Commission. The purpose of a commercial tract is to allow for division of the underlying tract into fragment lots to facilitate construction and financing of commercial development. It is generally to facilitate multi-phase projects, such as malls, and facilitates financing for such sites with multiple stores and ownerships. Currently these commercial tracts are permitted in all zoning districts that include commercial development. However, in a recent review of the Alaska Railroad PC District it was noted that they intended to use commercial tracts because they own the land, but have lease lots. Currently, in order for the ARR to undertake a long-term lease, a multitude of variances is required. The review

**PLANNING DEPARTMENT**  
**PLANNING STAFF ANALYSIS**  
**REZONING**

**DATE:** November 7, 2005

**CASE NO.:** 2005-137

**APPLICANT:** MOA

**PETITIONER'S  
REPRESENTATIVE:** Heritage Land Bank, Robin Ward

**REQUEST:** Rezoning from PLI (Public Lands and Institutions)  
to R-1 (Single Family Residential).

**LOCATION:** Tract B, Campbell Lake Outfall Subdivision

**SITE ADDRESS:** Not assigned

**COMMUNITY  
COUNCIL:** Bayshore-Klatt

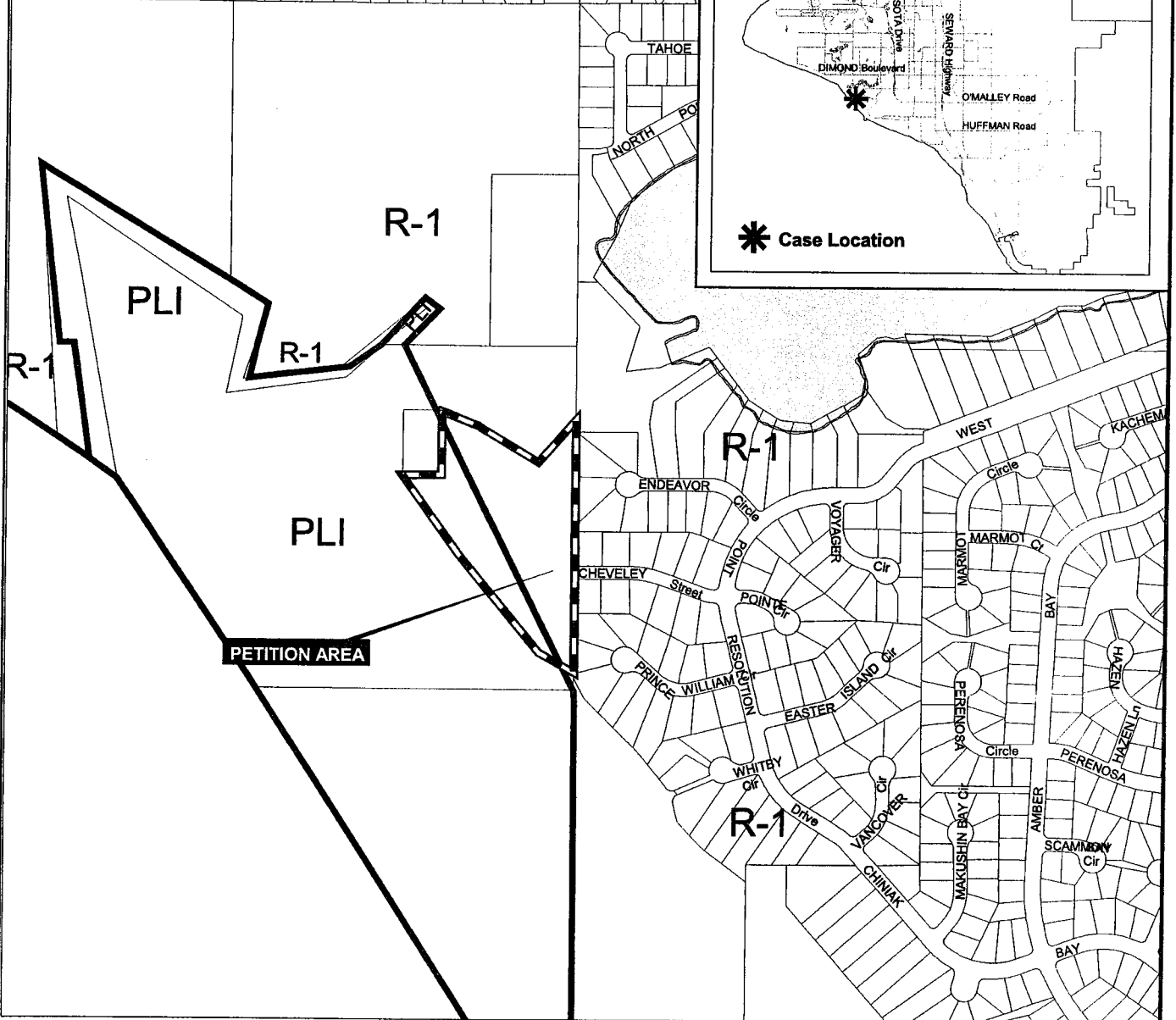
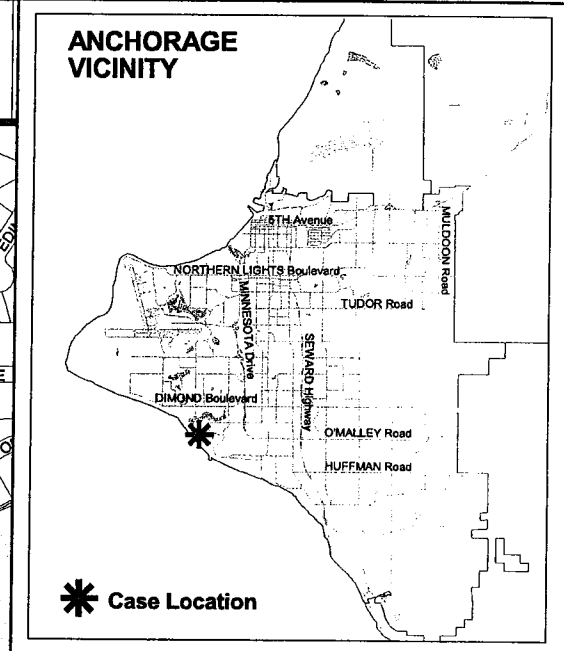
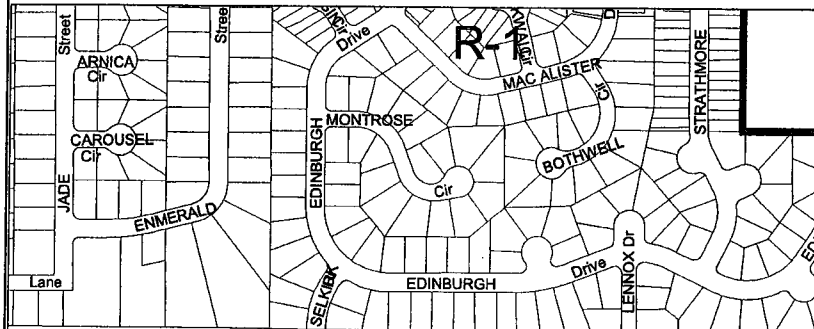
**TAX NUMBER:** 011-413-03

**ATTACHMENTS:**

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

**RECOMMENDATION SUMMARY:** **APPROVAL.** The proposed rezoning meets the general standards of the Comprehensive Plan.

# REZONE 2005-137



Municipality of Anchorage  
Planning Department

## Flood Limits

-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway

Date: September 14, 2005

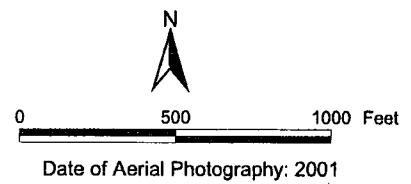


# REZONE 2005-137



Municipality of Anchorage  
Planning Department

Date: September 14, 2005



**SITE:**

Acres: 8.26 acres; 359,701 square feet

Vegetation: Lot is undeveloped and contains natural vegetation

Zoning: PLI and R-1. The property is split zoned. Of the 8 acre total, approximately 5 acres are R-1 zoned. The remaining 3 acres are PLI zoned.

Topography: Level

Existing Use: Vacant

Soils: Public water and sewer available

**COMPREHENSIVE PLAN:**

Classification: Adjacent to the West Anchorage Planning Area. The 1982 plan designates the property as residential.

Density: 3 to 6 units per acre

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	R-1	PLI	PLI
Land Use:	State owned and vacant	Single family and vacant	State owned and vacant	State owned and vacant

**PROPERTY HISTORY**

03-24-72	Areawide	PLI and R-1 zoning
04-25-03	Plat	Subdivision of Government Lot 4. Campbell Lake Outfall Tracts A, B and C created.

**Applicable Zoning Regulations:**

TABLE 1 SUMMARY COMPARISON OF R-1 and PLI		
	R-1 District AMC 21.40.030	PLI District AMC 21.40.020
Intent:	Intended as urban and suburban single family	The PLI district is intended to include areas of significant

<b>TABLE 1</b> <b>SUMMARY COMPARISON OF R-1 and PLI</b>		
	<b>R-1 District</b> <b>AMC 21-40.030</b>	<b>PLI District</b> <b>AMC 21-40.020</b>
	<p>residential areas with low population densities. Structures and uses required to serve governmental, educational, religious, noncommercial, recreational and other needs of such areas are permitted within the district or are permissible as conditional uses subject to restrictions intended to preserve and protect the single family residential character.</p>	<p>public open space, major public and quasi-public institutional uses and activities and land for which a specific use or activity is not yet identified.</p>
<p>Permitted Uses and permitted accessory uses</p>	<p>Single family dwellings only a single principal structure per lot or tract. Public, private, parochial academic elementary schools. High schools if on a class I street, parks/playgrounds, municipal buildings in keeping with the character and requirements of the district, public branch libraries, family residential care, churches, antennas without towers type 1, 2, 3 and type 4 tower structures and antennas.</p> <p>Home occupations, noncommercial greenhouses family care, bed and breakfast.</p>	<p>Parks, greenbelts, open space and related facilities, public recreation facilities including golf courses/ equestrian facilities, zoos, museums, libraries, educational institutions, cemeteries, police and fire stations, convents, monasteries, governmental office buildings, churches, day care and 24 hour child care, public greenhouses, housing for the elderly, crematoriums, uses and structures necessary or desirable to permitted principal uses, antennas without tower structures type 1, 2, 3 and type 4 as specified in the supplementary district regulations.</p>

<b>TABLE 1</b> <b>SUMMARY COMPARISON OF R-1 and PLI</b>		
	<b>R-1 District</b> <b>AMC 21-40.030</b>	<b>PLI District</b> <b>AMC 21-40.020</b>
Conditional Uses:	Commercial greenhouses, airstrips, utility substations, nursing homes, art schools, music schools, natural resource extraction on 5 acre minimum, QI houses, day care, snow disposal.	Natural resource extraction on tracts of not less than five acres, commercial recreation, vocational schools/trade schools, correctional institutions, quasi institutional uses, governmental service shops and storage yards, off street parking, landfills, animal control shelters, heliports, snow disposal, health care facilities, homeless and transient shelters, hospitals, CCRC's.
Prohibited Uses	Storage or use of mobile homes, any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, etc.	
Height limitation:	Principal structure 30 ft., detached garage 20 ft., accessory buildings 12 ft.	Unrestricted (except adjacent to residential use district if exceeding 35' then an additional 1.5' of yard required for each 1 foot in excess of 35')
Minimum lot size:	6,000 square feet	Width - 100 feet Area - 15,000 square feet
Yards:		
Front	20 feet	25 feet or the requirement of the abutting district, whichever is greater
Side	5 feet	25 feet or the requirement of the abutting district, whichever is greater
Rear	10 feet	30 feet or the requirement of the abutting district, whichever is greater



<b>TABLE 1 SUMMARY COMPARISON OF R-1 and PLI</b>		
	<b>R-1 District AMC 21.40.030</b>	<b>PLI District AMC 21.40.020</b>
Lot Coverage:	30 percent	30% or the requirement of the adjacent district, whichever is less
Landscaping	No requirement except for conditional uses.	Visual enhancement for all areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations.

**SITE DESCRIPTION AND PROPOSAL:**

The property is split zoned, approximately two-thirds PLI and one-third R-1. The intent is to rezone the PLI portion to R-1 as the Municipality has no proposed PLI use for the property. The entire property will then be sold for private development as an R-1 subdivision.

The property was acquired from the State of Alaska in September 2003. Both the PLI and R-1 portions of the property are the original zoning districts. The split zoning resulted from the plat. When the Municipality acquired the land as part of the land entitlements selections program with the state, the Municipality selected a total of approximately nine acres. In the process of replatting the nine acres of Government Lot 4, the new Tract B encompassed eight acres and the existing zoning was PLI and R-1. The remaining one acre became Tract A, belongs to AWWU and is not part of this rezoning application.

This rezoning will place all of Tract B in one zoning district of R-1.

**FINDINGS:**

**21.20.090 Standards for Approval – Zoning map Amendments.**

**A. Conformance to the Comprehensive Plan.**

The standard is met.

The subject property is at the periphery of the area designated as the West Anchorage Planning Area in the *Anchorage 2020 Anchorage Bowl*

*Comprehensive Plan.* At this time, there is no adopted plan for the west Anchorage area. However, according to the plan, the intent is to recognize the relationship between the airport and the surrounding area. The property is not within an airport noise level or height restriction zone. Portions of the property are within a flood zone and a flood hazard permit may be required. These issues will be addressed with the subdivision development. In the 1982 comprehensive plan, the property is shown as residential with a density of 3 to 6 units per acre. The land had been in State ownership and was acquired by the Municipality in 2003.

The area to the east of the subject property, Resolution Pointe Subdivision, is zoned R-1, and the existing lots are large, 11,000 to 20,000 square feet. There are homes on Endeavor Circle, but the lots on Cheveley Street and Prince William Circle are vacant. The owner of the lots on Cheveley and Prince William has submitted a re-subdivision of this area to create smaller lots more in conformity with the R-1 district standards (a copy of the preliminary plat is attached). If the replat is approved, the lots will be decreased in size from the current range of 11,000 to 20,000 square feet down to 7,000 to 9,000 square feet. The proposal is to create 100 new lots on 30 acres, a density of about 3 du/a. The preliminary replat is not scheduled to be heard until November 1<sup>st</sup>. Staff will provide a verbal update of the Platting Board hearing at the November 7<sup>th</sup> Planning Commission meeting. Another subdivision to the east, Bayshore West, is also R-1 zoning, but constructed at low density, approximately 2.8 du/a. The low densities and large lot sizes on the adjacent properties should be taken into consideration when the subject property is replatted.

The comprehensive plan calls for a density of 3 to 6 units per acre in this area. Policy 3 calls for an increase of 4,000 to 6,000 dwelling units in this area by 2020. This rezoning will help achieve that policy and the density will be consistent with the property on Cheveley Street and Prince William Circle in the proposed replat.

The proposal is also consistent with policy 5: rezones shall be compatible in scale with adjacent uses; and policy 8: urban residential density is the optimum standard in the urban services area.

**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 and Land Use Patterns

The Standard is met.

Public sewer lines are on the property. Water lines are nearby but will need to be extended. The property is bounded on the north by State property, including Campbell Creek where it empties into Turnagain Arm. There are wetlands in the coastal zone west of the property and there is a slope leading down from the bluff. There are no creeks or wetlands on the subject property and the land is relatively level. There are no known environmental issues other than the high seismic risk. As of this time we do not have soil tests for the subject property, but the Historical Information section of the report has test borings for adjacent properties. The land has never been developed.

All uses are subject to AMC Noise and Air Quality ordinances.

The property is in seismic zone 4 which means engineered foundations will be required and a portion of the property is in the flood hazard district.

There are no soil borings for the subject property of which we are aware, but there are test borings for Tract A which is the AWWU pump station and for the adjacent Resolution Pointe Subdivision. Both sites indicate gravelly silt or sandy silt to a depth of 2 ½ to 6 feet. The AWWU test site did not identify any peat on the property, but the Resolution Pointe tests did identify areas of peat. The Resolution Pointe tests also identified potential slope instability on the west side of the property. Groundwater was encountered at various depths between 4 and 18 feet. None of this should preclude road or residential construction, but these are conditions of which future developers should be aware.

There is a plat note referencing AMC 21.80.340 which is a platting requirement for buffer or screening landscaping adjacent to incompatible uses or structures. Most adjacent uses are R-1, but this note applies where the subject property and Tract A share a boundary or along streets

of collector or greater capacity, see plat 2003-063 and AMC 21.80.340. Tract A houses the AWWU pump station.

#### Transportation

This Standard is not yet met.

Resolution Point Drive is not fully constructed and Cheveley Street exists only as platted right of way. Both will have to be constructed prior to development.

#### Public Services and Facilities

This Standard is not yet met.

AWWU sanitary sewer is available on the petition site. Easements are located on and around the property. Public water is available in the subdivision to the east and lines will need to be extended.

Schools: The petition site is located in the following attendance boundaries:

- Dimond High School, currently at 116% capacity;
- Mears Middle School, currently at 137% capacity;
- Bayshore Elementary School, currently at 114% capacity.

The school district applies a housing stock multiplier based on the individual school district attendance boundary to forecast new students from a given housing type.<sup>1</sup> The intended population density is unknown and the number of units in a subdivision is not known. The property is proposed for R-1 zoning, so at single family density of 3-6 DUA, the eight acres would allow between 24 and 48 units. This would generate between a low of 9 and a high of 18 elementary students (.38 multiplier), 3 to 6 junior high students (.12 multiplier) and 6 to 11 high school students (.23 multiplier).

#### Special Limitations

No Special Limitations have been offered by the applicant.

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<sup>1</sup> Anchorage School District 1992-1993 Housing Stock Multipliers

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 vacant undeveloped R-1 and PLI property in the area. The overall nature of the area is low density residential. The loss of this property as PLI is not significant, the Municipality had no development plans for it.

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.

If the rezone is approved, it is anticipated the Municipality will immediately sell the property to a private developer and a replat will follow.

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.

PLI allows only very limited types of residential uses and no traditional single family type uses. R-1 zoning will allow realistic development of the property at low to medium density. The use is consistent with the comprehensive plan. The density is slightly higher than the surrounding developed uses in the same district.

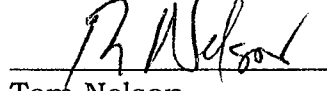
#### **COMMUNITY AND COMMUNITY COUNCIL COMMENTS**

On October 6, 2005, a total of 19 public hearing notices were mailed. As of October 24, there had been no responses returned. The Community Council did not comment.

#### **DEPARTMENT RECOMMENDATION:**

The Department recommends that the proposed rezoning is in conformance with the Comprehensive Plan and should be approved.

Reviewed by:



Tom Nelson  
Director

Prepared by:



Alfred Barrett  
Senior Planner

(Case No. 2005-137) (Tax Parcel #011-413-03)

# 2

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







# 3

**DEPARTMENTAL**


**COMMENTS**

OCT 20 2005

## MEMORANDUM

**DATE:** October 17, 2005 Municipality of Anchorage  
Zoning Division

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

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

**FROM:** Physical Planning Division Staff

**SUBJECT:** Staff comments for the Planning and Zoning Commission to be heard  
November 7, 2005

**2005-137** **PLI (Public Lands and Institutions) and R-1 (Single-Family Residential District) to R-1 (Single-Family Residential District)**

*Anchorage 2020 Policy #65: Open Space.* Promote and encourage the identification and conservation of open spaces, including access to greenbelts, Chugach State Park, Anchorage Coastal Wildlife Refuge, and Far North Bicentennial Park.

The draft Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan states that the Southwest District sub-area has park deficiencies in most aspects of the park system and will have a shortage of 31 to 77 acres of neighborhood use and 15 to 61 acres of community use areas by 2020. The area requires 3 to 7 new neighborhood use parks between 5 and 10 acres in size over the next 20 years.

Although not a part of the Anchorage Bowl Parks System, the primary Natural Resource Use area is the Anchorage Coastal Wildlife Refuge. Improved access to the Coastal Wildlife Refuge would reduce gaps in the system. Coastal access is limited or poorly delineated between Kincaid Park and Potter Marsh. The PLI portion of this site is located adjacent to Anchorage Coastal Wildlife Refuge. Any future development of the site needs to take into consideration the coastal trail connection, which will be reviewed by the Trails Coordinator. A portion of this tract should be considered for trail head parking.

*Seismic:* Based on the 1979 *Geotechnical Hazard Assessment Study* prepared by Harding-Lawson Associates, this property is located in an area with a moderate to high ground failure susceptibility in the event of a seismic occurrence.

The surrounding lots, although zoned R-1 have developed with larger lots averaging 12,000 to 15,000 sq. ft. If the rezoning is approved, R-1A (Single-family residential District) with minimum 8400 sq. ft. lots may be more appropriate considering the character of the surrounding neighborhood and close proximity to the bluff.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

**RECEIVED**

DATE: September 4, 2005  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THRU: Leland R. Coop, Associate Traffic Engineer  
FROM: Mada Angell, Assistant Traffic Engineer  
SUBJECT: Comments, November 7, 2005 Planning & Zoning Commission

OCT 05 2005

MUNICIPALITY OF ANCHORAGE  
COMMUNITY PLANNING & DEVELOPMENT

**05-053 Ordinance amending Title 21**

Traffic has no comment.

**05-139 Portions of Sec 10; Rezoning from PLI to R-7; Grid 3437**

- Traffic Department has reviewed the Traffic Impact Analysis dated June 15, 2005 for Forest Heights. Additional information is required in the TIA. Please call Lee Coop at 343-8479 to set up a TIA Scoping Meeting.
- At the time of the TIA Scoping Meeting, traffic calming techniques can also be established.
- Traffic has no objection to the rezone following an approved TIA.

**05-137 Campbell Lake Outfall; Rezone from Split Lot Zoning to all R-1 Zoning; Grid 2525**

Traffic has no comment.

**05-138 Ordinance amending Title 21**

Traffic has no comment.

**05-140 Eastview Estates; Rezone from R-2M to R-3; Grid 1240**

Traffic has no comment.



**MUNICIPALITY OF ANCHORAGE**  
**Development Services Department**  
**Building Safety Division**



**MEMORANDUM**

**RECEIVED**

**DATE:** October 6, 2005  
**TO:** Jerry Weaver, Jr. Platting Officer, CPD  
**FROM:** Julie Makela, P.E., Acting Program Manager, On-Site Water and Wastewater Program  
**SUBJ:** Comments on Cases due October 10, 2005

**OCT 06 2005**

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

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

- 2005-137 Rezoning to R-1 One-family residential district. Campbell Lake Outfall, Tract B
1. The On-Site Water & Wastewater Program has no objection to the proposed re-zone from split PLI/R-1 to full R-1.
- 2005-138 On ordinance amending Title 21 for PC Planned community district
1. The On-Site Water & Wastewater Program has no objection to the proposed amended ordinance.
- 2005-139 Rezoning to R-7 Intermediate rural residential district. T11N, R3W, Section10, NW1/4, NE1/4, S1/2, NE1/4. (Forest Heights)
1. The On-Site Water & Wastewater Program has no objections providing public sewer and water is extended to serve all future lots within the referenced parcel.
- 2005-140 Rezoning to R-3 Multiple-family residential district
1. The On-Site Water & Wastewater Program has no objection to the proposed re-zone from R-2M to R-3.

**Municipality of Anchorage  
MEMORANDUM**

**RECEIVED**

OCT 06 2005

Municipality of Anchorage  
Zoning Division

**DATE:** October 6, 2005  
**TO:** Jerry Weaver, Manager, Zoning and Platting Division  
**FROM:** Brian Dean, Code Enforcement Manager  
**SUBJECT:** Land Use Enforcement Review Comments, Planning and Zoning Commission case for the meeting of November 7, 2005

**Case #:** 2005-137  
**Type:** Rezoning from PLI & R-1 to R-1  
**Subdivision:** Campbell Lake Outfall, Tract B  
**Grid:** SW 2525  
**Tax ID #:** 011-413-03  
**Zoning:** PLI

**Platting:** 03-63, filed May 23, 2003

The parcel is conforming in all respects in the R-1 district. Development standards will be applied when the property is developed.

**Stream maintenance and protection easements:** The property is subject to a stream maintenance and protection easement "at least 25 feet wide on either side of [Campbell Creek]" as required by AMC 21.80.040.

**Wetlands:** Map 74 shows the property as uplands.

**Seismic hazard:** The property is within seismic zone 4 (high ground failure susceptibility.) Engineered foundations will be required when the property is developed.

**Recommendations:** Land Use Enforcement has no adverse comment regarding this case.

(Reviewer: Don Dolenc)



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

## RECEIVED

**DATE:** October 5, 2005  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisors *L*  
**FROM:** Lynn McGee, Senior Plan Reviewer *L*  
**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of November 7, 2005.

OCT 05 2005

MUNICIPALITY OF ANCHORAGE  
COMMUNITY PLANNING & DEVELOPMENT

Right of Way has reviewed the following case(s) due October 10, 2005.

- 05-137** Campbell Lake Outfall, Tract B, grid 2525  
(Rezoning Request, PLI to R-1)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-138** Ordinance Amendment  
(Title 21 for Planned Community District)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-139** Section 10 T11N R3W, grid 3437  
(Rezoning Request, PLI to R-7SL)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-140** Eastview Estates, Tract A, grid 1240  
(Rezoning Request, R-2M to R-3)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

FRANK H. MURKOWSKI, GOVERNOR

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

RECEIVED  
CENTRAL REGION - PLANNING

SEP 26 2005

September 23, 2005

Municipality of Anchorage  
Zoning Division

RE: Zoning Case Review

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

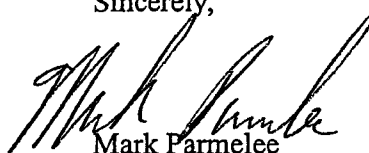
Dear Mr. Weaver:

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

2005-135 Alyeska North #3 Subdivision, Block 6, Lot 7, Taos Road, Variance: side yard setback  
2005-137 Campbell Lake Outfall, Tract B, Rezone: R-1  
2005-138 Amend Title 21 for PC Planned Community  
2005-139 Forest Heights Subdivision, Rezone: R-7SL  
2005-140 Eastview Estates Tract A Rezone: R-3

Thank you for the opportunity to comment.

Sincerely,



Mark Parmelee  
Anchorage Area Planner

/eh



**Stewart, Gloria I.**

---

**From:** Staff, Alton R.  
**Sent:** Tuesday, September 20, 2005 8:51 AM  
**To:** Stewart, Gloria I.; Pierce, Eileen A  
**Cc:** Taylor, Gary A.  
**Subject:** Zoning Reviews

**RECEIVED**

SEP 20 2005

Municipality of Anchorage  
Zoning Division

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

2005- 127 through 129  
137 through 140

Thank you for the opportunity to review.

**RECEIVED**

SEP 19 2005

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



**FLOOD HAZARD REVIEW SHEET for PLATS**

Date: 9-19-05

Case: 2005-137

Flood Hazard Zone: A.C

Map Number: 0240

☒ 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**  
**Anchorage Water & Wastewater Utility**

**M E M O R A N D U M**

**RECEIVED**

~~SEP 19 2005~~

**DATE:** September 19, 2005

Municipality of Anchorage  
Zoning Division

**TO:** Zoning and Platting Division, OPDPW

**FROM:** Hallie Stewart, Engineering Technician, AWWU

*H Stewart*

**SUBJECT:** Planning & Zoning Commission Hearing November 7, 2005  
AGENCY COMMENTS DUE October 10, 2005

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

**05-137 Campbell Lake Outfall, Tract B (rezone) Grid 2525**

1. AWWU has no objection to the proposed re-zone from split PLI/R-1 to full R-1 zoning.

**05-138 An ordinance amending Anchorage Municipal Code Section 21.15.134, approval of plans for commercial tracts to add the PC zoning didtrict as one of the zoning districts where commercial tracts are allowed.**

1. Water and sanitary sewer plans (private systems) must be reviewed and approved by AWWU prior to any construction of commercial structures.

**05-139 T11N, R3W, Sec 10, NW1/4, NE1/4, S1/2, NE1/4 (rezone) Grid 3437**

1. AWWU water and sanitary sewer mains are not available to the referenced parcel.
2. AWWU has no comments on the proposed rezone.

**05-140 Eastview Estates, Tract A (rezone) Grid 1240**

1. AWWU has no comments on the proposed rezone.

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



**MUNICIPALITY OF ANCHORAGE**  
**PARKS & RECREATION DEPARTMENT**  
**MEMORANDUM**



**DATE:** October 28, 2005  
**TO:** Jerry T. Weaver, Zoning Div. Administrator  
**FROM:** Tom Korosei, Park Planner  
**SUBJECT:** Planning and Zoning Case Reviews

**RECEIVED**

**NOV 01 2005**

Municipality of Anchorage  
Zoning Division

Parks and Recreation has the following comments:

**CASE NO.**      **CASE**

**2005-137**

**Request for rezoning approx. 4 acres from PLI Public Lands and Institutions to R-1 One-family residential district (Portion of Tr. B, Campbell Lake Outfall)**

The Anchorage Coastal Management Plan identifies the area as park/open space/recreation area, and the *Areawide Trails Plan* shows multi-use paved trail route along the westerly side of the site. Parks and Recreation staff supports retaining, at a minimum, public access in the area by reservation of adequate right-of-way for the coastal trail and access thereto, and access to/along the adjoining Campbell Creek corridor.

**2005-138**

**Ordinance amending Title 21 for PC Planned Community district**  
No comment.

**2005-139**

**Request for rezoning approx. 120 acres from PLI Public Lands and Institutions to R-7SL Intermediate rural residential district with special limitations (Proposed Forest Heights Subd., portion of Sec. 10, T11N R3W)**

The *Areawide Trails Plan* shows a planned multi-use unpaved trail through the site. Parks and Recreation staff supports dedication of a public trail corridor (right-of-way or easement) in accordance with the *ATP*. Such corridor should be of adequate width and suitable alignment for feasible improvement and practical use, with consideration given to preserving the alignment of the historical "Moen Trail."

**2005-140**

**Request for rezoning approx. 2.3 acres from R-2M multiple-family residential to R-3 multiple family residential (Eastview Est. Tr. A).**  
No comment.

**2005-053**

**Ordinance amending Title 21 relating to alcoholic beverages.**  
No comment.

Cc: Monique Anderson

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

FIRST CLASS MAIL

000-000-00-000

*mailed 10-6-05  
19 PHN*

**NOTICE OF PUBLIC HEARING - - Monday, November 07, 2005**

**Planning Dept Case Number: 2005-137**

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

**CASE:** 2005-137  
**PETITIONER:** MOA Heritage Land Bank  
**REQUEST:** Rezoning to R-1 One-family residential district  
**TOTAL AREA:** 8.260 acres  
**SITE ADDRESS:** WEST END OF CHEVELEY STREET  
**CURRENT ZONE:** PLI and R-1 split zoning  
**COM COUNCIL(S):** 1---Bayshore-Klatt

**LEGAL/DETAILS:** A request to rezone approximately 8.26 acres from PLI (Public Lands and Institutions) and R-1 (Single Family Residential) to all R-1 (Single Family Residential). Campbell Lake Outfall Subdivision, Tract B. Located at the west end of Cheveley Street and adjacent the shoreline of Turnagain Arm.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, November 07, 2005 in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at [www.muni.org](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REZONING/RESIDENTS--PLANNING COMMISSION  
2005-137

# 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**.

**RECEIVED**

1. Select a Case:

[View Comments](#)

NOV 04 2005

2. View Comments:

Municipality of Anchorage  
Zoning Division

**Case Num:** 2005-137

Rezoning to R-1 One-family residential district

**Site Address:** WEST END OF CHEVELEY STREET

**Location:** A request to rezone approximately 8.26 acres from PLI (Public Lands and Institutions) and R-1 (Single Family Residential) to all R-1 (Single Family Residential). Campbell Lake Outfall Subdivision, Tract B. Located at the west end of Cheveley Street and adjacent the shoreline of Turnagain Arm.

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

## Public Comments

**11/3/05**

Joan Clark

10631 Makushin Bay Circle

Anchorage AK 99515

The PLI land should be retained for use as a park. Resolution Point subdivision does not have a park area and with new homes to be built in the near future, a park in near proximity would more closely align Resolution Point with the amenities currently supplied by the Bayshore Homeowners Association. Additionally, the park could be used as a resting area for people that will be using the coastal trail when it is completed.

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

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

FIRST CLASS MAIL

Bob Hoffman  
Bayshore/Klatt Community Council  
2011 Washington Ave.  
Anchorage, Ak. 99515

## NOTICE OF PUBLIC HEARING - - Monday, November 07, 2005

**Planning Dept Case Number: 2005-137**

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

**CASE:** 2005-137  
**PETITIONER:** MOA Heritage Land Bank  
**REQUEST:** Rezoning to R-1 One-family residential district  
**TOTAL AREA:** 8.260 acres  
**SITE ADDRESS:** WEST END OF CHEVELEY STREET  
**CURRENT ZONE:** PLI and R-1 split zoning  
**COM COUNCIL(S):** 1---Bayshore-Klatt

**LEGAL/DETAILS:** A request to rezone approximately 8.26 acres from PLI (Public Lands and Institutions) and R-1 (Single Family Residential) to all R-1 (Single Family Residential). Campbell Lake Outfall Subdivision, Tract B. Located at the west end of Cheveley Street and adjacent the shoreline of Turnagain Arm.

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Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REZONING/RESIDENTS-PLANNING COMMISSION  
2005-137

# 4

## APPLICATION



# 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)		Name (last name first)	
MOA Heritage Land Bank		Ward, Robin E. (HLB Director)	
Mailing Address		Mailing Address	
PO Box +96650 A/A 995+9-6650		- same -	
Contact Phone: Day: 343-4333 Night:		Contact Phone: Day: same Night:	
FAX:		FAX:	
E-mail: 343-4526		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):	011-413-03
Site Street Address:	N/A
Current legal description: (use additional sheet if necessary)	
Tract B, Campbell Lake Outfall (Plat #03-0063)	
<p><i>Request rezone to all R-1</i></p> <p><i>359,701 #</i> <i>Plot 03-063</i></p>	
Zoning: Splyit-zoned: PLI/R-	Acreeage: 8.26 Grid # SW2525

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.

8/29/2005

Date

Signature (Agents must provide written proof of authorization)

*Robert Ellard*

Accepted by:

*PAL/MA*

Poster & Affidavit:

*Yes*

Fee

*\$8800.00*

Case Number

*2005-137*

20-002 (Rev. 01/02) Front

**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): S-10944  
☐ 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.

**2005 137**

Wed Sep 14, 10:00:39, 2005

Map: Parcels—Basic Layers



Scale 1:10000

**Legend:**

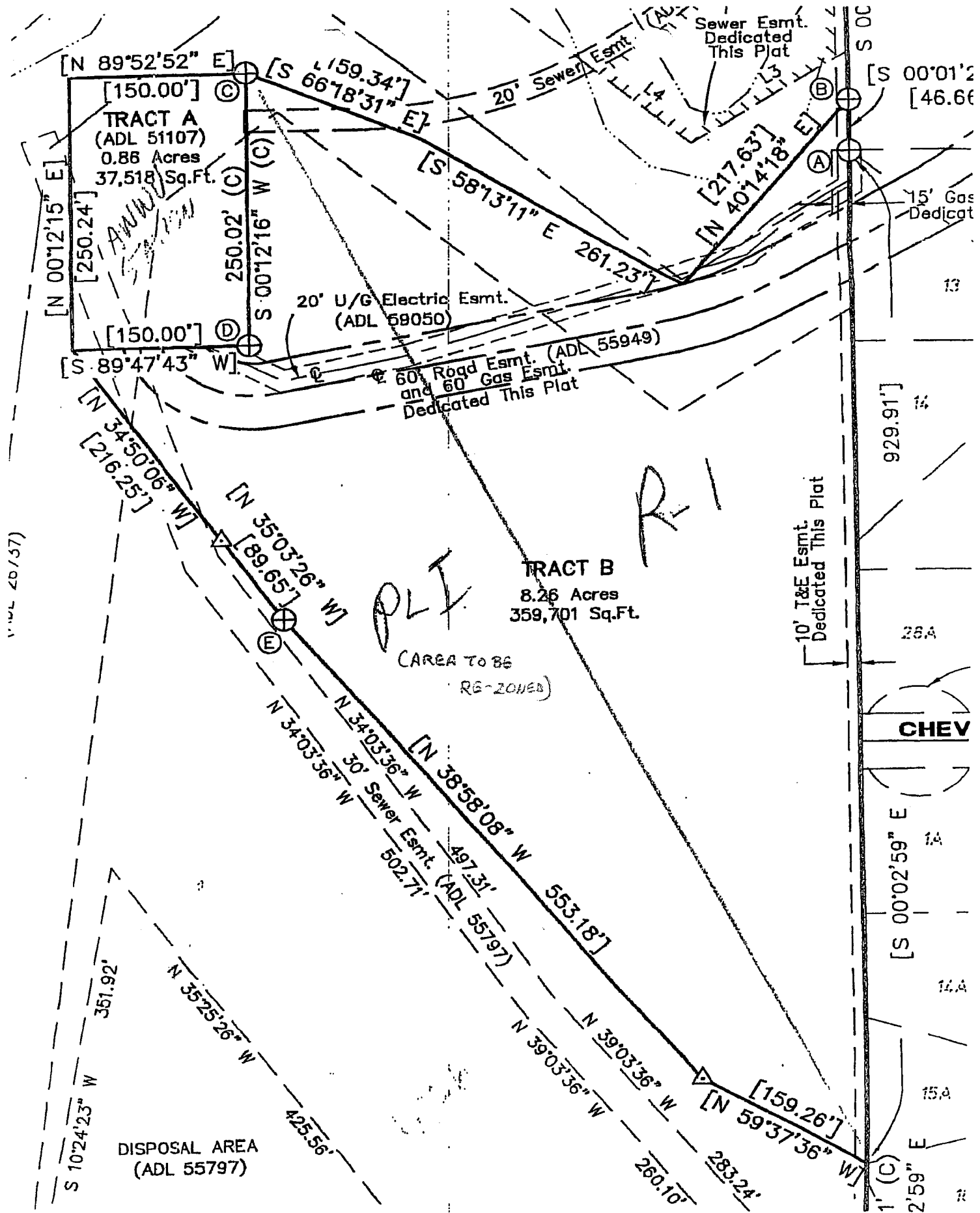
Txt

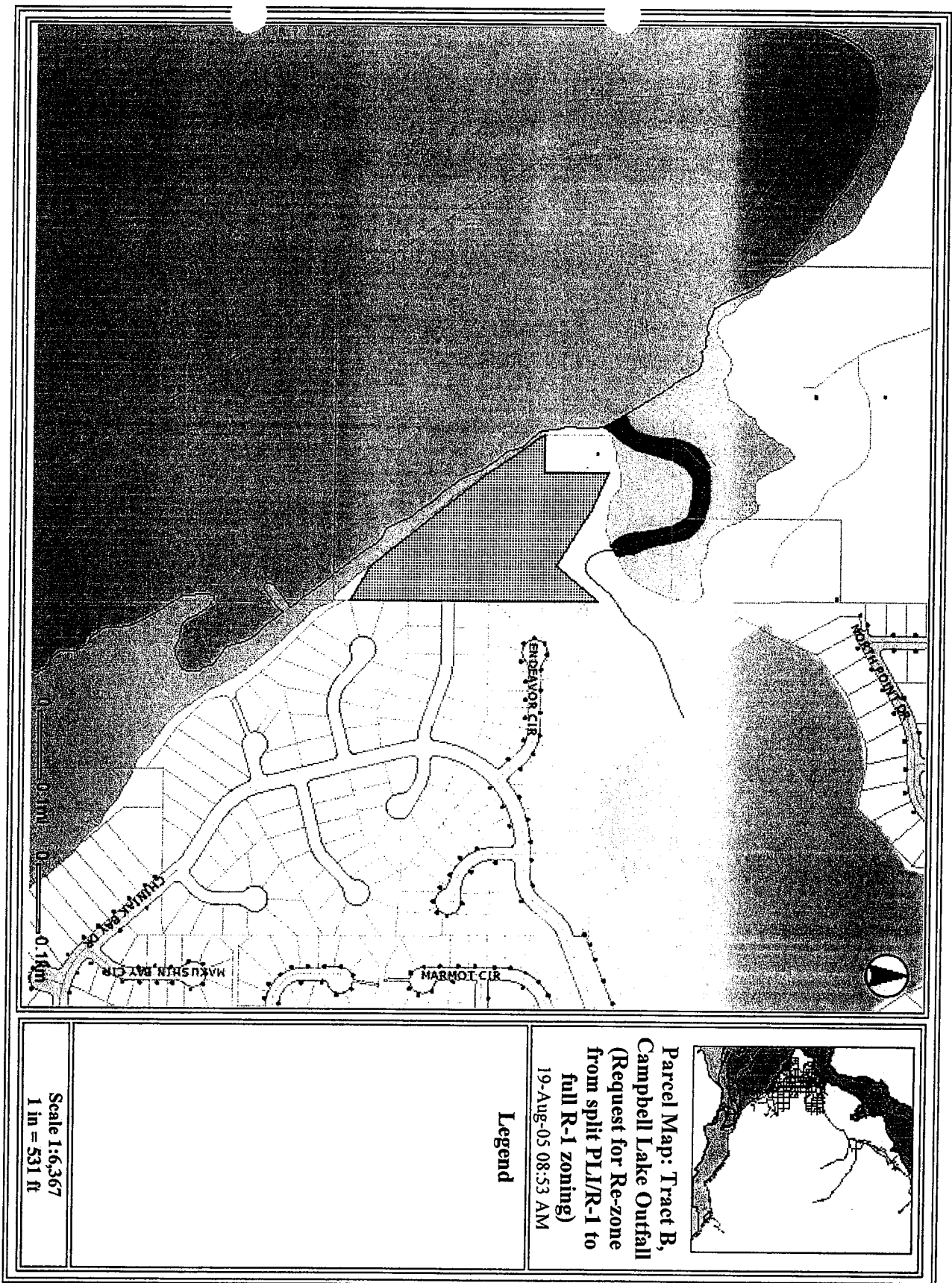
STRNAME\_BI\_I



PARCELS









Report ID: GLC7501

Municipality of Anchorage  
JOURNAL ENTRY DETAIL

Page No. 1  
Run Date 23 Aug, 5  
Run Time 3:12:21

Unit: MOABU  
Journal ID 0000474900  
Ref Number:  
Journal Date: 8/23/2005  
Description: RE-ZONE APPLICATION FEE FOR TRACT B, CAMPBELL LAKE OUTFALL PROPERTY

Source: IGT  
Reversal: N  
Reversal Date:  
Posted Date:  
Fiscal Year: 2005  
Acct Per: 8  
OPRID: MMLRV  
Effective Date: 8/23/2005

Line	Account	Amount	Debit	Credit	Open Item	Reference
1	MOABU 3101 Professional Services	221	1221	0000	000 2005	122100
2	MOABU 9412 Zoning Fees	101	1531	0000	000 2005	153100
					Open Item:	
					Reference:	
					Reference:	

Totals for Journal: 0000474900 Total Lines: 2 Total Base Debits: 8,800.00 Total Base Credits: 8,800.00

End of Report

## Expense Detail Transactions

As of 8/30/2005 6:31 AM

ReportPeriod 8/2005 Department Heritage Land Bank Fund All Division Heritage Land Bank DeptID 1221 Approp 2000 Account 3101 Max Payroll Date 8/7/2005

Journal	Journal Dt	Acct	Fund	DeptID	Voucher	PO	Vendor	Line Descr/Customer Info	Cardholder	Monetary Amt
0000474900	8/23/2005	3101	221	1221				Professional Services		\$8,800.00
AP00474584	8/18/2005	3101	221	1221	00344788		Paula M Caywood	PERMIT - LAND		\$2,500.00
AP00474499	8/17/2005	3101	221	1221	00344653		Rise Alaska LLC			\$722.50
AP00474286	8/15/2005	3101	221	1221	00344602	0000251007	Alaska Land Status, Inc.	FEDERAL DOCUMENTS RESEARCH		\$7,855.28
AP00473433	8/2/2005	3101	221	1221	00343813		H R Redmond Company Inc	SIGNS INSTALLATION		\$352.35
AP00473433	8/2/2005	3101	221	1221	00343814		Shannon & Wilson Incorporated	3-010/F.JONES PROPERTY		\$1,721.80
AP00473433	8/2/2005	3101	221	1221	00343815		The Boutet Company, Inc.	BRAGAW PROJECT		\$5,235.00
AP00472128	7/12/2005	3101	221	1221	00341667		The Boutet Company, Inc.	HVA PROJECT		\$3,343.90
AP00471153	6/29/2005	3101	221	1221	00341675		Shannon & Wilson Incorporated	COPE ST PROPERTIES		\$956.20
AP00471153	6/29/2005	3101	221	1221	00341677		Lantech Inc	RESOLUTION POINTE		\$120.00
AP00471153	6/29/2005	3101	221	1221	00341644		Walsh Sheppard Flynn Inc	Urban Land Institute ad		\$32.33
AP00469656	6/8/2005	3101	221	1221	00340106	0000250579	Aarow Pump & Well Service LLC	WELL HOUSE REMOVAL AT GLACIER		\$7,200.00
AP00468835	5/26/2005	3101	221	1221	00339720	0000250561	Beeks Contracting Inc	DECOMMISSION WELL IN GIRDWOOD		\$7,800.00
AP00467335	5/11/2005	3101	221	1221	00338785		Shannon & Wilson Incorporated	COPE ST. - FINAL		\$1,014.70
AP00465655	4/19/2005	3101	221	1221	00337301		Lantech Inc	RESOLUTION PT		\$240.00
AP00465655	4/19/2005	3101	221	1221	00337314		Shannon & Wilson Incorporated	COPE ST REMED		\$2,073.00
AP00463604	3/17/2005	3101	221	1221	00335580		H R Redmond Company Inc	CONCRETE REMOVAL		\$140.00
AP00462989	3/9/2005	3101	221	1221	00335178		Shannon & Wilson Incorporated	3-010 FRANK JONES		\$742.20
AP00462912	3/8/2005	3101	221	1221	00335078		Shannon & Wilson Incorporated	COPE ST REMED.		\$1,702.00
AP00462912	3/8/2005	3101	221	1221	00335080		Shannon & Wilson Incorporated	PORCUPINE PIT STA		\$3,295.55
AP00462912	3/8/2005	3101	221	1221	00335062		Lantech Inc	RESO. POINTE		\$375.00
AP00462912	3/8/2005	3101	221	1221	00335064		Lantech Inc	RESO. POINTE		\$250.00
AP00462912	3/8/2005	3101	221	1221	00335068		Lantech Inc	RESO. POINTE		\$250.00
AP00461677	2/16/2005	3101	221	1221	00334037	0000250158	Pacific Northwest Title Of Alaska Inc	LAND TITLE WORK		\$7,112.00
PRO0457354	1/5/2005	3101	221	1221			ALYESKA TOWING & AUTOM	Invoice #1628-1992 White Pontl	ROBIN WARD	\$175.00
0000461885	1/1/2005	3101	221	1221				REVERSE 04 PCARD ACCRUAL		(\$175.00)
Total										\$63,833.81
Expected Total										\$63,833.81

# 5

## **POSTING AFFIDAVIT**





# AFFIDAVIT OF POSTING

CASE NUMBER: 2005-137

I, Robert Ward hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for re-zone. The notice was posted on 10/16/05 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 26th day of October, 2005

Signature Robert Ward

## LEGAL DESCRIPTION

Tract or Lot B

Block N/A

Subdivision Campbell Lake Outfall

jw G:\CPD\Public\FORMS\Other\Doc\AOP.DOC

# 6

## **HISTORICAL INFORMATION**



## Bayshore/Klatt Community Council

*Added case*

*use for Campbell  
Lake outfall*

*05-137*

October 11, 2005

Via Fax

Municipality of Anchorage  
Planning and Zoning Commission  
PO Box 196650  
Anchorage AK 99519  
Fax: (907) 343-7927

Subject: Case S11406-1, Municipality of Anchorage Planning and Zoning Commission  
Hickel Investments Company, Resolution Pointe Subdivision

To Whom It May Concern:

The following resolution was presented and approved by the members in attendance of the October 6, 2005 council meeting concerning the above zoning request.

### Pointe Resolution Drive

Be it resolved that at the onset of construction the road between Pointe Resolution Drive and Chiniak Bay Drive will be constructed. At the recording of the Phase 1 of the plat and prior to the sale of any lot there will be permanent public access to 100th Avenue from Chiniak Bay Drive through Pointe Resolution Drive which will be complete in its entirety and to code.

### Green Space

Be it resolved that the Developer should incorporate sufficient green space and access to existing Bayshore green space to include access to the coastal bluff area.

### Density

Be it resolved that the average lot size shall not be less than 10,000 SF

### Traffic Calming

Be it resolved that when Resolution Pointe Subdivision Development has developed 75% of the approved lots, the Municipality of Anchorage shall conduct a traffic impact analysis and study to arrive at traffic calming solutions (i.e. stop signs, curvature) along Resolution Pointe drive and 100<sup>th</sup> avenue to address traffic generated by the development's full build out.

Thank you for the opportunity to comment on this topic.

Sincerely,

Bob Hoffman  
President

Bayshore/Klatt Community Council

Cc: Ms. Janice Schamberg  
Mr. Chris Birch  
Bayshore Homeowners Association

RECEIVED  
ANCHORAGE  
MAY 24 1961



Municipality  
of  
Anchorage

May 24 1961

Legal Building 2A  
Sexton  
Anchorage, Alaska

Mr. Chairman:  
I am pleased to have the opportunity to present to you the results of the study conducted by the Anchorage Planning Commission.

The study was conducted by the Anchorage Planning Commission, a body created by the Anchorage City Council in 1957.

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*[Handwritten signature]*  
Planning Commission  
Anchorage, Alaska  
May 24 1961

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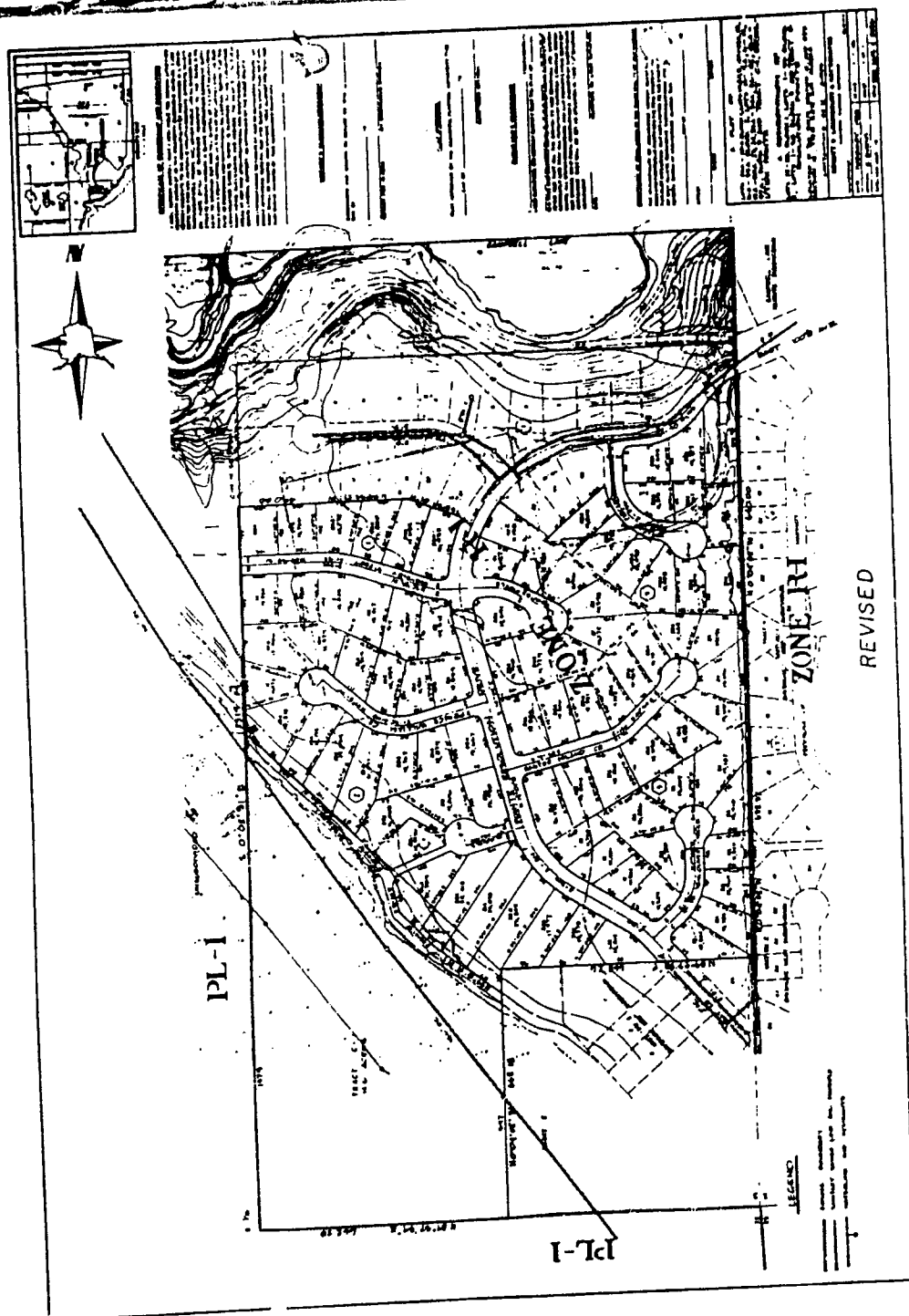
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- e. soils, sediment and erosion control plan.
5. Obtaining a wetlands permit.
6. Providing a soils report from a registered soils engineer indicating which lots may require engineered foundations and placing a note on the plat to that effect.
7. Resolving street names and designations with Community Planning prior to initiating a subdivision agreement.
8. Resolving the width and location of the Coastal Trails Easement with the Capital Projects Office.
9. Providing a temporary turnaround at the west terminus of Cheveley Street.
10. Placing a note on the plat: "Slopes in excess of 25% on the lots adjacent to the bluff shall not be disturbed in any manner. Homes built adjacent to the bluff in areas with slopes of 15% to 25% shall have engineered foundations."
11. Resolving all pedestrian access and the need for walkways with Traffic Engineering.
12. Placing a note on the plat indicating this area is in a Hazardous Land Zone and as such is subject to high ground failure susceptibility (need to resolve which zone plat falls in Lawson Hardy Report).
2. S-8100 MINDORO SUBDIVISION  
Return for redesign and modification to address:
  1. Cul-de-sac being shown on the north boundary.
  2. Limiting access to the Old Seward Highway to the cul-de-sac.



RECEIVED

DEC 20 1985

ENGINEERING DIVISION  
PUBLIC WORKS

MUNICIPALITY OF ANCHORAGE  
Planning Board Meeting  
Summary of Action

May 22, 1985

1. BOARD MEMBERS PRESENT: Tyler, Parker, Shoaf, Johannes,  
Kendall, Strom

BOARD MEMBERS EXCUSED: Brown, Gillespie, Barry

STAFF MEMBERS PRESENT: Weaver, Contreras, Winn,  
Brower, Mitchell

6. NEW BUSINESS

A. Public Hearing

1. S-8059 RESOLUTION POINTE SUBDIVISION

The vacation was approved subject to filing a  
suitable replat within 18 months.

The variance for lot depth was approved.

The plat was approved subject to:

Resolving utility easements. *EXISTING*

Resolving drainage and drainage easements  
with Public Works Engineering (to include  
footing drains and footing drain stubouts).

Placing a note on the plat prohibiting  
direct vehicular access to Pointe Resolution  
Drive from any lots except Lots 31A through  
35 A, Block 2; Lots 12-14, 32A, 42, 56A and  
57A, Block 3.

4. Entering into a new subdivision agreement  
with current standards for the following:

- all interior streets to urban interior  
standards;
- sewer and water extension;
- storm drainage;
- street name signs, street lights and  
traffic control devices;



SUMMARY OF ACTION  
May 22, 1985  
Page 2

Construction Plans e. soils, sediment and erosion control plan. 197-1 Date 5-12-85

6/1/85 some report provided for which we must address the concern - note on the plat to that affect.

1000 Resolving street names and designations with Community Planning prior to initiating a subdivision agreement.

800 Resolving the width and location of the Coastal Trails Easement with the Capital Projects Office.

900 Providing a temporary turnaround at the west terminus of Cheveley Street.

1000 Placing a note on the plat: "Slopes in excess of 25% on the lots adjacent to the bluff shall not be disturbed in any manner. Homes built adjacent to the bluff in areas with slopes of 15% to 25% shall have engineered foundations."

1000 Resolving all pedestrian access and the need for walkways with Traffic Engineering.

1200 Placing a note on the plat indicating this area is in a Hazardous Land Zone and as such is subject to high ground failure susceptibility (need to resolve which zone plat falls in Lawson Hardy Report).

2. S-8100 MINDORO SUBDIVISION

Return for redesign and modification to address:

1. Cul-de-sac being shown on the north boundary.
2. Limiting access to the Old Seward Highway to the cul-de-sac.

March 26, 1985

Municipality of Anchorage  
Platting & Zoning Department  
625 W. 6th Avenue  
Anchorage, AK 99501

Attention: Jerry Weaver  
Regarding: Resolution Pointe Replat

Dear Jerry:

This letter is a request to postpone the Resolution Pointe Replat. When we submitted the Replat Application we did not include the Utility Easement Application. The postponement will allow the Plat Application to be re-advertized to include the easement vacations and the Platting Board can act on all vacations, variances and plat approvals at one time.

Sincerely,

LOUNSBURY & ASSOCIATES, INC.

*James Sawhill*  
James Sawhill  
Project Engineer

JS/ew

Platting Board Authority Meeting  
 Summary of Action  
 January 6, 1982  
 Page 2

5. Indicating a section line easement if any.
  6. Indicating the easement to the Municipal pump station and the private dam on Tract 2 (plat 71-212).
  7. Having the Homeowners Association of Campbell Lake Inc. sign the plat, concerning the access easement.
  8. Providing an erosion and sedimentation control plan.
  9. Indicating the flood plain on the plat.
  10. Providing a creek maintenance easement.
  11. Extending a dedicated Right-of-Way or public use easement on the first phase of the subdivision to the privately held property to the west.
  12. Ensuring that this plat's boundaries are those of the 71-212 plat. (Campbell Lake Tracts 1 and 2.)
  13. Placing a note on the plat addressing the need for engineered foundations for lots adjacent to Campbell Lake.
- AYES: Barnett, Fisher, Swing, Leavens, Wade, Stefano, Wells, McLeod

NAYES: None

2. S-5633 WOSTER SUBDIVISION

The request was denied for Removal of Condition #3 (peripheral road improvements), imposed May 6, 1981.

AYES: Wells

NAYES: Barnett, Fisher, Swing, Leavens, Wade, Stefano, McLeod

3. S-5924 SUMMERWOOD SUBDIVISION

Postponed to February 3, 1982 meeting at the request of the petitioner.

4. S-5921 WINNY SUBDIVISION

The plat was approved subject to:

Platting Board Authority Meeting  
Summary of Action  
January 6, 1982

I. Roll Call

BOARD MEMBERS PRESENT: Jim Barnett, Nancy Fisher, Jim  
Swing, Eugene Leavens, Mason  
Wade, Ralph Stefano, Dave  
Wells, Duncan McLeod

BOARD MEMBERS EXCUSED: Larry Norene

STAFF MEMBERS PRESENT: Jerry Weaver, Christine  
Broders, Rudy Paraoan, Gary  
Wilcox, Hope Reed

II. Minutes

The minutes of December 2, December 9, and December  
16, 1981 were approved subject to the following  
corrections:

S-5940 Korach Subdivision (12/2/81)  
Inserting the voting record approving the plat.

S-5955 Gillean Subdivision (12/16/81)  
Reversing the voting record to reflect approval of the  
plat..

S-5942 Winchester Vale Subdivision (12/16/81)  
Dave Wells voted in the affirmative.

III. Special Order of Business - None

IV. Old Business

A. Public Hearing

1. S-5953 RESOLUTION PARK (revised)

The plat was approved subject to:

1. Resolving utility easements with ATU, CEA and  
AWSU.
2. Entering into a subdivision agreement for  
streets, street lights, drainage improvements,  
street signs and traffic control devices.  
Resolving street names.
4. Obtaining a variance for lot depth-to-width on  
lots requiring such variance.

DATE: May 21, 1961

STAFF: ALAN GIBBS AND ANTHONY MONTAGNA

92 CUR: C-5553 Resolution No. 1  
1. Effect into 12 lots and  
2. Effect

FILE:

Land not developed

Top: 1000

Callin public services available

Vegetation: 10000, 11000, 12000

Design: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Construction plan

Classification and details

Intervista into 10/10

Intervista into 10/10

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1. All requests, utility easements.
2. Zoning enforcement notes lot length to width variance would be required.
3. DNR indicates public water and sewer is proposed.
4. State DNR requests that 11' sectional line easement be shown and street width illustrated.
5. Traffic Engineering has no objections subject to:
  - a) providing an easement across Phase 1 to accommodate access for the municipal pump station, the unsub-
  - b) providing a right-of-way dedication to the unsub-

3) provide a detailed description of the proposed street, including its location, width, and proposed improvements.

#### Public Works Department Review

- 1) The plan be referred to the Public Works Department for review.
- 2) The plan be referred to the Public Works Department for review.
- 3) The plan be referred to the Public Works Department for review.
- 4) The plan be referred to the Public Works Department for review.
- 5) The plan be referred to the Public Works Department for review.
- 6) The plan be referred to the Public Works Department for review.
- 7) The plan be referred to the Public Works Department for review.

12) The plan be referred to the Public Works Department for review.

#### Typical Planning Commission Approval

- 1) The plan be referred to the Planning Commission for review.
- 2) The plan be referred to the Planning Commission for review.
- 3) The plan be referred to the Planning Commission for review.
- 4) The plan be referred to the Planning Commission for review.
- 5) The plan be referred to the Planning Commission for review.
- 6) The plan be referred to the Planning Commission for review.
- 7) The plan be referred to the Planning Commission for review.

#### Recommendations

##### Approval of the plan by the Planning Commission

- 1) Resolving utility easements.
- 2) Obtaining variances for lot length to width for all lots.
- 3) Extending public water and sewer to each lot.
- 4) Showing the plat section line assessment on the plat.
- 5) Showing the easement to the Municipal pump station on the plat.
- 6) Extending a dedicated right-of-way from Indusor Cricle to give access to the property to the west.
- 7) Entering into a subdivision agreement for street lighting, street name signs, and traffic control devices.

A handwritten signature, possibly 'A', in white ink on a dark background.



SUBDIVISION CASE REVIEW

COMMUNITY PLANNING

STAFF ANALYSIS AND RECOMMENDATION

DATE: May 15, 1985  
CASE: S-8059 Resolution Pointe Subdivision, recomb-  
dividing one tract and 182 lots into 71 lots and  
one tract and vacate right-of-way, utility  
easements and a section line assessment and  
variance for lot depth to width

SITE: Undeveloped 39.84 acres  
LAND USE: Public services available  
SOILS: 4/3  
TOPO: 7/15

VEGETATION: Birch/Spruce  
ZONING: R-1  
DENSITY BEFORE: 32 DU/A  
DENSITY AFTER: 32 DU/A

COMPREHENSIVE PLAN:  
Classification: Residential

Intensity: 3.6 DU/A

SURROUNDING AREAS:  
NORTH: Campbell  
EAST: Residential  
SOUTH: Undeveloped  
WEST: University Property

Zoning: R-1  
Zoning: R-1  
Zoning: R-1  
Zoning: R-1

LAND USE: Campbell  
LAND USE: Late  
LAND USE: R-1  
LAND USE: R-1

FINDINGS:  
1. Utility easements have been requested.  
2. Public Works requests the following:  
a. subdivision agreement for road improvements to  
all interior streets;



- b. resolution of drainage and drainage easements;
  - c. resolution of the need for footing drains and footing drain stubouts;
  - d. resolving the need for engineered foundations;
  - e. resolving the need for an erosion and sedimentation control plan;
  - f. resolving the need for a wetlands permit;
  - g. resolving the need for a permanent cul-de-sac on Chevelry Street; and
  - h. no objection to the vacation.
3. Traffic Engineering requests:
- a. subdivision agreement for street name signs, traffic control devices, and street lights;
  - b. temporary turnaround on Chevelry Street; and
  - c. resolution of the need to provide a greenbelt connection.
4. Department of Health requests extension of public sewer and water.
5. Parks and Recreation requests resolution of the location and width of the bike trail.

PAST LAND USE:

Resolution Pointe Subdivision Plat 82-302.

RECOMMENDATIONS:

Approval of the plat subject to:

- 1. Resolving utility easements.
- 2. Resolving drainage and drainage easements with

Public Works Engineering (to include footing drains and footing drain stubouts).

3. Placing a note on the plat prohibiting direct vehicular access to Point Resolution Drive from any lot except Lots 31A through 35A - Block 2.

4. Entering into a new subdivision agreement with current standards for the following:

- a. all interior streets to urban interior standards;
- b. sewer and water extension;
- c. storm drainage;
- d. street name signs, street lights and traffic control devices;
- e. soils, sediment and erosion control plan.

5. Obtaining a wetlands permit.

6. Providing a soils report from a registered soils engineer indicating which lots may require engineered foundations and placing a note on the plat to that affect.

7. Resolving street names and designations with Community Planning prior to initiating a subdivision agreement.

8. Resolving the width and location of the Coastal Trails Easement with the Capital Projects Office.

9. Providing a temporary turnaround at the west terminus of Cheveley Street.

10. Placing a note on the plat: "Slopes in excess of 15% on the lots adjacent to the bluff shall not be disturbed in any manner."

11. Resolving all pedestrian access and the need for walkways with Traffic Engineering.

Planning Staff Analysis  
Case No. S-8059  
Page 4

Recommendation Vacations: Approval

Recommendation Variance for Lot Depth: Approval

COMMENTS:

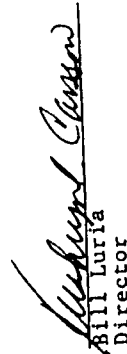
There were no unusual concerns expressed in the review of this proposed subdivision other than accommodating the coastal trail along the southwest boundary of the subdivision. It appears that the petitioner is proposing a bike trail easement in topography with substantial slope, and it may not be the best location for the coastal trail system. Staff has conditioned the plat approval upon obtaining concurrence from Capital Projects for the location and width of this coastal trail easement.

The property is presently in a subdivision form comprised of 82 lots, recorded as a Resolution Pointe Subdivision Plat No. 82-302. This subdivision varies from the original recorded plat by increasing the lot sizes and making minor modifications to the existing dedicated right-of-way. There is a subdivision agreement in effect for the existing subdivision and Public works recently granted a new subdivision extension to that request. Staff is requesting a new subdivision agreement for this development which may or may not change some of the road improvement requirements.

The only other issue, brought up in the previous review of this subdivision, was concern expressed by the University of Alaska which owns the property that abuts Cheveley Street. They requested that access be provided for their property which was accommodated on the recorded plat and is accommodated on this plat proposal.

Therefore, with the above conditions, this plat is within the guidelines of the Comprehensive Plan and requirements of Title 21 and should be approved with conditions.

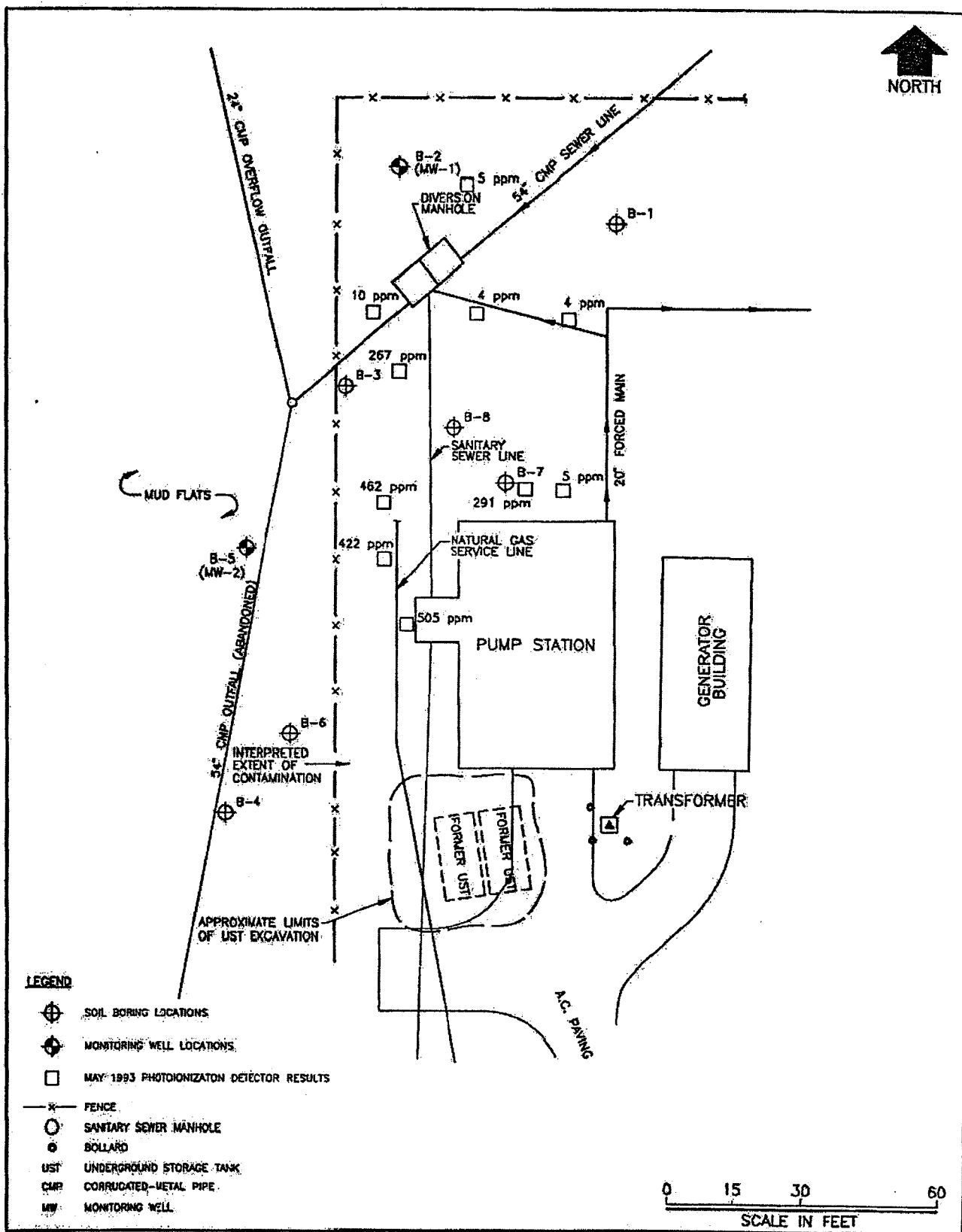
Concurred by:

  
Bill Luria  
Director

Prepared by:



jwl/cpsall



Harding Lawson Associates  
Engineering and  
Environmental Services

Soil Boring and Monitoring Well Locations,  
and Photoionization Detector Results  
Subsurface Investigation  
AWWU Pump Station 12  
Anchorage, Alaska

PLATE

3

DRAWN  
JP

PROJECT NUMBER  
24196

APPROVED

DATE  
1/94

FILE NAME  
310j

64

LOG OF BORING B-1						
Sampling Method	Blows/ Foot	Moisture Content (%)	PSA -200 (%)	Oil Content (mg/kg-wet)	Headspace VOC (ppm)	Sample Number
						0
						5
SS	8			ND(25)	5	B1-5
						10
SS	12	33.6		ND(25)	ND(5)	PS12 B1-10
						15
SS	21			ND(25)	ND(5)	B1-15
						20
SS	13			ND(25)	ND(5)	B1-20

GRAVELLY SANDY SILT (ML)  
 medium stiff, moist, black to brown,  
 gravel to 1.5-inch diameter

GRAVELLY SILT (ML)  
 stiff, moist to wet, brown to gray,  
 gravel to 2-inch diameter

water level during drilling

SILT (ML)  
 stiff, wet, gray, plastic

boring backfilled with auger cuttings

ND = Not detected at or above the reporting  
 limit shown in parentheses  
 Note: Blow counts obtained by driving a 3-inch  
 O.D. split-spoon sampler 18 inches with a  
 300-pound hammer falling 30 inches. The  
 blow count is the number of blows required  
 to advance the sampler the final 12 inches  
 unless otherwise noted.



Harding Lawson Associates  
 Engineering and  
 Environmental Services

Log of Boring B-1  
 Subsurface Investigation  
 AWWU Pump Station 12  
 Anchorage, Alaska

PLATE

A1

DRAWN  
 JP

PROJECT NUMBER  
 24196

APPROVED  
 [Signature]

DATE  
 1/94

FILE NAME  
 322j

65

LOG OF BORING B-2							
Sampling Method	Blows/ Foot	Moisture Content (%)	PSA -200 (%)	Oil Content (mg/kg-wet)	Headspace VOC (ppm)	Sample Number	Q Depth (ft) Samples
Drilling Co. <u>S P Enterprises</u> Driller <u>R. Wagster</u> Field Engineer <u>S. Sadlon</u> Drill Rig <u>Mobile B-61</u> Elevation (ft) _____ Date Drilled <u>12/13/93</u> Northing (ft) _____ Easting (ft) _____							
							GRAVELLY SILT (ML) moist, gray to brown, gravel to 1-inch diameter
SS	4	14.2	60.2	62	ND(5)	B2-5	5 SANDY GRAVELLY SILT (ML) soft, moist, gray, medium- to fine-grained sand, gravel to 0.75-inch diameter, organics noted in sample
SS	2			ND(25)	ND(5)	B2-10	10 SILT (ML) very soft, moist to wet, gray, organics noted in sample
SS	6	17.7		ND(25)	ND(5)	PS12 B2-15	15 water level during drilling GRAVELLY SILT (ML) medium stiff, wet, brown
							20 boring completed as monitoring well (MW-2)

ND = Not detected at or above the reporting limit shown in parentheses

Note: Blow counts obtained by driving a 3-inch O.D. split-spoon sampler 18 inches with a 300-pound hammer falling 30 inches. The blow count is the number of blows required to advance the sampler the final 12 inches unless otherwise noted.



Harding Lawson Associates  
Engineering and  
Environmental Services

Log of Boring B-2  
Subsurface Investigation  
AWWU Pump Station 12  
Anchorage, Alaska

PLATE

A2

DRAWN  
JP

PROJECT NUMBER  
24196

APPROVED  
*[Signature]*

DATE  
1/94

FILE NAME  
322j

66

LOG OF BORING B-3									
Sampling Method	Blows/ Foot	Moisture Content (%)	PSA -200 (%)	Oil Content (mg/kg-wet)	Headspace VOC (ppm)	Sample Number	Depth (ft)	Samples	Drilling Co. S P Enterprises Driller R. Wagster
									Field Engineer S. Sadlon Drill Rig Mobile B-61
									Elevation (ft) _____ Date Drilled 12/13/93
									Northing (ft) _____ Easting (ft) _____
							0		GRAVELLY SILT (ML) soft, moist, gray, gravel to 0.5-inch diameter
SS	4			28	ND(5)	B3-5	5		
							10		water level during drilling
SS	8	15.9		ND(25)	9	PS12 B3-10	10		SILT (ML) medium stiff, moist to wet, gray, trace gravel to 0.5-inch diameter, odor noted in sample
SS	10			ND(25)	ND(5)	B3-15	15		SANDY SILT (ML) stiff, wet, gray
SS	9			ND(25)	ND(5)	B3-20	20		SILT (ML) stiff, wet, gray
									boring backfilled with bentonite

ND = Not detected at or above the reporting limit shown in parentheses

Note: \*Blow counts obtained by driving a 3-inch O.D. split-spoon sampler 18 inches with a 300-pound hammer falling 30 inches. The blow count is the number of blows required to advance the sampler the final 12 inches unless otherwise noted.



Harding Lawson Associates  
Engineering and  
Environmental Services

Log of Boring B-3  
Subsurface Investigation  
AWWU Pump Station 12  
Anchorage, Alaska

PLATE

A3

DRAWN  
JP

PROJECT NUMBER  
24196

APPROVED  
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DATE  
1/94

FILE NAME  
322j

67

LOG OF BORING B-4									
Sampling Method	Blows/ Foot	Moisture Content (%)	PSA -200 (%)	Oil Content (mg/kg-wet)	Headspace VOC (ppm)	Sample Number	Depth (ft)	Samples	Drilling Co. <u>S P Enterprises</u> Driller <u>R. Wagster</u> Field Engineer <u>S. Sadlon</u> Drill Rig <u>Mobile B-61</u> Elevation (ft) _____ Date Drilled <u>12/14/93</u> Northing (ft) _____ Easting (ft) _____
							0		SILT (ML) medium stiff, moist, brown to gray, plastic
SS	5			ND(25)	ND(5)	B4-5	5		
SS	3			200	ND(5)	B4-10	10		soft, organics noted in sample
SS	8	15.0		ND(25)	ND(5)	PS12 B4-15	15		GRAVELLY SILT (ML) medium stiff, moist, gray, gravel to 2-inch diameter
SS	17	22.4	98.7	ND(25)	ND(5)	B4-20	20		SILT (ML) very stiff, moist, gray, plastic, trace sand
									no free groundwater encountered boring backfilled with auger cuttings

ND = Not detected at or above the reporting limit shown in parentheses

Note: \* Blow counts obtained by driving a 3-inch O.D. split-spoon sampler 18 inches with a 300-pound hammer falling 30 inches. The blow count is the number of blows required to advance the sampler the final 12 inches unless otherwise noted.



Harding Lawson Associates  
Engineering and  
Environmental Services

Log of Boring B-4  
Subsurface Investigation  
AWWU Pump Station 12  
Anchorage, Alaska

PLATE

A4

DRAWN  
JP

PROJECT NUMBER  
24196

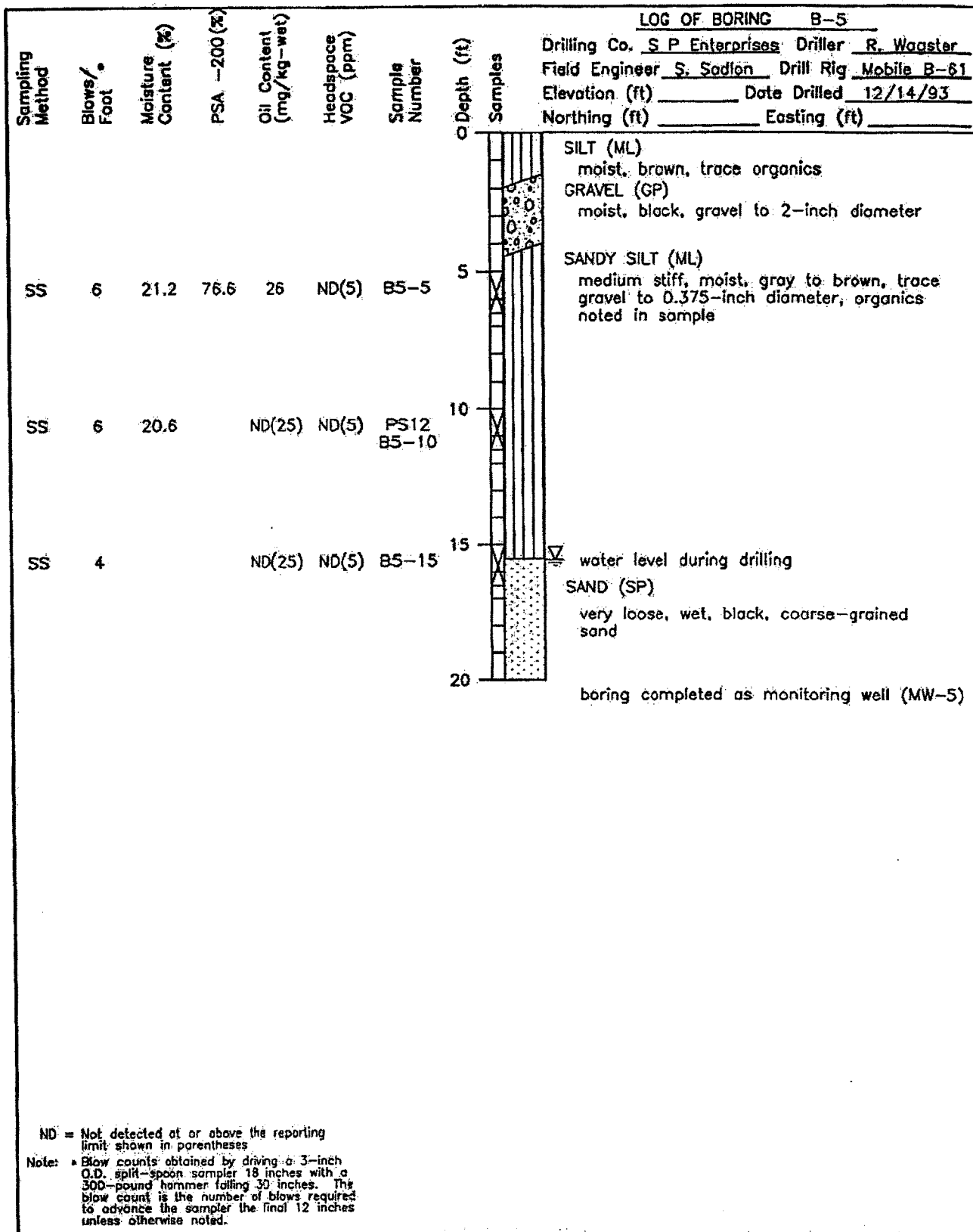
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1/94

FILE NAME  
322j

68





Harding Lawson Associates  
Engineering and  
Environmental Services

Log of Boring B-5  
Subsurface Investigation  
AWWU Pump Station 12  
Anchorage, Alaska

PLATE

A5

DRAWN  
JP

PROJECT NUMBER  
24196

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*[Signature]*

DATE  
1/94

FILE NAME  
322j

69

LOG OF BORING B-6									
Sampling Method	Blows/ Foot	Moisture Content (%)	PSA -200 (%)	Oil Content (mg/kg-wet)	Headspace VOC (ppm)	Sample Number	Depth (ft)	Samples	Drilling Co. <u>S P Enterprises</u> Driller <u>R. Wagster</u> Field Engineer <u>S. Sadlon</u> Drill Rig <u>Mobile B-61</u> Elevation (ft) _____ Date Drilled <u>12/14/93</u> Northing (ft) _____ Easting (ft) _____
							0		GRAVEL (GP) moist, brown, gravel to 3-inch diameter, fuel odor noted in auger cuttings
SS	4			ND(25)	ND(5)	B6-5	5		SILT (ML) soft, moist, gray, plastic, fuel odor noted in sample
SS	6	27.5		ND(25)	ND(5)	PS12 B6-10	10		SANDY SILT (ML) medium stiff, moist, brown, plastic, organics noted in sample
SS	13	12.2	68.7	ND(25)	ND(5)	B6-15	15		GRAVELLY SILT (ML) stiff, moist, gray, trace angular gravel to 0.5-inch diameter
SS	25			ND(25)	ND(5)	B6-20	20		GRAVELLY SANDY SILT (ML) very stiff, moist, gray, gravel to 0.5-inch diameter, interbedded with SAND (SP) lenses to 1-inch thick
SS	48			ND(25)	ND(5)	B6-25	25		hard, black  no free groundwater encountered boring backfilled with bentonite

ND = Not detected at or above the reporting limit shown in parentheses

Note: \* Blow counts obtained by driving a 3-inch O.D. split-spoon sampler 18 inches with a 300-pound hammer falling 30 inches. The blow count is the number of blows required to advance the sampler the final 12 inches unless otherwise noted.



**Harding Lawson Associates**  
Engineering and  
Environmental Services

**Log of Boring B-6**  
Subsurface Investigation  
AWWU Pump Station 12  
Anchorage, Alaska

PLATE

**A6**

DRAWN  
JP

PROJECT NUMBER  
24196

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1/94

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322j

70

LOG OF BORING B-7									
Sampling Method	Blows/ Foot	Moisture Content (%)	PSA -200 (%)	Oil Content (mg/kg-wet)	Headspace VOC (ppm)	Sample Number	Depth (ft)	Samples	Notes
									Drilling Co. <u>S P Enterprises</u> Driller <u>R. Wagster</u> Field Engineer <u>S. Sadien</u> Drill Rig <u>Mobile B-81</u> Elevation (ft) _____ Date Drilled <u>12/15/93</u> Northing (ft) _____ Easting (ft) _____
									SANDY GRAVELLY SILT (ML) moist, gray to brown, gravel to 2.5-inch diameter
SS	8			40	ND(5)	B7-5	5		GRAVELLY SANDY SILT (ML) medium stiff, moist, gray, gravel to 2-inch diameter, interbedded with SAND (SP) lenses, fuel odor noted in sample
SS	6	17.4 16.3		28	ND(5)	PS12 B7-10 B7-100	10		SANDY SILT (ML) medium stiff, moist, gray, plastic, organics noted in sample, fuel odor noted in sample
SS	7	12.3	58.1	ND(25)	ND(5)	B7-15	15		GRAVELLY SANDY SILT (ML) medium stiff, moist to wet, brown, gravel to 2-inch diameter
SS	13			ND(25)	ND(5)	B7-20	20		stiff, gray fuel odor noted in sample
								▽	water level during drilling
SS	29			ND(25)	ND(5)	B7-25	25		fuel odor noted in sample boring backfilled with bentonite

ND = Not detected at or above the reporting limit shown in parentheses.

Note: • Blow counts obtained by driving a 3-inch O.D. split-spoon sampler 18 inches with a 300-pound hammer falling 30 inches. The blow count is the number of blows required to advance the sampler the final 12 inches unless otherwise noted.



Harding Lawson Associates  
Engineering and  
Environmental Services

Log of Boring B-7  
Subsurface Investigation  
AWWU Pump Station 12  
Anchorage, Alaska

PLATE

A7

DRAWN  
JP

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24196

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DATE  
1/94

FILE NAME  
322j

71

LOG OF BORING B-8						
Sampling Method	Blows/ Foot	Moisture Content (%)	PSA -200 (%)	Oil Content (mg/kg-wet)	Headspace VOC (ppm)	Sample Number
SS	9			46	ND(5)	B8-5
SS	6	13.9		59	ND(5)	PS12 B8-10
SS	6				ND(5)	

0 Depth (ft)

5

10

15

Samples

GRAVELLY SILT (ML)  
moist, brown, gravel to 3-inch diameter

GRAVELLY SANDY SILT (ML)  
stiff, moist to wet, gray, gravel to 1.5-inch diameter, organics noted in sample

medium stiff  
water level during drilling

GRAVELLY SAND (SP)  
loose, wet, black, gravel to 0.5-inch diameter  
boring backfilled with bentonite and auger cuttings

ND = Not detected at or above the reporting limit shown in parentheses

Note: • Blow counts obtained by driving a 3-inch O.D. split-spoon sampler 18 inches with a 300-pound hammer falling 30 inches. The blow count is the number of blows required to advance the sampler the final 12 inches unless otherwise noted.



Harding Lawson Associates  
Engineering and  
Environmental Services

Log of Boring B-8  
Subsurface Investigation  
AWWU Pump Station 12  
Anchorage, Alaska

PLATE

**A8**

DRAWN  
JP

PROJECT NUMBER  
24196

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JLH

DATE  
1/94

FILE NAME  
322j

72



**Golder Associates**  
CONSULTING GEOTECHNICAL AND MINING ENGINEERS

A/85/070

Mr. Jim Sawhill  
Lounsbury & Associates, Inc.  
723 West 6th Ave.  
Anchorage, AK 99501

Dear Mr. Sawhill:

This letter summarizes the results of our investigation for development of roads in the Resolution Pointe Subdivision. The site investigated is located south of Campbell Lake and west of the end of West 100th Ave. on Tract C and Blocks 1 through 3 of the resubdivision of the Resolution Pointe Subdivision, as shown on Figure 1. Our work was performed in accordance with our proposal dated May 21, 1985.

The purpose of this investigation was to determine the thickness of organic soil along the proposed roadway alignments and to identify subsurface conditions for design of roads and utilities. During a preliminary site reconnaissance and pre-proposal meetings, we identified the potential for slope instability of the bluff along the western edge of the site which could occur during a seismic event. Further, we proposed an investigation to evaluate the risk of slope failure during an earthquake; however, it was decided by the owner of the property that we should not undertake this investigation at this time. Hence, the recommendations presented in this letter report are intended solely for development of roads and do not imply any evaluation of the seismic risk associated with a slope failure of the bluff. Furthermore, the recommendations presented in this report are not intended for design of structural foundations.

#### FIELD INVESTIGATION

Our field investigation was performed on June 3, 1985. The investigation consisted of drilling six borings to depths of 16.5 feet at the locations shown on Figure 2. The borings were drilled by Denali Drilling, Inc. of Anchorage, Alaska using a Nodwell - mounted Mobile Drill B-50 rig that was equipped with 3-<sup>3</sup>/<sub>8</sub> inch inside diameter (I.D.) hollow stem augers. Representative samples were obtained either by collecting cuttings returned by the augers or by performing Standard Penetration Tests (SPT). Auger samples were obtained of surficial soils. Standard Penetration Tests were performed by driving a 2-inch outside diameter (O.D.) split spoon sampler into the undisturbed soil ahead of the augers using a 140-pound hammer free-falling 30 inches. The number of blows required to drive the sample are recorded on the

logs of the borings for each sample attempted. At the completion of each boring, standpipe piezometers, consisting of slotted, 3/4 inch diameter PVC pipe were installed as shown on the boring logs.

Our explorations were supervised by a geotechnical engineer who logged the soils recovered, directed the drilling operations and recorded indicators of drilling conditions. Representative samples were sealed in plastic bags and transported to our laboratory for further examination, classification and testing. Logs of the borings are presented on Figures 3 through 8. The soils encountered have been classified according to the Unified Soil Classification System, which is summarized on Figure 9, frost classifications were also determined for selected samples; the results of these grain size analyses are presented on Figures 10 and 11.

The locations of the borings were preselected, surveyed and staked by Lounsberry & Associates, Inc. The as-drilled locations of the borings differ from the as-staked locations by 0 to 20 feet along centerline. The as-drilled locations were selected depending upon topography around each boring location and accessibility for the drill rig.

It is our understanding that there will be no roadway cuts or fills for this project.

#### SITE CONDITIONS

The proposed development is located in an area that has been mapped as Bootlegger Cove Clay and landslide deposits (Schmoll and Dobrovolsky, "Generalized Geologic Map of Anchorage and Vicinity", 1972). Furthermore, the site is in an area that has been classified as having a moderate potential for slope failures of the bluff bordering the western edge of the site (Municipality of Anchorage, Geotechnical Hazards Assessment Study, June 1979).

The surface of the proposed development is relatively level. The site is forested by both birch and spruce that were observed to 30 feet high in western and southern portions of the property. Grasses and peat cover the ground surface. No structures were observed on the property; however, there is a gravel pad and trails in the vicinity of Boring 1 that were associated with an antenna array that was once present. Shallow pockets of ponded water were noted at several locations along the roadway alignment.

The subsurface conditions along the road alignment generally consist of 0.0 to 2.5 feet of peat and organic silt overlying 0.0 to 10.0 feet of silt and/or silty sand, which in turn overlies interbedded layers of sand and clay to the depths explored. Sand layers and lenses from 1/32-inch thick to 18 inches thick were randomly encountered in all soils below the surficial organic-rich material. Analyses of the grain size distribution of samples obtained in the upper five feet of the borings show that the silt and silty sand, which is encountered at depths of 8 to 12 feet in each boring, is frost susceptible, with a corresponding frost classification of F-4. The sands and clay

encountered below a depth of 8 to 12 feet were not analysed for frost classification; however, we have estimated the frost classification of these soils, as presented on the logs of borings.

Groundwater was observed during drilling in several borings, and it was measured in 5 of the borings on 6-7-85. The depth to water measured in the standpipe piezometers varied between 4.2 to greater than 16.5 feet. The measured groundwater levels are presented on the logs of the borings.

#### CONCLUSIONS

The 0.0 to 2.5 foot thick layer of surficial peat and organic silt should be stripped from along the roadway alignment and disposed of off site. Additionally, isolated pockets of peat and organic silt other than those indicated by our field investigation that are encountered during excavation should also be removed and disposed of off site.

Prior to placement of fill, the surface exposed by excavation should be compacted to at least 95% of Maximum Modified Proctor Density (ASTM D-1557). Imported fill placed to bring the roadway subgrade to grade should consist of sand and/or gravel that conforms to Municipality of Anchorage Type I or Type II material ("Municipality of Anchorage Standard Specifications"). Imported fill should not contain frozen material, peat, roots or other organic matter. Imported fill should be placed in horizontal layers not exceeding 12 inches in loose thickness and compacted to 95% of Maximum Modified Proctor Density. The placement and compaction of the imported fill materials should be inspected and tested by a geotechnical engineer.

Measured groundwater levels were generally higher in northern portions of the property than on southern portions. Although groundwater levels will vary seasonally, it should be assumed for planning purposes that groundwater will be encountered along portions of below-grade excavations for utilities; thus below - grade excavations may require dewatering or water control measures. Where saturated sands are present along the alignment, sloughing of excavation sidewalls is always possible; therefore, due care should be exercised by the contractor when performing excavations in these areas. Bedding for utilities should meet the requirements of the governing utility.

In general, temporary cut slopes during construction should be graded to a configuration of 3 horizontal to 1 vertical (3h:1v) or flatter. Alternatively, the temporary excavations could be supported by bracing. Imported fill slopes and all permanent slopes should be graded to a configuration of 2h:1v or flatter. All permanent slopes should be vegetated with dense, fast-growing ground cover as soon as possible after construction to minimize erosion and the potential for sloughing.

Utility trenches should be backfilled with material that conforms to Municipality of Anchorage Standard Specifications. All backfill of utility trenches should be compacted to at least 90% of Maximum Modified Proctor Density or better.

Unless sufficient thickness of non-frost susceptible subgrade, subbase and base is provided to prevent freezing of the frost susceptible soils present, some heaving and cracking of the pavement will occur. Additionally, some settlement of the silt and clay soils will occur where the thickness of imported fill exceeds the thickness of soil removed; therefore, we recommend that placement of the pavement be delayed as long as possible so that the effects of any settlement that occurs will be minimized.

#### USE OF THIS REPORT AND WARRANTY

This report has been prepared exclusively for the use of Lounsbury and Associates and their client. If there are significant changes in the nature, design or location of the facilities, we should be notified so that we may review our conclusions and recommendations in light of the proposed changes and provide a written modification or verification of the changes.

Within the limitations of the schedule and budget for the work, we warrant that our work has been performed in accordance with generally accepted practice in this area. No other expressed or implied warranty is made.

There are possible variations in subsurface conditions between the explorations and also with time; hence, a contingency for unanticipated conditions should be included in the budget and schedule. Inspection and testing by a qualified geotechnical engineer should be included during construction to provide corrective recommendations adapted to the conditions revealed during the work.

If you have questions regarding these findings or require additional information, please call.

Respectfully submitted,



Mark R. Musial, P.E.  
Project Geotechnical Engineer



Alan J. Krause, P.G.  
Manager, Alaska Operations

MRM/bb  
D-108/A85070

Attachments

Golder Associates





## Golder Associates

CONSULTING GEOTECHNICAL AND MINING ENGINEERS

A/85/083

June 19, 1985

Mr. Jim Sawhill  
Lounsbury & Associates, Inc.  
723 West 6th Ave.  
Anchorage, Alaska 99501

RE: Resolution Pointe Subdivision

Dear Mr. Sawhill:

In response to your request we have prepared some additional comments concerning the suitability of residential development in the Resolution Pointe Subdivision. The purpose of our initial investigation was to determine the thickness of organic soil along the proposed roadway alignments and to identify subsurface conditions for roadway and utility design. The results of this investigation were reported to you in a letter report dated June 11, 1985.

Although our investigation was limited only to the roadway areas, it is our opinion that if the conditions across the remainder of the subdivision are similar to those encountered in our investigation, then residential structures could be supported on conventional spread footings. The footings should be founded on the firm to very stiff silt to compact silty sand underlying the surface peat deposits and organic-rich soils. The maximum thickness of peat and organic-rich soil encountered during our investigation was 2.5 feet, which would not preclude the use of conventional spread footing. However, further investigations would be required to confirm that the thickness of the peat deposit does not increase substantially across the site.

Water levels measured in the boreholes placed during our investigation indicated static water levels varying between 4.2 to greater than 16.5 feet below ground surface. Therefore, due to the potential for seasonal fluctuations in these levels it is our opinion that footing drains would be required to keep the water levels at or below the base of the footings. In addition, a moisture break may be required beneath slab-on-grades.

Again, we must state that the comments presented above are based on the assumption that the subsurface conditions are similar to those encountered during our investigation which was limited to exploring the roadway areas. Further investigations would be required to confirm this assumption. In addition, as we previously stated, we recommend that an assessment of the stability of the bluff along the western edge of the site during a seismic event be conducted should construction in this area occur in the future.

If you have any additional questions please do not hesitate to contact us.

Sincerely,

**GOLDER ASSOCIATES**

**Patrick Corser, P.E.**  
**Senior Geotechnical Engineer**

**Alan J. Krause, P.G.**  
**Manager, Alaska Operations**

**D-108/A85083**

**Golder Associates**

ANCHORAGE COASTAL  
WILDLIFE REFUGE  
MANAGEMENT PLAN

February 1991

Prepared by the Divisions of  
Habitat and Wildlife Conservation

Alaska Department of Fish and Game  
333 Raspberry Road  
Anchorage, AK 99518-1599

Carl L. Rosier, Commissioner

## INTRODUCTION

Anchorage Coastal Wildlife Refuge, extending along Turnagain Arm from Potter Creek northwest to Point Woronzof, was established by the Alaska legislature in 1988 to protect waterfowl, shorebirds, salmon, and other fish and wildlife species and their habitat, and for the use and enjoyment of the people of the state.

The purpose of the Anchorage Coastal Wildlife Refuge Management Plan is to provide consistent long-range guidance to the Alaska Departments of Fish and Game and Natural Resources, and other agencies involved in managing the refuge.

The Anchorage Coastal Wildlife Refuge encompasses approximately 32,476 acres and is best known for that portion located between the Old and New Seward highways called Potter Marsh. Thousands of people stop to view wildlife at Potter Marsh each year. It is easily Anchorage's most popular wildlife haven. The refuge is also enjoyed by residents for seasonal activities such as waterfowl hunting, cross country skiing, and ice skating. In addition, development around the perimeter has continued to occur as the City of Anchorage has grown. In order to evaluate the compatibility of both recreational uses and perimeter development with the protection of fish and wildlife, their habitats, and public use of the refuge, the Alaska Department of Fish and Game has undertaken this comprehensive refuge management planning process.

The plan presents management goals for the refuge and its resources and identifies policies to be used in determining whether proposed activities within the refuge are compatible with the protection of fish and wildlife, their habitats, and public use of the refuge. The plan will be formally reviewed and, if appropriate, updated every ten years. Public participation will be solicited during the update process. The plan affects state lands only, not private or municipal lands. The plan does not address hunting or fishing regulations which are the authority of the Boards of Fish and Game.

This document is the result of a public planning process led by the Alaska Department of Fish and Game. The plan has been developed by the planning team representing state, federal, and municipal agencies including: the Alaska Departments of Environmental Conservation, Fish and Game, Natural Resources, and Transportation and Public Facilities; the United States Fish and Wildlife Service; the Environmental Protection Agency; and the Municipality of Anchorage.

At the outset of the public planning process, a public meeting was held in Anchorage to explain the planning process and solicit citizen's issues, interests, and concerns for the refuge. The meeting results were used by the planning team to identify a list of issues to be addressed in the plan. At the same time, resource information on refuge fish and wildlife populations and their habitats, other natural resources, existing land use, and land ownership was being collected and synthesized. This information, presented in both map and narrative form, comprises the plan's Resource Inventory.

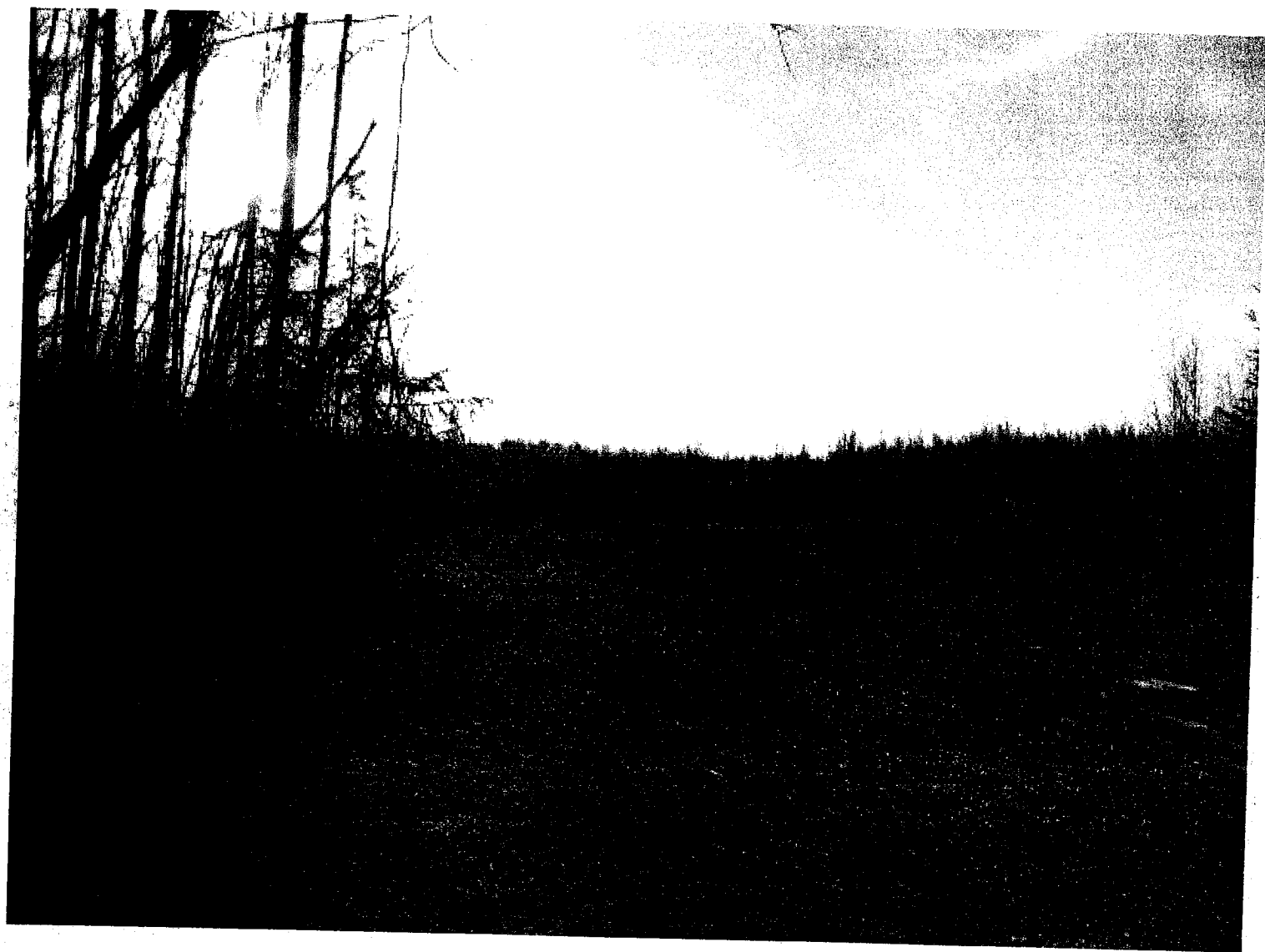
## STATUTES

Alaska statutes which pertain specifically to the establishment and management of the Anchorage Coastal Wildlife Refuge are as follows:

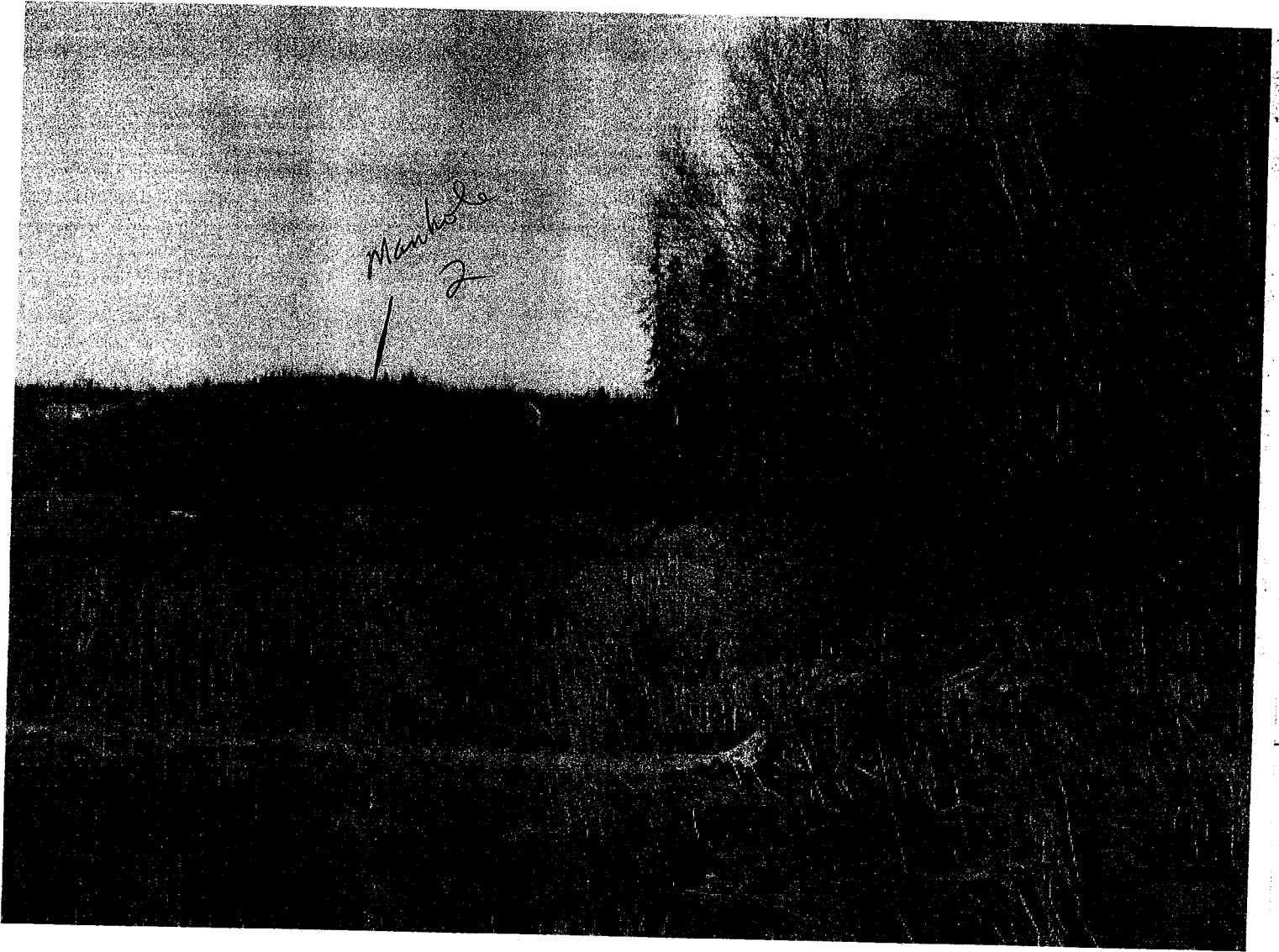
AS 16.20.031(a) The following described state-owned land and water is established as the Anchorage Coastal Wildlife Refuge and shall be managed as a state game refuge for the protection of waterfowl, shorebirds, salmon, and other fish and wildlife species and their habitat, and for the use and enjoyment of the people of the state:

- (1) Township 13 North, Range 4 West, Seward Meridian  
Section 20: SE $\frac{1}{4}$  seaward of the 20-foot elevation contour  
SE $\frac{1}{4}$ NE $\frac{1}{4}$  seaward of the 20-foot elevation contour  
Section 29: E $\frac{1}{4}$  seaward of the 20-foot elevation contour  
SW $\frac{1}{4}$  seaward of the 20-foot elevation contour  
Section 30: SE $\frac{1}{4}$ SE $\frac{1}{4}$   
Section 31: All seaward of the 20-foot elevation contour  
except NW $\frac{1}{4}$ NW $\frac{1}{4}$   
Section 32: All seaward of the 20-foot elevation contour
- (2) Township 13 North, Range 5 West, Seward Meridian  
Section 36: S $\frac{1}{2}$ , S $\frac{1}{2}$ N $\frac{1}{2}$
- (3) Township 12 North, Range 4 West, Seward Meridian  
Sections 6-9: Seaward of the 20-foot elevation contour  
Section 15: NW $\frac{1}{4}$  seaward of the 20-foot elevation contour  
SW $\frac{1}{4}$ NE $\frac{1}{4}$  seaward of the 20-foot elevation contour  
Government Lot 5 and the remainder of the W $\frac{1}{2}$ SE $\frac{1}{4}$ , all  
SW $\frac{1}{4}$   
Section 16: Seaward of the 20-foot elevation contour  
Sections 17-22  
Section 23: Government Lot 1 and the remainder of the SW $\frac{1}{4}$ ,  
all seaward of the 20-foot elevation contour  
Government Lot 2 and the remainder of the S $\frac{1}{2}$ NW $\frac{1}{4}$ , all  
seaward of the 20-foot elevation contour  
Government Lots 3 and 4, and the remainder of the  
SE $\frac{1}{4}$ , all seaward of the 20-foot elevation  
contour  
Section 24: Tract A, Shorecrest Subdivision (Plat No. 81-68,  
Anchorage Recording District)  
Section 25: Government Lots 1 and 2, and the remainder of the  
W $\frac{1}{2}$ , all  
Tract A, Johns Park Estates, and the remainder of  
the NE $\frac{1}{4}$ , excluding Skyway Park Estates,  
Addition No. 1 all seaward of the 20-foot  
elevation contour Government Lots 3 and 4, and the  
remainder of the SE $\frac{1}{4}$ , all  
Sections 26-36
- (4) Township 12 North, Range 5 West, Seward Meridian  
Sections 1-2  
Sections 11-14  
Sections 23-26  
Sections 35-36





View west on Cheveley F.O.W.



subject on right



## Content Information

**Content ID :** 003668

**Revision:** 0

**Type:** Ordinance - AO

**Title:** Planning and Zoning Commission recommendation of approval for a rezoning of approximately 3+/- acres from PLI (Public Lands and Institutions District) to R-1 (Single Family Residential District) for Campbell Lake Outfall Subdivision, Tract B; generally lo

**Author:** curtiscr2

**Initiating Dept:** Planning

**Select Routing:** Standard

**Review Depts:**

**Description:** Planning and Zoning Commission recommendation of approval for a rezoning of approximately 3+/- acres from PLI (Public Lands and Institutions District) to R-1 (Single Family Residential District)

**Keywords:**

**Date Prepared:** 1/27/06 3:50 PM

**Director Name:** Tom Nelson

**Addnl Dept Review ?:** No

**Addnl Review Depts:**

**Mayor Review?:** No

**Requested  
Assembly  
Meeting Date  
MM/DD/YY:**

## Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>	<u>Revision</u>
AllOrdinanceWorkflow	1/27/06 3:58 PM	Checkin	weaverjt	Public	003668	0
Planning_SubWorkflow	2/9/06 9:32 AM	Approve	nelsontp	Public	003668	0
ECD_SubWorkflow	2/9/06 9:33 AM	Approve	thomasm	Public	003668	0
OMB_SubWorkflow	2/10/06 11:02 AM	Approve	mitsonjl	Public	003668	0
Legal_SubWorkflow	2/10/06 11:42 AM	Approve	gatesdt	Public	003668	0
MuniManager_SubWorkflow	2/15/06 3:36 PM	Checkin	curtiscr2	Public	003668	0
MuniManager_SubWorkflow	2/18/06 1:53 PM	Approve	leblancdc	Public	003668	0
MuniMgrCoord_SubWorkflow	2/20/06 2:03 PM	Approve	abbottmk	Public	003668	0