

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: July 11, 2006

**CLERK'S OFFICE**

**APPROVED**

ANCHORAGE ALASKA

Date: 9-26-06  
IMMEDIATE RECONSIDERATION  
FAILED 9-26-06

AO NO. 2006- 101

1 AN ORDINANCE AMENDING THE HILLSIDE WASTEWATER MANAGEMENT  
2 PLAN, ANCHORAGE MUNICIPAL CODE SECTION 21.05.030D.4., TO ADD A 7.5-  
3 ACRE PARCEL KNOWN AS TRACT A, ASHLAND SUBDIVISION, GENERALLY  
4 LOCATED SOUTHEAST OF THE INTERSECTION OF JOHN'S POINTE DRIVE AND  
5 OLENA POINTE CIRCLE IN THE SOUTH HILLSIDE AREA, TO THE AREA  
6 RECOMMENDED FOR PUBLIC SEWERAGE.

7  
8 (Rabbit Creek Community Council) (Planning Case 2006-052)

9  
10 THE ANCHORAGE ASSEMBLY ORDAINS:

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12 **Section 1.** The Hillside Wastewater Management Plan, Anchorage Municipal Code  
13 section 21.05.030D.4., is hereby amended to add to a 7.5-acre parcel known as Tract A,  
14 Ashland Subdivision, generally located southeast of the intersection of John's Pointe Drive  
15 and Olena Pointe Circle in the south Hillside area, to the area recommended for public  
16 sewerage.

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18 **Section 2.** This ordinance shall become effective immediately upon passage and  
19 approval by the Anchorage Assembly.

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21 PASSED AND APPROVED by the Anchorage Assembly this 26th day of  
22 September 2006.

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25 Don Sullivan  
26 Chair

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29 ATTEST:

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32 Alan E. Gruendel  
33 Municipal Clerk  
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**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2006- 101

Title: AN ORDINANCE AMENDING THE HILLSIDE WASTEWATER MANAGEMENT PLAN, ANCHORAGE MUNICIPAL CODE SECTION 21.05.030D.4., TO ADD A 7.5-ACRE PARCEL KNOWN AS TRACT A, ASHLAND SUBDIVISION, GENERALLY LOCATED AT THE INTERSECTION OF JOHN'S POINTE DRIVE AND OLENA POINTE CIRCLE IN THE SOUTH HILLSIDE AREA, TO THE AREA RECOMMENDED FOR PUBLIC SEWERAGE. (PZC Case 2006-052)

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY06	FY07	FY08	FY09	FY10	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

**PUBLIC SECTOR ECONOMIC EFFECTS:**

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

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of this amendment should have no significant economic impact on the private sector except for the property owner.

Prepared by: JoAnn Contreras, Senior Planner

Telephone: 343-7921



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 487 -2006

Meeting Date: July 11, 2006

**From:** MAYOR

**Subject:** AN ORDINANCE AMENDING THE HILLSIDE WASTEWATER MANAGEMENT PLAN, ANCHORAGE MUNICIPAL CODE SECTION 21.05.030D.4., TO ADD A 7.5-ACRE PARCEL KNOWN AS TRACT A, ASHLAND SUBDIVISION, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF JOHN'S POINTE DRIVE AND OLENA POINTE CIRCLE IN THE SOUTH HILLSIDE AREA, TO THE AREA RECOMMENDED FOR PUBLIC SEWERAGE (PZC Case 2006-052).

Goldenview Land Company, owners, have petitioned to amend the *Hillside Wastewater Management Plan (HWMP)*. The petitioner proposes to add a 7.5-acre tract to the sewer service area, Tract A of Ashland Subdivision. The tract is generally located southeast of the intersection of John's Pointe Drive and Olena Pointe Circle in the south Hillside area.

With approval of the *HWMP*, the petitioner proposes to develop this tract with six rural lots to be served with public sewer extended from Prominence Point Subdivision, located north of the petition site.

The Planning and Zoning Commission approved the *HWMP* amendment. The favorable action was based on consideration of the area's sloping terrain and shallow bedrock, and the potential risk of contamination to the local aquifer by on-site wastewater disposal.

THE ADMINISTRATION CONCURS WITH THE FINDINGS AND ACTION OF THE PLANNING AND ZONING COMMISSION TO AMEND THE *HILLSIDE WASTEWATER MANAGEMENT PLAN*, ANCHORAGE MUNICIPAL CODE SECTION 21.05.030D.4., TO ADD TO A 7.5-ACRE KNOWN AS TRACT A, ASHLAND SUBDIVISION, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF JOHN'S POINTE DRIVE AND OLENA POINTE CIRCLE IN THE SOUTH HILLSIDE AREA, TO THE AREA RECOMMENDED FOR PUBLIC SEWERAGE.

Prepared by: Tom Nelson, Director, Planning Department  
Concurred by: Mary Jane Michael, Executive Director  
Office of Economic and Community Development  
Concurred by: Denis C. LeBlanc, Municipal Manager  
Respectfully submitted: Mark Begich, Mayor

Attachments: Planning & Zoning Commission Resolution No. 2006-027  
Planning & Zoning Commission Meeting Minutes of May 1, 2006  
Map A, Hillside Wastewater Management Plan Sewerage Service Areas  
Planning & Zoning Commission Staff Packet and Late Comments

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2006-027**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE HILLSIDE WASTEWATER MANAGEMENT PLAN TO ADD TO THE AREA RECOMMENDED FOR PUBLIC SEWERAGE THE 7.5-ACRE TRACT A OF ASHLAND SUBDIVISION, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF JOHN'S POINTE DRIVE AND OLENA POINTE CIRCLE IN THE SOUTH HILLSIDE AREA.

(Case 2006-052; Tax Numbers 020-101-27)

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WHEREAS, a request was received from the Goldenvue Land Company to amend the *Hillside Wastewater Management Plan (HWMP)* to add to the area recommended for public sewerage the 7.5-acre Tract A of Ashland Subdivision, generally located southeast of the intersection of John's Pointe Drive and Olena Pointe Circle in the south Hillside area; and


WHEREAS, notices were published, posted, and mailed; and a public hearing was held on May 1, 2006.

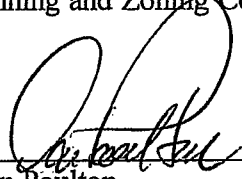
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
  - 1. The Commission accepted staff's recommendation and analysis with these findings:
    - a. The requested amendment is generally consistent with established policies and plans related to the request.
    - b. The requested amendment will help support an efficient use of the sewer collection system.
    - c. The subject property is in an area affected by sloping terrain and shallow bedrock and the requested amendment could help minimize the risk of contamination to the local aquifer by on-site wastewater disposal.
    - e. The Commission generally favors the extension of public sewer where it is practical and possible for public health considerations, bearing in mind concerns of the community with regard to density.

2. The Commission supports responsible development that minimizes impacts on neighbors and the surrounding community, and issues related to drainage, on-site wells, and revegetation of the property will be addressed through the plat approval process.
  3. There is no minimum density required by the requested amendment, and maximum density will be established by the underlying zoning, with the actual number of lots dependent on slope calculations for lot size.
- B. The Commission recommends to the Anchorage Assembly approval of an amendment to the *HWMP* to add the petition area to the Area Recommended for Public Sewerage.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 1st day of May 2006.

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

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

(2006-052)  
(020-101-27)

**Case 2006-051**

COMMISSIONER PEASE noted that three of the species, aspen, alpine currant, and another are moose browse and this is a moose-prone location. She asked that there be some consideration of protection for those species. MS. FERGUSON indicated she would give this information to Angela Chambers, Staff member involved in this case.

CHAIR POULTON asked whether there were any objections to the changes Commissioner Pease offered to Resolution 2006-014 and case 2006-051. No objections were voiced.

COMMISSIONER PEASE moved to adopt Resolution 2006-014 as corrected and approve case 2006-051 as corrected regarding protection against moose browse for certain plant species. COMMISSIONER ISHAM seconded.

AYE: Cotten, Pease, Gumennik, Jones, Poulton, Isham, Wang

NAY: None

PASSED

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

**F. REGULAR AGENDA**

**G. PUBLIC HEARINGS**

1. **2006-052** Goldenview Land Company. A request to amend the Hillside Wastewater Management Plan (HWMP) to extend the boundaries of the area recommended for public sewerage to include Tract A of Ashland Subdivision, Plat Number 99-95. Located southeast of the intersection of John's Pointe Drive and Olena Pointe Circle, North of Ashland Drive.

Staff member CATHY HAMMOND explained the request before the Commission is to amend the Hillside Wastewater Management Plan (HWMP) to include a 7.5-acre tract of property uphill from Goldenview Drive. The property is zoned R-6 for large-lot residential development with 1.25-acre minimum lot size; this could allow up to six lots on this

property, with the actual number of lots dependent on slope calculations for lot size. The R-6 zoning district provides for, but does not require that the lots be large enough to sustain on-site well and septic systems. The applicant is not proposing to extend public water to serve the property. The sewer proposed for extension would come from Prominence Pointe Subdivision located to the north and immediately adjacent to this property. An application to include this property in the sewer service area was reviewed by the Commission in 2001 along with a request to rezone to R-7. The proposal at that time was to subdivide into 12 lots. The extension of public water was proposed along with public sewer. The Commission approved the HWMP amendment to extend the sewer, but denied the rezone request. The Assembly did not hear the rezone request, but it did deny the HWMP request. There were a number of concerns at that time regarding density on the Hillside and the pros and cons of extending public sewer. There was also discussion of new technology for on-site systems. Since that time the requirement for a minimum of 3 DUA along with provision of sewer in the HWMP area has been removed from the plan.

The physical character of this property has recently been dramatically altered. Previously the slopes averaged 15% to 20% and the vegetation was mature spruce and birch. The current contours of the site are unknown because of recent excavation and grading work. The property will be recontoured according to the grading permit that has been issued for the property.

This request to amend the HWMP was evaluated using three criteria required in the HWMP: existing plans and policies, impact on the sewer collection system, and impact on the surrounding area. Under Existing Plans and Policies, the HWMP calls for extending sewer to areas on the Hillside that have been identified as environmentally unsuitable for septic systems and that are located in an area where sewer can be feasibly extended. With sewer in Prominence Pointe, extension of sewer is now feasible. Soil test information for on-site septic suitability was received last week. That information was prepared in 1999. On-Site Services quickly reviewed that information and they indicated that at least two of the ten test areas in the report would be unsuitable for on-site septic either because of shallow bedrock or depth of organics. The On-Site Services staff supports extending public sewer to the property in light of the risk of contaminating groundwater and affecting wells in the area, as well as the risk to public health caused by on-site wastewater disposal. The

land use policy map in Anchorage 2020 proposes an urban/rural services boundary that identifies areas that would receive services such as public water and sewer. The exact location of the boundary will be evaluated in the Hillside District Plan and there will also be an update of the HWMP. Anchorage 2020 does not specifically say that HWMP amendment requests must be postponed until the Hillside District Plan is done.

The second consideration required in the HWMP is the impact on the sewer collection system. This proposal would not create an adverse impact. Extension of sewer service is technically feasible and the existing collection system has adequate capacity to handle service to the property.

The third factor is the impact on surrounding property. Developing the property with public sewer reduces the risk of groundwater contamination that could affect wells nearby or down slope. The property is adjacent to R-6, R-10 and R-9 zoned properties and none of those areas are within the sewer service area. The comments in the packet and placed on the table tonight raise concerns regarding development of this property, particularly related to drainage and impacts on area wells. These are legitimate concerns that should be addressed in the platting process. MS. HAMMOND noted that the packet indicates a plat would be reviewed in May, but she learned today that the plat would not be forwarded pending Assembly approval of this request. The Assembly must approve the amendment because the HWMP is a component of Anchorage 2020. MS. HAMMOND noted that Don Kiefer from AWWU was present to respond to questions. She indicated that the Planning Department found that the requested amendment is generally consistent with established policies and plans related to the request, it will help support an efficient use of the sewer collection system, and it may help minimize the risk of contamination to groundwater and wells. The Department supported the requested amendment to the HWMP.

COMMISSIONER PEASE asked that Ms. Hammond address the general concern about accountability for this particular subdivision or applicant with regard to previously uncorrected drainage problems in adjoining phases of the subdivision. MS. HAMMOND understood that issue would have to be resolved between the Limited Road Service Area (LRSA) and Project Management and Engineering (PM&E). COMMISSIONER PEASE asked if the city has no enforcement responsibility for drainage that might affect properties down slope



from a subdivision that it has permitted. MS. HAMMOND understood there would have been a subdivision agreement with the prior development. She was not aware of the requirements of that agreement or what inspections have occurred. She stated this is not something the city would enforce, nor is it part of the HWMP amendment request.

COMMISSIONER PEASE asked if there is or is not a concern about putting a sewer system into shallow bedrock. She asked how that affects geology and recharge of groundwater for surrounding properties that rely on wells. MR. KIEFER stated that much of the utility installations in Prominence Pointe have been constructed in bedrock. Quite often the sewer trenches act as a French drain and channel runoff. COMMISSIONER PEASE asked if this affects the recharge of wells in the area. MR. KIEFER replied that this would depend on the sphere of influence for drawdown for those wells; if the trenches fall within those spheres of influence, it could have an effect. COMMISSIONER PEASE understood there is groundwater flowing in the trenches around the septic lines. She asked what is the likelihood of seepage from the lines. MR. KIEFER replied that this would depend on the location of the trench and the drainage to the trench. If drainages are at a high point, there would be little chance for infiltration into the trench area. If it is at the low point following a natural swale, it would collect quite a bit of the drainage.

The public hearing was opened.

TONY HOFFMAN, representing the petitioner, introduced Dave Grenier, also representing the petitioner. He stated this application is simply a request to amend the HWMP. The request to modify the HWMP will allow the developer to extend public sewer south through Prominence Pointe to the application area. The application area has bedrock at depths of 3 to 6 and up to 10 feet, which makes installation of on-site septic systems difficult, if not impossible. The MOA On-Site Services staff stated that making public sewer helps minimize the chances of contamination to local aquifers and the risk to public health caused by on-site septic in the area. For this reason, allowing only on-site septic systems on the property would be potentially injurious and possibly dangerous to surrounding and downstream wells. This application does not allow the developer to increase density. The site plan in the packet is based on the existing R-6 zoning. The only thing before the Commission is an amendment to the HWMP. The petitioner has no objections to the Staff recommendations and asked for approval as recommended by Staff.

COMMISSIONER PEASE asked if the applicant is comfortable with the density of 1 DUA. MR. HOFFMAN replied in the affirmative.

CHAIR POULTON asked if Mr. Hoffman has knowledge of past complications so he could respond to Commissioner Pease's earlier question. MR. HOFFMAN offered that Mr. Grenier could respond. COMMISSIONER PEASE noted that in particular there were comments about diversion of a stream from phase 9 of Prominence Pointe along 162<sup>nd</sup> and that it has been 18 months since the water was diverted and several months since the stop work order was issued. There were also complaints about drainage problems on the upper portion of 162<sup>nd</sup>, Sandpiper and Windsong. MR. GRENIER stated this issue arose approximately one year ago and a public hearing was held by PM&E that was chaired by Howard Holtan, Municipal Engineer. At that time there was input from the surrounding community and it was decided that water would be diverted down the 164<sup>th</sup> right-of-way. Since that time the developer has been working with Watershed Management, Corps of Engineers (COE), and EPA to obtain approval to change the course. In the meantime, Watershed Management did some mapping of drainages in the area and one section in the eastern boundary of Prominence Pointe was mapped as a stream. The developer is in discussions with Watershed Management and the COE trying to resolve this situation. The petitioner is currently waiting for melt-off to see what was mapped is a stream; if it is a stream, it is discontinuous. COMMISSIONER PEASE asked if Watershed Management has mapped the tract in question so there are no other "surprise" streams. MR. GRENIER replied that the property has been mapped and there are no streams. As a follow up to the earlier question about recharge, this area did not encounter groundwater in the testing. The recharge of this area, as was presented in the original approval of Prominence Pointe, comes from the Chugach Mountains at depth; it is not a shallow recharge area, it is a substantial recharge area located to the east. He indicated that information would be part of the plat application. COMMISSIONER PEASE asked for comment about diversion of runoff by virtue of the French drain function of the trenches. MR. GRENIER stated this does occur; one technique to address it is a trench plug to slow the flow. This could be addressed at the platting stage or with the sewer design. COMMISSIONER PEASE asked for comment on the devegetation of the site and asked how drainage would be controlled during recontouring. MR. GRENIER explained that as part of the grading permit obtained three years ago a best management practices (BMP) plan was implemented that consisted of installing three settlement basins prior to runoff entering any road system. Recently a stabilization pad was placed to address tracking of mud onto existing roads. The BMPs have been reviewed by Watershed Management and are in place.

WILL GAY, resident at 162<sup>nd</sup> and Luna, stated the Commission is being lied to and told half-truths. In 1998 he caught the developer diverting a stream, which people can testify was a stream, and all the drainage from this development at a right angle over to Ptarmigan Roost Subdivision where he lives. The MOA caught the developer working without a permit; this was documented in the Anchorage Daily News and was a front page story. The developer's only quote was "We did what we had to do." He could not get a permit to divert the stream and the drainage onto his subdivision. Since 1998 his septic system has been closer than 100 feet to what has been declared a new stream. As a result, he cannot sell his home nor can many of his neighbors because their systems are either out of compliance or de facto out of compliance because the system is flooding and cannot be used. The meeting held last year to which the petitioner's representative referred was a result of his effort to get his neighbors together. At that meeting Assemblymembers Shamberg and Tremaine, many MOA representatives, the developer and their engineers said they would fix this problem by re-routing the stream into its original streambed. He stated he could provide ten people who can testify there was a stream. He stated the developer is motivated by greed to get the water out of his subdivision by diverting it into another subdivision. He has attended various meetings and advocated stopping several developments in this area until the people along Luna and 162<sup>nd</sup> are made whole.

COMMISSIONER PEASE asked if she understood correctly that the stream that was diverted and not been diverted back is affecting property. MR. GAY replied in the affirmative. He stated this work was to have been done last summer and it has not been done.

CHAIR POULTON asked if this testimony affects the case before the Commission. MR. GAY explained that the subdivision has been denuded of vegetation, which adds to water drainage in the area. Developing this property would add water in the area from the creation of impermeable surfaces such as buildings and driveways.

COMMISSIONER ISHAM asked if Mr. Gay is opposed to this HWMP amendment. MR. GAY asked that nothing be approved for this developer until he and his neighbors are made whole.

COMMISSIONER PEASE asked if the MOA would have an interest with regard to whether this subdivision would add to an existing drainage problem. She understood the earlier comment was that the LRSA would have to handle the downstream flow, but she is hearing it would affect

downstream septic systems as well. MS. HAMMOND explained that the plat will have to address drainage issues and the capability of this property to support on-site wells, the effect on area wells, as well as the actual number of lots the property can support. The plat cannot solve the previous drainage problems, but the plat e review should include any drainage issues associated with the development of the property.

DIANNE HOLMES, representing the Rabbit Creek Community Council, stated the Council adjourned its April meeting with more questions than answers. She suggested that this situation should be reviewed in joint session with the Platting Board or Platting Officer. She understood the platting recommendations are awaiting the Commission's decision, but that decision should be made comprehensively based on platting decisions, not only on sewers. With the Hillside District Plan finally in progress, the Council is frustrated by the flurry of subdivision requests and sewer amendments. The developer received approval of an amendment to put sewer in Prominence Pointe several years ago. He also owns 23 undeveloped acres to the southeast of Ashland tract where the proposed road is headed. She feared that another amendment to the HWMP could be forthcoming. She questioned whether the proposed road alignment is best for future adjacent, undeveloped lands. She asked if the Hillside District Plan or at least the Subarea Transportation Study should help determine this. She noted there are currently two stop work orders in place in Prominence Pointe dealing with drainage issues. Ashland is uphill of that property and denuded of vegetation. Approving the HWMP amendment before resolution of the stop work orders is beyond the comprehension of the Council and is not good development practice. She stated the decision to blast Ashland to mine gravel was a deliberate decision by the developer several years ago. She questioned why the Commission should be asked to amend a significant adopted plan because of that decision and why now. She asked why the decision on this request could not wait until the Hillside District Plan is completed. She noted that the soils tests indicate three to 9 feet before bedrock. She believed that the soil tests were done mainly in the undisturbed southern portion of the parcel, which is in a different watershed. She asked why public utilities would be needed in an undisturbed area that still has vegetation when surrounding neighbors all have functioning septic systems. The Council reached consensus on the matter of revegetation. The Council believes the Commission can and should insist that Ashland be revegetated. There is an assumption that sewers are less damaging to neighbors, but MS. HOLMES reminded the Commission of a blow out at Prominence Pointe where a water line was laid. She stated that PM&E is in the process of developing new policies and procedures for private development of subdivision roads and utilities that includes a requirement that all plans, including drainage, not

be allowed to proceed until everything is in place and approved. It is unbelievable that utilities can routinely proceed without final approval of the subdivision roads or drainage plans. The Alaska Homebuilders representative addressed the Assembly on Tuesday requesting a two-week delay as they negotiate with the city on these requirements. She wondered whether this two-week delay would allow Ashland to slip under the old regulations rather than having things being considered comprehensively.

COMMISSIONER PEASE asked for clarification of Ms. Holmes's remark regarding 3 to 9 feet of soils and where the tests were done. MS. HOLMES distributed a color photograph depicting the areas blasted for gravel. She believed the tests were done in the area that was not disturbed. She noted that the houses around that area have on-site systems and questioned why this portion of the site should not also. COMMISSIONER PEASE understood that Prominence Pointe was an example of public sewer not being safe for neighbors. MS. HOLMES explained that Prominence Pointe had a blow out where the water line that feeds the school and Prominence Pointe had been trenched. Where that occurred, several huge cranes could fit. The trench the developer discussed allows water to drain quickly. She noted that the hillside collapsed as a result of the blow out.

In rebuttal, MR. GRENIER stated regarding the soils discussed by Ms. Holmes that there are some areas on the site that could sustain on-site systems, but the site does not support two systems per lot. Some of the tests show areas where on-site systems could be sustained, but for the vast majority of the site, that is not possible. The contours of this site drain into Little Survival Creek, whereas the majority of Prominence Pointe drains into Little Rabbit Creek.

COMMISSIONER PEASE asked what bearing Mr. Grenier's last point has on extension of public sewer. MR. GRENIER explained that his point was regarding the surface drainage of the site. Whether or not sewer is extended has no bearing on the amendment to the HWMP.

COMMISSIONER ISHAM asked whether, if this amendment is approved and sewer is allowed, the subdivision developer would pay for the installation of the sewer. MR. GRENIER replied in the affirmative. The standard process is to enter into a main line extension with AWWU, design and build the sewer to their standards, and then turn it over to AWWU.

COMMISSIONER PEASE asked Staff whether this decision should be weighed with regard to existing problems that have resulted from stream diversion and the collapse of trenching in this subdivision. MS. HAMMOND

asked if Commissioner Pease was asking for a condition of approval related to an earlier phase of the subdivision. COMMISSIONER PEASE responded that some of this property drains into property that already has problems, there have been stories of the performance record of the developer, and surprises have occurred in past phases of the subdivision. MS. HAMMOND replied that the Commission could make a recommendation that those issues be addressed in the review of the plat.

The public hearing was closed.

COMMISSIONER ISHAM moved for approval of the amendment to the HWMP to extend the sewerage service area boundary to include Tract A, Ashland Subdivision, subject to the findings and recommendations of Staff. COMMISSIONER JONES seconded.

COMMISSIONER ISHAM asked that other Commissioners comment. He wondered whether approval would bail out a developer that has made bad mistakes in the past. If this land cannot be developed without the extension of sewer, then denial of this request may mean that development would not occur.

COMMISSIONER PEASE was troubled by divorcing this action from the existing conditions down slope and within the same subdivision. Approval of this request would create additional runoff into an area that has been disturbed and where devalued property has been created for neighbors; that situation has not been addressed over an 18-month period. She was concerned that the site is not vegetated. She was concerned that installation of utilities might precede development of roads if PM&E practices are not adopted prior to action on this site. There was some testimony that there is a French drain effect from sewers put in bedrock and it is not clear that has no effect on existing septic systems and wells. She was not comfortable approving this request without knowing that the concerns regarding vegetation and road and drainage will be done together and until the full drainage plan has been approved. If the Commission did approve this, she would think it would be important to talk about trench plugs and not starting work on the sewer until there is a drainage plan and roads are planned in accordance with the soon-to-be approved PM&E policies.

COMMISSIONER JONES asked the status of the plat application. MS. HAMMOND understood the plat would not be heard pending Assembly action on this requested HWMP amendment. COMMISSIONER JONES asked if a case has been filed for the plat. MS. HAMMOND stated that this would be submitted as a short plat; she believed it was submitted, but had

been postponed. COMMISSIONER JONES stated that generally she is in favor of public sewer wherever it is practical to install it, including in areas of the Hillside. Sometimes for health purposes it is appropriate to extend sewer, bearing in mind the concerns in the community with regard to density. She heard that density was not being changed on this site. She also heard a lot of concern with regard to some unfortunate things that have occurred in this area in the past. She heard concern about moving forward with this HWMP amendment and, in her opinion, it would have been better for the Commission to function as the platting authority in order to see the whole case and have an opportunity to perhaps participate in addressing some of the issues and solutions. She was concerned that if this HWMP amendment is denied by the Commission the development would not go forward and there would be no plat. If there is not a solution to the issues that have arisen, no one will be pleased. She reiterated that she is generally in favor of providing public sewer where possible, but was strongly in favor of responsible development in terms of how development impacts neighbors and the communities around it.

COMMISSIONER WANG stated that if he understood the testimony and the comments of Staff, the concerns expressed relate more to the development itself than to the narrow question of public sewer extension versus septic systems. He felt it is hard to divorce this approval from the plat that is not before the Commission. He was inclined to approve the HWMP amendment, but with the idea that there would be a careful and skeptical review of the actual plat of the development.

COMMISSIONER COTTEN asked what is the Commission's participation beyond this point if this HWMP amendment is approved,. CHAIR POULTON replied that the Commission would have no further participation. COMMISSIONER COTTEN understood that the issues would be addressed only through the platting process. CHAIR POULTON explained that this amendment request would be forwarded from the Commission to the Assembly and then the plat would follow. COMMISSIONER COTTEN asked if the Assembly could instruct the Platting Board to address certain issues. MR. NELSON explained that the process would be a short plat. When the HWMP amendment goes forward to the Assembly, the Assembly has the ability to attach conditions. The question is whether there could be a clear nexus between the HWMP amendment dealing with the issue of the suitability of public sewer to the conditions requiring some other form of action for review by another body. COMMISSIONER COTTEN understood the only ability for those concerned with this development to have their concerns addressed would be the short plat process. MR. NELSON indicated that this is correct. COMMISSIONER PEASE noted that the short plat

process does not involve a public hearing. MR. NELSON stated this is correct, but notices are sent to surrounding properties and comments can be submitted, but the Platting Officer would make the decision. COMMISSIONER COTTEN asked what is the appeal process if there is disagreement with the Platting Officer's decision. MR. NELSON replied that appeals of platting actions are made to the Board of Adjustment.

CHAIR POULTON appreciated the public's concern, but favored extension of public sewer where possible. He reiterated that the issue before the Commission is only an amendment to the HWMP. The testimony given this evening is anecdotal. He suggested the Commission could request information, if desired, and postpone this matter. He agreed with Commissioner Wang that the matter does not involve concerns of the past.

COMMISSIONER JONES stated she is prepared to vote on the matter before the Commission, which is the request to amend the HWMP. If there are problems that are continuing, there are vehicles and venues to address those problems. She trusted the Platting Officer would take to heart the record in reviewing the plat.

COMMISSIONER PEASE remained uncomfortable who would be responsible for the drainage problems that might or might not be created by trenching for sewer on this site, given that there has been a poor record of correction of past problems of a severe nature. She was not comfortable adding to the problems either by accelerating development of this site or trenching. She stated she might be more comfortable if she understood how the drainage would work and whether it would be phased with revegetation and road construction.

COMMISSIONER PEASE moved to postpone pending further information on how platting and best management practices and timing would reduce or obviate the concerns expressed this evening. *The motion died due to lack of a second.*

COMMISSIONER GUMENNIK stated she also was undecided on this matter because of the negative issues that have been discussed through public comments. However, she believed the issue before the Commission is an amendment to the HWMP and not so much the drainage. Therefore, she would support the motion.



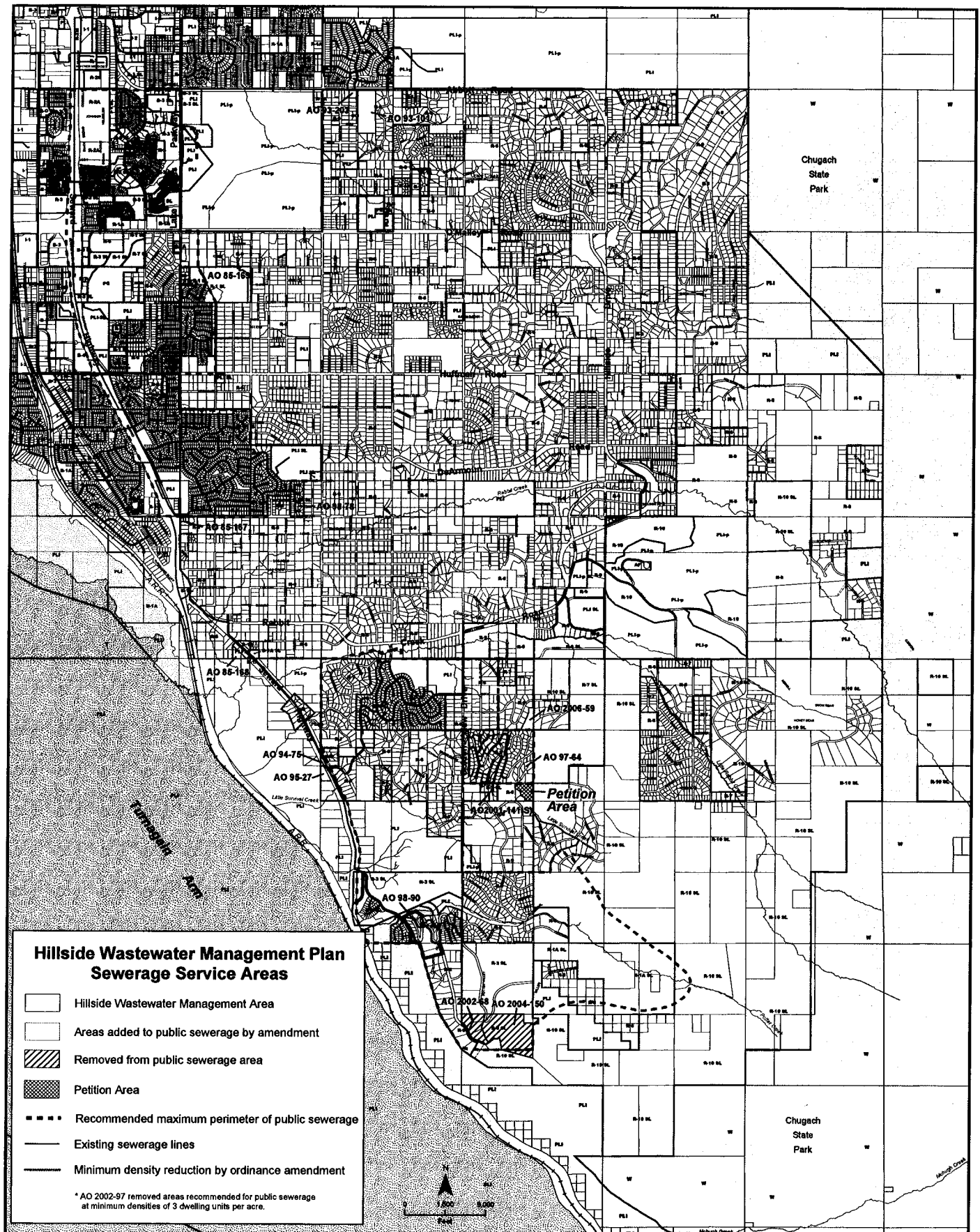
AYE: Cotten, Gumennik, Jones, Poulton, Wang

NAY: Isham, Pease

PASSED

- 2. 2006-057** Centerpoint II LLC. Master Plan Approval for Centerpoint Subdivision, Tract C, to be heard by the Planning and Zoning Commission. Located south of 36th Avenue and west of Centerpoint Drive.

Staff member AL BARRETT stated that AO 2001-173(S), which rezoned the property to B-3SL in 2001, requires a master plan approval. The ordinance is in the packet and contains a list of allowed and prohibited uses, but is primarily concerned with site design standards. He explained that there is adjacent property that shares driveway alignments and other features. In 2001 these properties were rezoned at the same time, but later in 2001, the property on the west side of Centerpoint Drive was separately rezoned in AO 2001-173(S). He reviewed the development standards under AO 2001-173(S). The first standard requiring a master plan has been met. The second standard that a traffic impact analysis (TIA) shall be reviewed approved as part of the master plan is partly met. A TIA was submitted for the property on the east side of Centerpoint Drive and that TIA needs to be updated; the Traffic Engineer has agreed to a time schedule for the TIA, what information will be included in it, etc. The third standard, perimeter landscape buffers and interior landscaping, is partially met. The interior site landscaping for parking lots exceeds the code requirement, however there are some areas of parking that may be inconsistent with some of the other standards of the AO. The fourth standard requires individual site plans and this standard is met. There is a site plan for phase one. Standard five requires landscape buffers be used to separate incompatible uses and that there be large and small areas of landscaping throughout the site. That standard is partially met. The perimeter landscaping seems to be adequate, but the west half of the property is dedicated to parking and, while the southern portion of that area appears to have adequate landscaping and public pathways, the northwest portion is relatively large and unbroken by any landscaping. Standard six is that no large expansive parking lots will be in highly visible areas. This standard is partially met. Standard seven is "buildings, and their entries, should be oriented to the street, shall encourage and accommodate pedestrian movement, and shall be arranged as part of a campus, rather than as



# Municipality of Anchorage

G. 1.

## MEMORANDUM

**DATE:** May 1, 2006

**TO:** Planning and Zoning Commission

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

**FROM:** *JoAnn* JoAnn Contreras, Senior Planner  
Physical Planning Division

**SUBJECT:** Case 2006-052 Hillside Wastewater Management Plan Amendment Request

### AMENDMENT REQUEST

A request has been submitted by Lantech, representative for Goldenview Land Company, to amend the *Hillside Wastewater Management Plan (HWMP)*. The requested amendment is to add a 7½-acre tract, Tract A, Ashland Subdivision, within the sewerage service boundary. The tract is located east of Goldenview Drive in the southeast Hillside area, south of the existing Prominence Pointe Subdivision and southwest of an Anchorage Water and Wastewater Utility (AWWU) water reservoir.

The petitioner has requested the amendment in order to extend public sewer to the site, which is available at the corner of John's Pointe Drive and Olena Pointe Circle to the north. The sewer extension is proposed in the right-of-way through an AWWU sanitary sewer main extension agreement. The application for this amendment states the reason for installing public sewer to the site is due to the close proximity of public sewer and the presence of bedrock on the property, which limits the use of on-site septic systems.

The extension of public water to this site is not proposed at this time. Ideally, public water and sanitary sewer mains would be extended to new development such as this simultaneously. However, extending public water to this property would require another water booster station on the Hillside because the petition site is uphill of the existing water reservoir.

### HWMP AMENDMENT PROCESS

The *Hillside Wastewater Management Plan* was adopted by the Assembly in 1982 as an element of the *Anchorage Bowl Comprehensive Development Plan*. As such, the *HWMP* is intended to provide guidance for land use, public sewerage, and on-site wastewater services planning for the Hillside area. According to the plan, public sewer is to be extended to those areas located within the recommended sewerage service area boundary. Areas outside the boundary are to rely on on-site wastewater disposal systems.

Exceptions to this policy may be considered through a formal amendment process. Any request for an amendment must provide a reasonable justification for the amendment and a discussion of

potential impacts on adjacent areas. Various municipal agencies are asked to review and comment on the request. Affected community councils and surrounding property owners are also notified and provided an opportunity to comment. A public hearing on the requested amendment is held before the Planning and Zoning Commission, which forwards its recommendation to the Assembly. The Assembly makes the final decision on the amendment request.

## **HWMP BACKGROUND**

The *HWMP* was initiated because of concerns about the potential contamination of streams and groundwater in the Hillside area. The study assessed the performance of existing on-site wastewater disposal systems and the best means for achieving wastewater disposal in the Hillside area.

During the course of the study, various Hillside environmental characteristics that affect the function of on-site treatment systems were evaluated. Alternative treatment systems were investigated. The study identified areas where on-site systems might function properly and areas where they might not. Based on the analysis, an action plan was developed that recommended the provision of sewerage service to certain Hillside areas. In addition, new regulations and procedures were called for to better assure the continued viability of on-site systems in those areas outside the recommended service area boundary.

The adopted recommendations in the *HWMP* address the issue of wastewater disposal by different geographic areas of the Hillside. The Plan, which was developed with broad public participation, acknowledges the desire to protect the low-density character of much of the Hillside. However, it also recognizes the need to provide a certain amount of land with public utility infrastructure to accommodate higher-density housing development.

In areas to be served with public sewer, development was to occur at a minimum 3 dwelling units per acre (dua). This density requirement was intended to help implement the housing objectives of the 1982 Comprehensive Plan and assure efficient use of newly extended sewer infrastructure. In 2002, the Assembly adopted AO 2002-97, which removed the requirement to have a minimum 3 dua in areas suitable for sewerage as recommended in the 1982 *HWMP*.

Much of the southern and western, or lower Hillside, area is included in the sewerage service area boundary; whereas, most of the central and eastern, or upper Hillside, area remains outside the boundary.

## **SITE DESCRIPTION**

The 7½-acre, Tract A, Ashland Subdivision, is generally located about 1,900 feet east of Goldenview Drive, about a mile south of Rabbit Creek Road, and immediately south of the southeast corner of the existing Prominence Pointe Subdivision. Soils test hole data submitted by the petitioner shows evidence of shallow bedrock on this property.

The physical character of this site has been recently altered dramatically (see attached photos), with much of the site being denuded of mature white spruce and birch forest and the topography changed through excavation and grading. Topographically, the site was steep with an average slope of 15 percent, and a slope close to 20 percent below the proposed road access (John's Point Drive). The current contours are unknown due to recent site excavation and grading. The attached copy of the grading permit shows proposed final grades. The schedule for completing the recontouring work is uncertain as a stop work order was issued April 4, 2006, for violation of the fill and grade permit.

A short plat has been submitted for this property for a six-lot subdivision described as Prominence Pointe Subdivision, Phase 10, Block 7, Lots 10 and 11, and Block 4, Lots 20 through 23, , which will be reviewed in May 2006. The proposed use is single-family residential development with a density of less than 1 dua or 6 single-family homes.

This property has physical access from existing roads to the north through Prominence Pointe Subdivision. The preliminary plat design shows the road will be extended through this site to the south boundary with a temporary turnaround, which may serve property to the east and southeast, currently under the same ownership. The petitioner has not stated whether or not he plans to request another *HWMP* amendment to extend public sewer to that site at a later date.

#### **BACKGROUND INFORMATION ON PREVIOUS AMENDMENT REQUEST**

In March 2000, the Planning and Zoning Commission approved a request to add this property to the *HWMP* sewer service area, but denied a request to rezone the petition site to R-7 (Case 2000-208). The previous request proposed to subdivide and develop this tract with single-family homes at an approximate density of 1.6 dua or 12 lots, and to extend public sewer and water. In October 2001, the Assembly denied the *HWMP* amendment request for this tract. (See attached Assembly Minutes for October 16 and 23, 2001.) Assembly comments on the request were related to options for on-site septic systems, the pros and cons of extending public sewer to this area of the Hillside, including the potential for ecological damage, and the timing of the update to the *HWMP*. The previous rezone request for this property did not go before the Assembly.

The previous staff report on the subject site states that the petitioner's engineer resubmitted two of the geotechnical reports from the earlier 1997 Prominence Pointe *HWMP* amendment request, noting at that time the reports address the same general area as the subject request. The petitioner further noted at that time that the subject parcel is in an area with shallow bedrock and some evidence of shallow ground water, which are two conditions that present difficulty for on-site septic system installation.

#### **AGENCY REVIEW**

A number of agencies reviewed the requested amendment. Except for the following, no comments or objections were submitted.

The Anchorage Water and Wastewater Utility (AWWU) noted the following:

- AWWU water and sanitary sewer mains are currently not available to the subject tract. The closest sanitary sewer main is located near the intersection of Prominence Point and John's Drive. The closest water main is located within John's Drive adjacent to the tract.
- AWWU water and sanitary sewer main extension agreements are needed to extend the existing water and sanitary sewer facilities to provide service to Tract A, if AWWU facilities are desired by owner or required by a future platting action.
- If water service is desired, a booster station must be constructed to serve the area with adequate water pressure.

On-Site Services has no objection to the amendment and recommends public sewer be extended to all lots (referencing the proposed plat with 6 lots). Verbally, On-Site Services staff stated "that making public sewer available helps minimize the chances of any contamination of the local aquifers or risks to public health caused by on-site wastewater disposal in the area."

#### **PUBLIC COMMENT**

The petition area is located within the Rabbit Creek Community Council area and the South Goldenview Limited Road Service Area (LRSA). Comments from these organizations are attached to this report and generally comment on:

- Hillside District Land Use Plan and revision of the *HWMP* should be in place before any expansion of Prominence Pointe Subdivision.
- Support of 1.25-acre lot size; decoupling of density and sewer; comprehensive/master planning to avoid piecemeal development; and requiring supporting infrastructure prior to permitting development. (Problems with surface water flow and glaciation in the area are also mentioned as the result of vegetation removal and terrain alteration in the Prominence Pointe Phase 1 development.)
- LRSA requests that the developer be held accountable for correcting drainage problems before proceeding with additional platting activity.
- An additional road onto Ashland Drive is a concern due to bedrock, water and icing problems in the winter. (See letter dated April 12, 2006 from South Goldenview LRSA for additional comments.)

Notices were mailed to surrounding property owners and at the time of packet preparation, 5 written responses had been returned. Concerns cited had to do with denuding the site of vegetation, completion of the Hillside District Plan where the urban/rural boundary for such services will be set, development-by-creep (developer owns a larger parcel to the southeast; developer has not resolved serious drainage problems created in previous development phases by diverting water, which has caused damage to adjacent property and has not been resolved.) Comments are attached.

## EVALUATION

The following criteria were used to evaluate the amendment request:

- existing plans and policies
- impact on sewer collection system
- impact on surrounding property

### Existing plans and policies

The *HWMP* calls for extending sewerage service to those Hillside areas that have been identified as environmentally unsuitable for any type of on-site disposal system and that are geographically located for the feasible extension of sewerage. The Plan also includes a strategy for extending service to large undeveloped areas that are contiguous to existing sewerage system areas. Together, these factors formed the basis for supporting the inclusion of the entire Prominence Pointe property north of the petition area in the sewerage service area.

With the extension of the sewer collection system to Prominence Pointe development, public sewer is now feasible to the petition site. As the petition area is now part of the larger Prominence Pointe development, adding this tract to the sewerage service area is not inconsistent with existing policies in the *HWMP*. However, the *HWMP* defines areas unsuitable for on-site septic as those where wetlands, high or seasonally high water table, shallow or surficial, organic soils, and steep slopes generally preclude the use of on-site wastewater treatment of any type.

The petitioner's original submittal did not provide geotechnical evidence specific to the unsuitability of the subject parcels for on-site septic viability. Detailed soils logs were submitted on April 24, 2006, that show bedrock depth ranging from 3 to 9 feet. These tests were performed in January 1999. This information was received after comments were submitted by On-Site Services on the amendment request. On-Site Services had previously indicated that, although their recommendation supports public sewer, additional information would be required to determine the feasibility of on-site septic if it were proposed.

The Land Use Policy Map in *Anchorage 2020* proposes an urban/rural services boundary, which is a concept to match municipal government and utility service levels with intensity of development. Once standards for public services are established, this boundary will formally designate areas to receive either urban or rural levels of service. (Examples of services are police and fire, water and sewer, parks, and road maintenance.) The urban area will have higher density residential and

commercial developments that require and support a wider range of services. The rural area will retain low residential densities with a more limited range of services. The urban/rural services boundary will be addressed in the Hillside District Plan, which is scheduled for completion in 2007. *Anchorage 2020* does not specifically suggest that *HWMP* amendment requests not be heard before the Hillside District Plan is completed.

The 1982 *Anchorage Bowl Comprehensive Development Plan* includes this parcel in a residential area. The R-6 area is recommended for low density at  $<1 (.8)$  du/a. Under the current R-6 zoning, the total number of dwelling units allowed on Tract A is 6 units assuming that it also meets the hillside slope chart calculations for lot width and square footage.

The total number of dwelling units proposed is consistent with the R-6 zoning district. However, the proposed number of lots may be inappropriate given the steep terrain. The R-6 district is designed to encourage low-density residential development, while at the same time protecting and enhancing those physical and environmental features that add to the desirability of suburban residential density.

#### Impact on sewer collection system

The requested *HWMP* amendment would not create an adverse impact on the sewer collection system. The extension of sewerage service to the petition area is technically feasible. Sewerage service within the petition area would operate as a gravity system, thus avoiding the need for any lift stations and forced, or high-pressure, mains.

Neither the general public nor any AWWU customers would be required to pay for any line extensions to the petition area. The subdivision developer will pay the full cost of extending sewerage service to the petition area.

The sewer collection system will have adequate capacity to handle service to the additional area. The collection system for the general area was designed to serve the maximum development allowed within the sewerage service area. However, new development is occurring at the low end of the allowable density range for properties further downstream on the sewer collection system. Consequently, there is adequate capacity to allow for system expansion to the petition area.

#### Impact on surrounding property

(Note: An amendment request must provide a discussion of the potential impacts on adjacent areas. This information was not submitted with the petitioner's application.)

Development of the petition area with sewerage service would pose less risk of groundwater contamination affecting wells nearby or down slope. Many wells in the area are drilled in fractured bedrock, and water quality might be jeopardized with the use of additional on-site wastewater disposal systems in the area. In this case, extension of public sewer to the petition area would help minimize the risk of contamination to the local aquifer by on-site wastewater disposal systems.



While higher density development is generally supported with the provision of public water and sewer, that argument is not applicable to this proposal. The *HWMP* provides transition area standards for land at the periphery of sewer and non-sewered areas. The intent is to preserve and reflect the existing rural character of Hillside neighborhoods in transition spaces that mitigate the visual, noise, and traffic impacts of one residential density type on another. At a minimum, the transition space would reflect the physical character of adjacent, existing development in the non-sewered areas. The *HWMP* outlines a process for accomplishing these objectives.

The subject parcel serves as a transition space between the large-lot rural development to the south and the higher density, platted Prominence Pointe Subdivision to the north. Drainage issues created by the development in Prominence Pointe Subdivision should be addressed and it should be shown how drainage on this site will be handled. The preliminary plat will address these issues.

#### **FINDINGS AND RECOMMENDATION**

The Planning Department finds the requested amendment to the *Hillside Wastewater Management Plan* is generally consistent with established policies and plans related to the request; will help support an efficient use of the sewer collection system; and may help minimize the risk of contamination to the local aquifer by on-site wastewater disposal.

Based on these findings, the department supports extension of the sewerage service area boundary to include the petition area, Tract A, Ashland Subdivision.

Attachments: Maps  
Aerial and Site Photos  
Application  
Comments Received  
Historical Information

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# Case 2006-052

## Maps

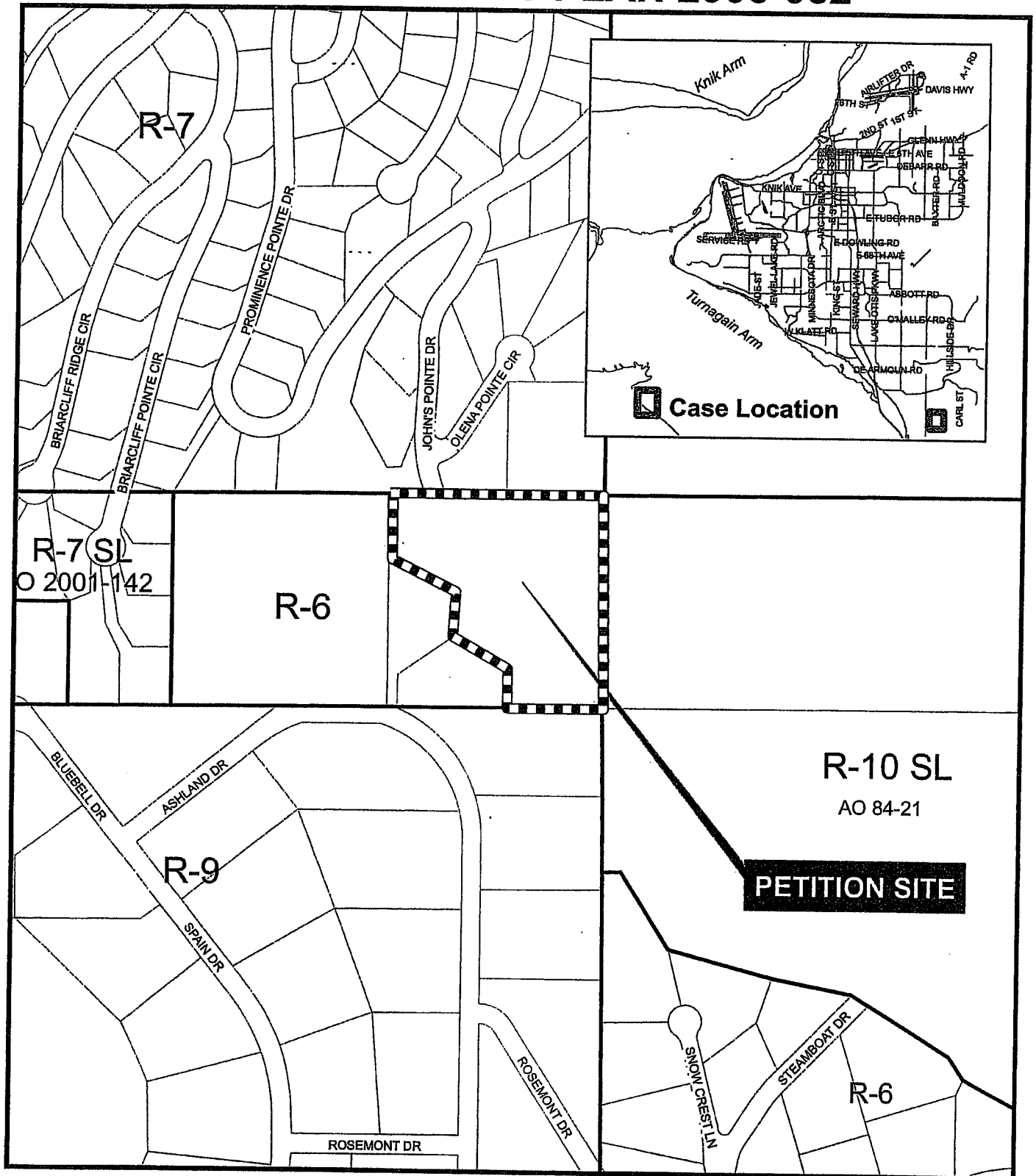
Zoning Map

Land Use Map

Proposed Six-Lot Short Plat

HWMP Sewerage Service Area

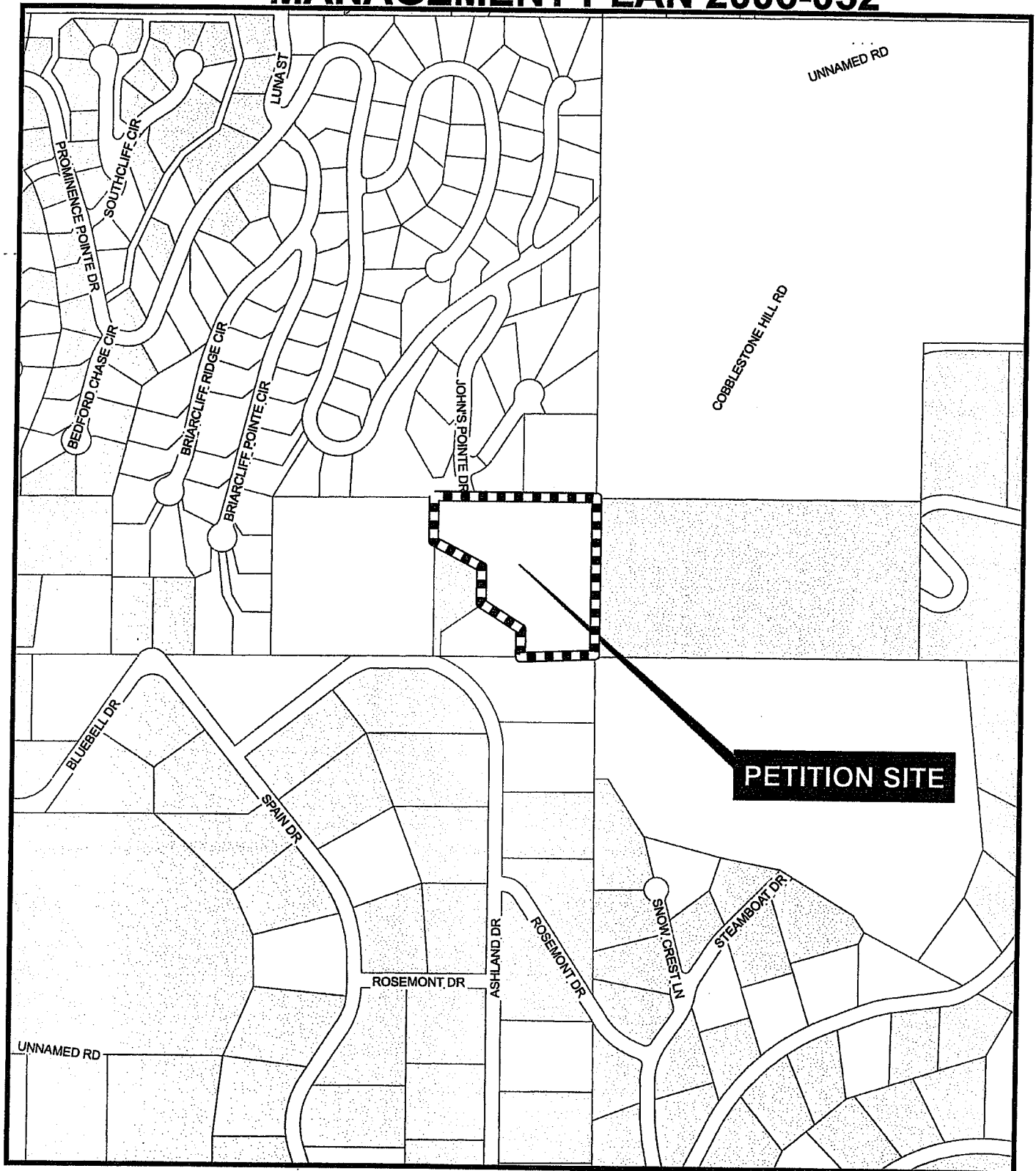
# AMENDMENT TO THE HILLSIDE WASTEWATER MANAGEMENT PLAN 2006-052



Municipality of Anchorage  
Planning Department




Date: March 10, 2006

# AMENDMENT TO THE HILLSIDE WASTEWATER MANAGEMENT PLAN 2006-052



Municipality of Anchorage  
Planning Department

Date: March 10, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park

0 75 150 300  
Feet



10

[illegible]

Owner: California Land Company Inc., John Siergiam, President  
18420 51 Avenue Place  
Anchorville, Alaska 99516

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2006.  
 \_\_\_\_\_  
 Notary Public

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**My presentation address**

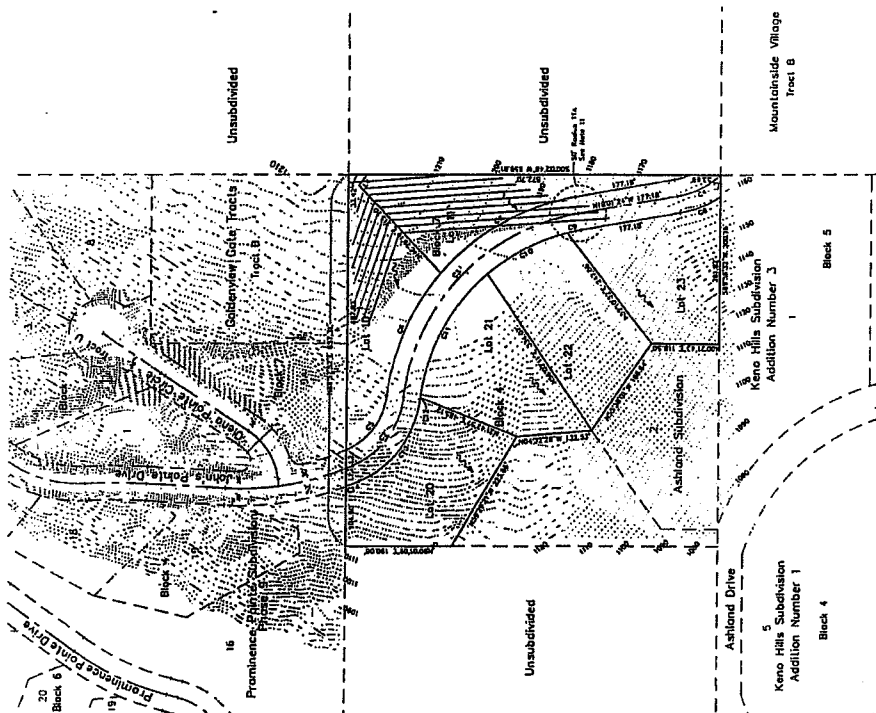
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**My home page**

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LINE TABLE		
LINE	BEARING	DISTANCE
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12	N 85° 00' 00" E	12.43
13	N 85° 00' 00" E	12.43
14	S 75° 00' 00" E	22.40

[illegible]

Area Calculations:

Lat	Long	Block	Area	Area with 1/2 ROW
22	10	4	47,943 sq-ft.	33,908 sq-ft.
21	21	4	48,028 sq-ft.	33,908 sq-ft.
21	22	4	48,171 sq-ft.	33,908 sq-ft.
21	23	4	43,168 sq-ft.	33,277 sq-ft.
19	10	7	42,377 sq-ft.	34,078 sq-ft.
11	11	7	38,680 sq-ft.	34,873 sq-ft.

34,450 sq-ft. - 1E = 33,908 sq-ft. net  
 34,450 sq-ft. - 1/2 ROW net = 33,908 sq-ft. net

[illegible]

### Surveyor's Certificate

Print approval \_\_\_\_\_  
 Not approved by the United  
 States Authority \_\_\_\_\_  
 Date \_\_\_\_\_ day of \_\_\_\_\_, 1966.  
 Authorized official \_\_\_\_\_

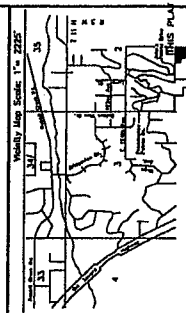
### Acceptance of Dedication

### Tax Certification

Incidents on the eve of the attack in this city have been reported in fact, and it appeared in tonight's edition January 1 and the law, there is an attempt with the chief factor after an amount sufficient to pay attention and properly for the normal year.

Planning Officer \_\_\_\_\_  
 Municipal Surveyor \_\_\_\_\_  
 Environmental Protection \_\_\_\_\_

100



### PROMINENCE POINTE

**PHASE 10**

Lots 20 through 24, Block 4 and  
Lots 10 and 11, Block 7

Subdivision of Tract A, Antired Subdivision (Plot Number 9-95, Located within the SW 1/4, Section 2, T11N, R3W, S14E, Anchorage Recording District, creating 6 lots in approximately 7.45 acres.

## PROMINENCE POINTE

## The Center of Capitalism

**Landtech**  
LAND & CONSTRUCTION SURVEYORS-AUTOCAD  
PLANNERS  
ENGINEERS  
410 W. BORDEN BLVD. SUITE 103  
ANCHORAGE, ALASKA 99503  
362-5281 (FAX 362-6433)

[illegible]



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## Case 2006-052

### Aerial and Site Photos

Aerial Photo of Petition Area — 2000

Aerial Photo — 2006

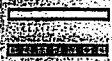
Site Photo looking NW — April 2006

Site Photo looking SW — April 2006

On-Site Photo #1 — April 2006

On-Site Photo #2 — April 2006

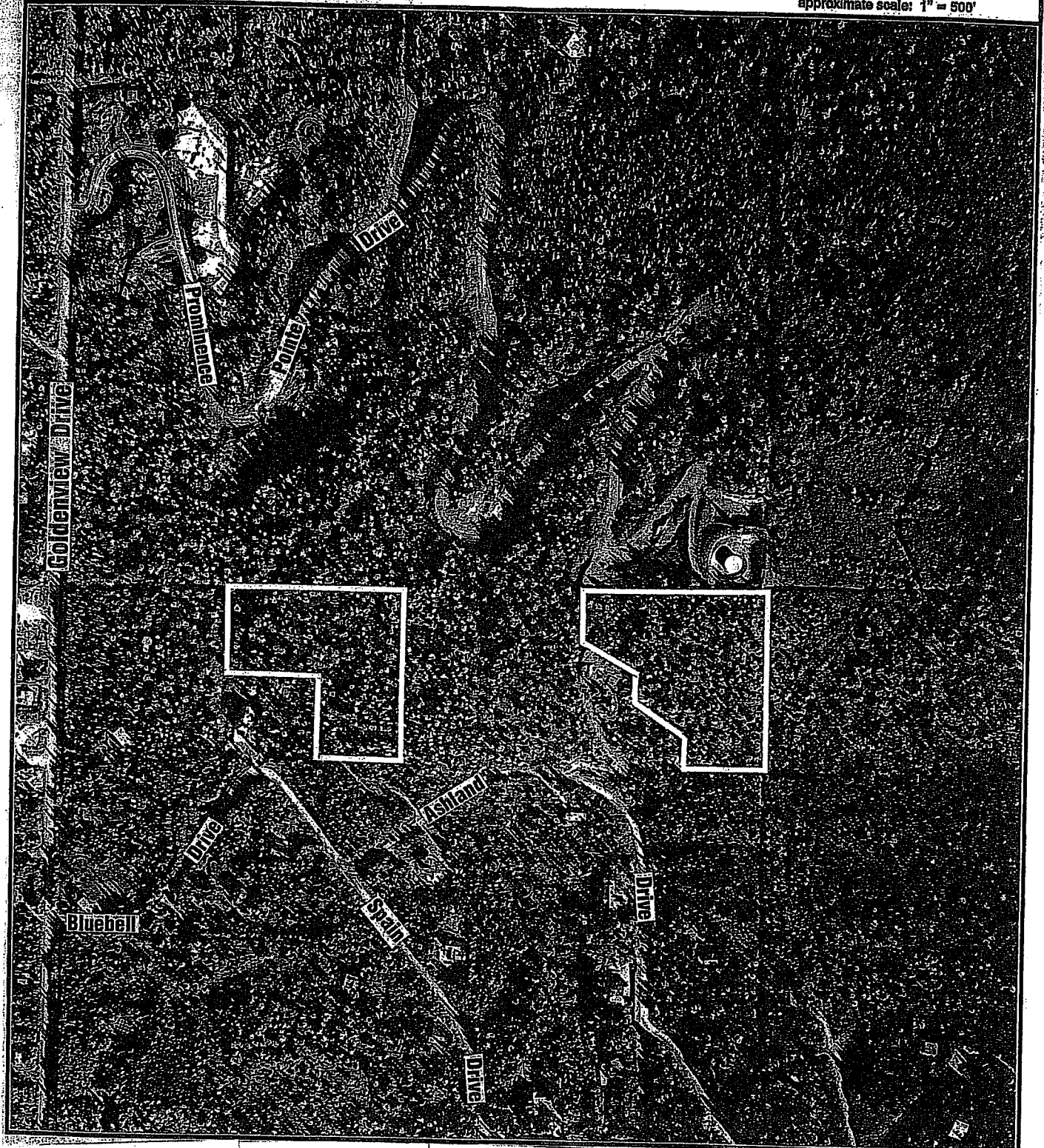
# Aerial Photography



Petition Area Boundary  
Zoning Line



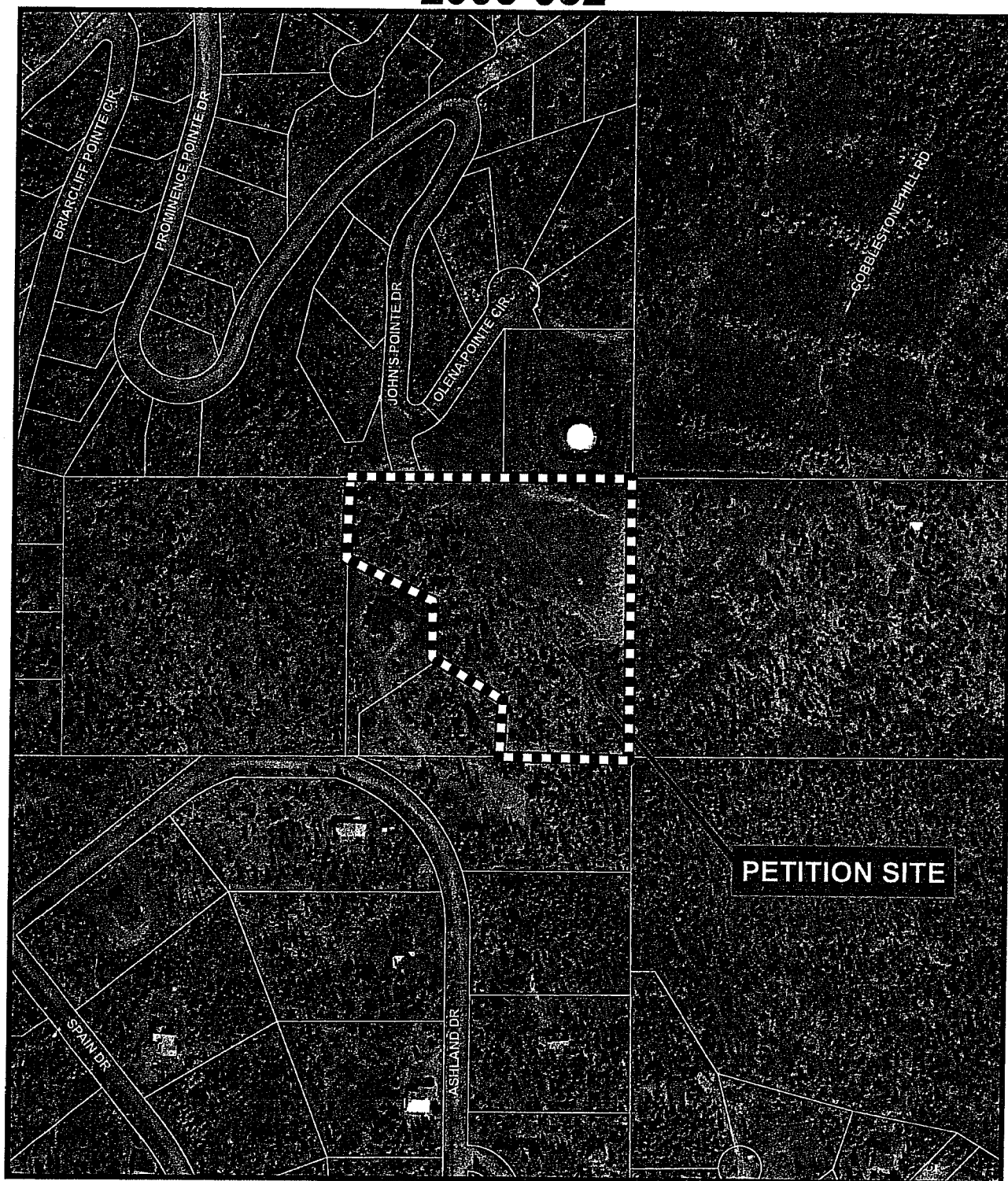
aerial photography: 9-17-2000  
approximate scale: 1" = 500'



Case 2000-210



2006-052



Municipality of Anchorage  
Planning Department

Date: March 10, 2006



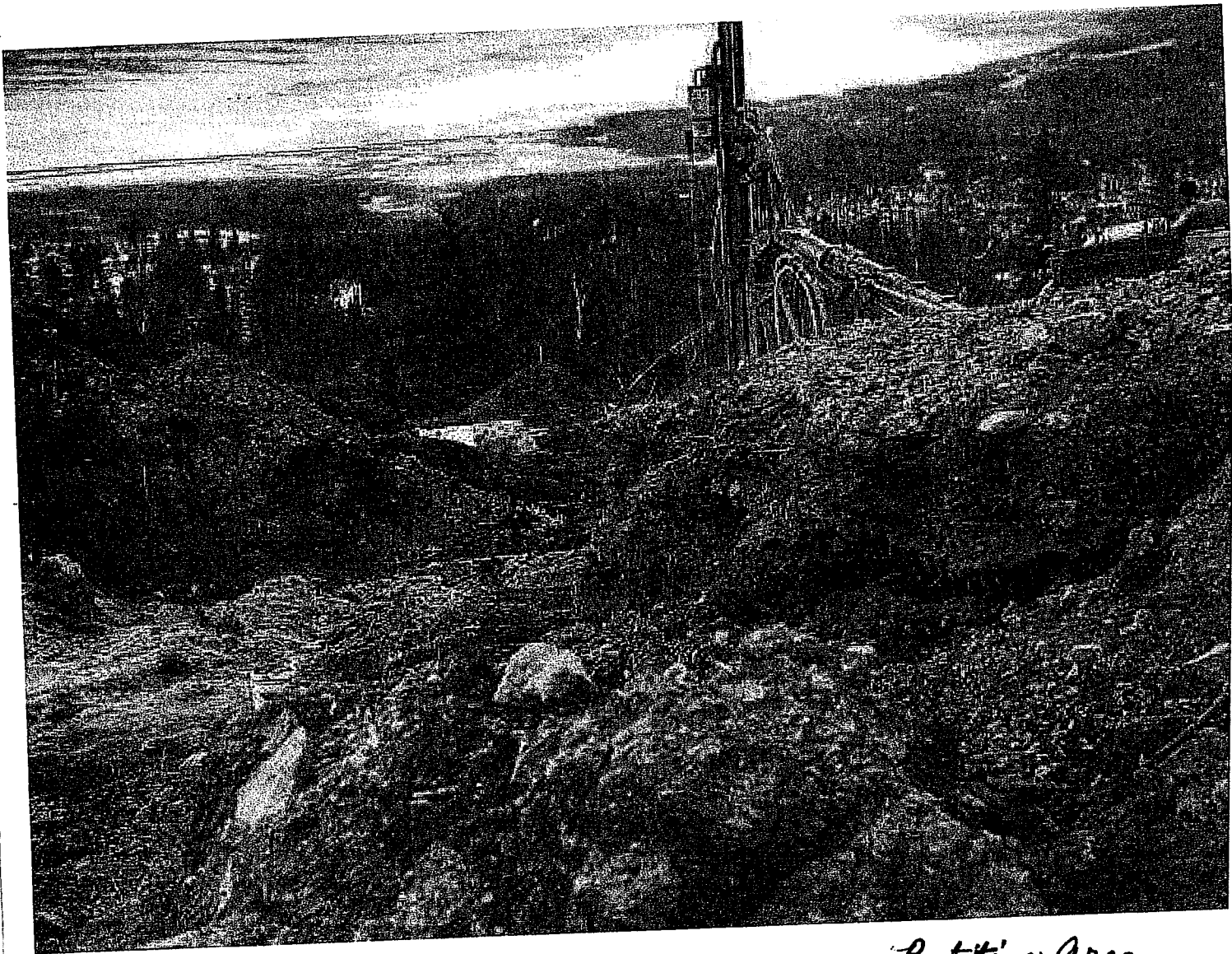
037.75 150  
Feet



*Petition Area 200  
Looking northwest*



*Petition Area - 2006*  
*Looking southwest*



*Petition Area*  
2006



Petition Area  
2006

---

Case 2006-052

Application



## Prominence Point Phase 10 HWMP Amendment

This request for amendment to the HWMP is for Tract A, Ashland Subdivision. The site is located directly south of Prominence Pointe Phase 9 and the AWWU water storage tank situated on Tract B. The site is Zoned, and will remain, R6.

Public sewer is available at the corner of John's Pointe Drive and Olena Pointe Circle, and sanitary sewer lines are planned to be installed within the dedicated right of way through an AWWU sanitary sewer main extension agreement. Please see the attached sewer line location map.

The reasons for installing public sewer to the site are that bedrock exists within 2 to 10 feet of the ground surface (see the submitted test hole information), and the close proximity of public sewer. The test-hole data was originally completed by Michael Anderson, P.E.

Due to the elevation in relation to the water storage tank, onsite wells are planned.

A grading permit (03-5208) was obtained in March 2003, which is still active, and final grading is anticipated to be completed this year. No road construction will occur until the preliminary plat is approved. Please see attached printout of the permit status and approved grading plan.

Please let me know if you require further information.

Thank you,

Tim Creary  
Lantech, Inc.



February 28, 2006

Community Planning and Development  
Municipality of Anchorage  
Planning Department  
4700 Bragaw Street  
Anchorage, Alaska, 99507  
(907) 343-7909 Fax (907) 343-7927

**RECEIVED**

MAR 02 2006  
MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

Attn: Tom Nelson

Re: Ashland Subdivision Tract A HWMP Amendment

Dear Mr. Nelson,

This is a request to extend the boundaries of the area recommended for public sewerage to include Tract A, Ashland Subdivision (Plat Number 99-95). As can be seen by the enclosed exhibit, this tract will become a part of Prominence Pointe Subdivision. This is a logical extension of the public sewerage boundary, as services will be directly available to the site from Prominence Pointe.

Due to the close proximity of public sewerage, and the existence of bedrock, which limits the use of septic systems, the Ashland Tract will be serviced by public sewer mains that connect to existing services in Prominence Pointe Subdivision to the north.

Currently the tract is un-subdivided, and is planned for development using the current R6 zoning. The enclosed exhibit shows the future potential subdivision with lots that will be similar to the existing Prominence Pointe Subdivision.

Please advise if any further data or reports are required for processing this application.

Thank you,

Tim Creary,  
Lantech, Inc.  
Petitioner's representative



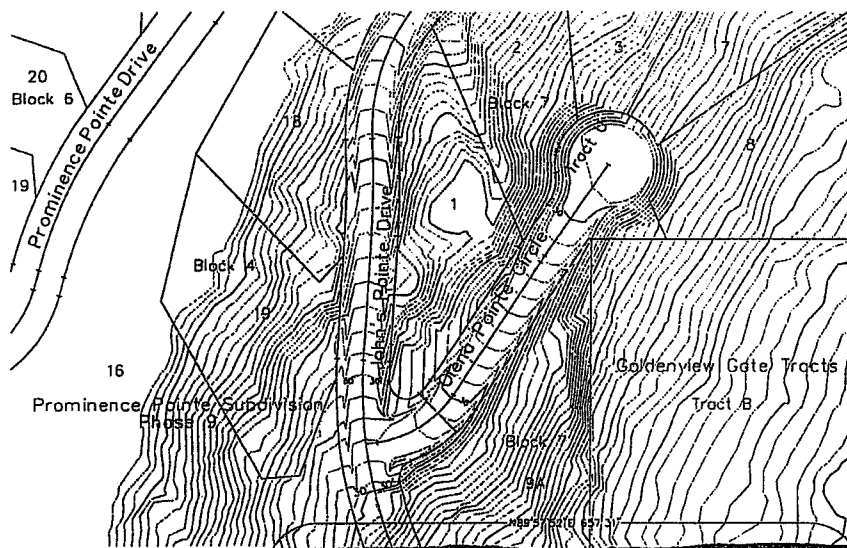
To whom it may concern,

I hereby authorize Lantech Incorporated and it's agents to represent me in the subdivision/re-subdivision and HWMP amendment processes of the property described as Tract 2, Ashland Subdivision.

Thank you,



John Berggren, President  
Goldenvlew Land Company  
Petitioner



Unsubdivided

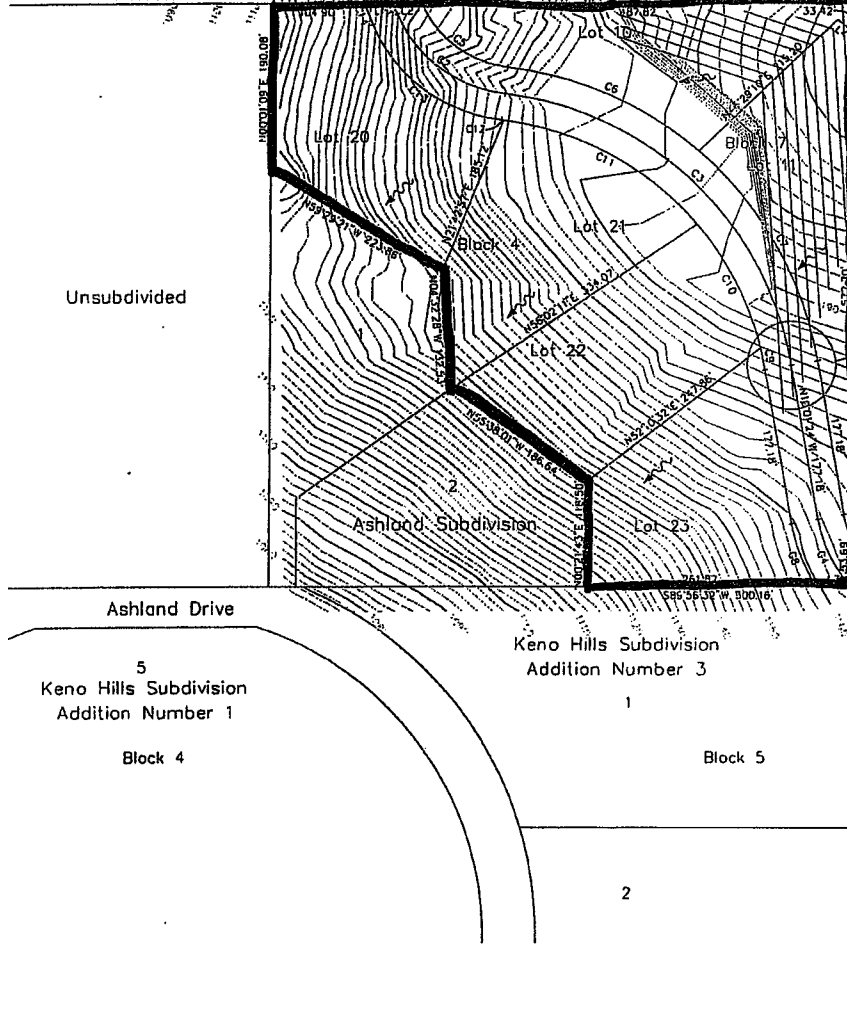
LINE TABLE		
LINE	FROM	TO
1	1000000	1000000
2	1000000	1000000
3	1000000	1000000
4	1000000	1000000

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	100.00	100.00	100.00	000°00'00"	000°00'00"
C2	100.00	100.00	100.00	000°00'00"	000°00'00"
C3	100.00	100.00	100.00	000°00'00"	000°00'00"
C4	100.00	100.00	100.00	000°00'00"	000°00'00"
C5	100.00	100.00	100.00	000°00'00"	000°00'00"
C6	100.00	100.00	100.00	000°00'00"	000°00'00"
C7	100.00	100.00	100.00	000°00'00"	000°00'00"
C8	100.00	100.00	100.00	000°00'00"	000°00'00"
C9	100.00	100.00	100.00	000°00'00"	000°00'00"
C10	100.00	100.00	100.00	000°00'00"	000°00'00"
C11	100.00	100.00	100.00	000°00'00"	000°00'00"
C12	100.00	100.00	100.00	000°00'00"	000°00'00"
C13	100.00	100.00	100.00	000°00'00"	000°00'00"
C14	100.00	100.00	100.00	000°00'00"	000°00'00"

Unsubdivided

Unsubdivided

50' Radius TTA  
See Note 11



## Exhibit A

# PROMINENCE POINTE SUBDIVISION

## Phase 10 Layout

**Lantech**  
LAND & CONSTRUCTION SURVEYORS-AUTOCAD  
440 W. MOORE BLVD. SUITE 103  
ANCHORAGE, ALASKA 99503  
907-561-1111 (FAX 907-561-1112)

DATE: 3/10/06 SCALE: NTS DATE: January 27, 2006  
DRAWN BY: 1C

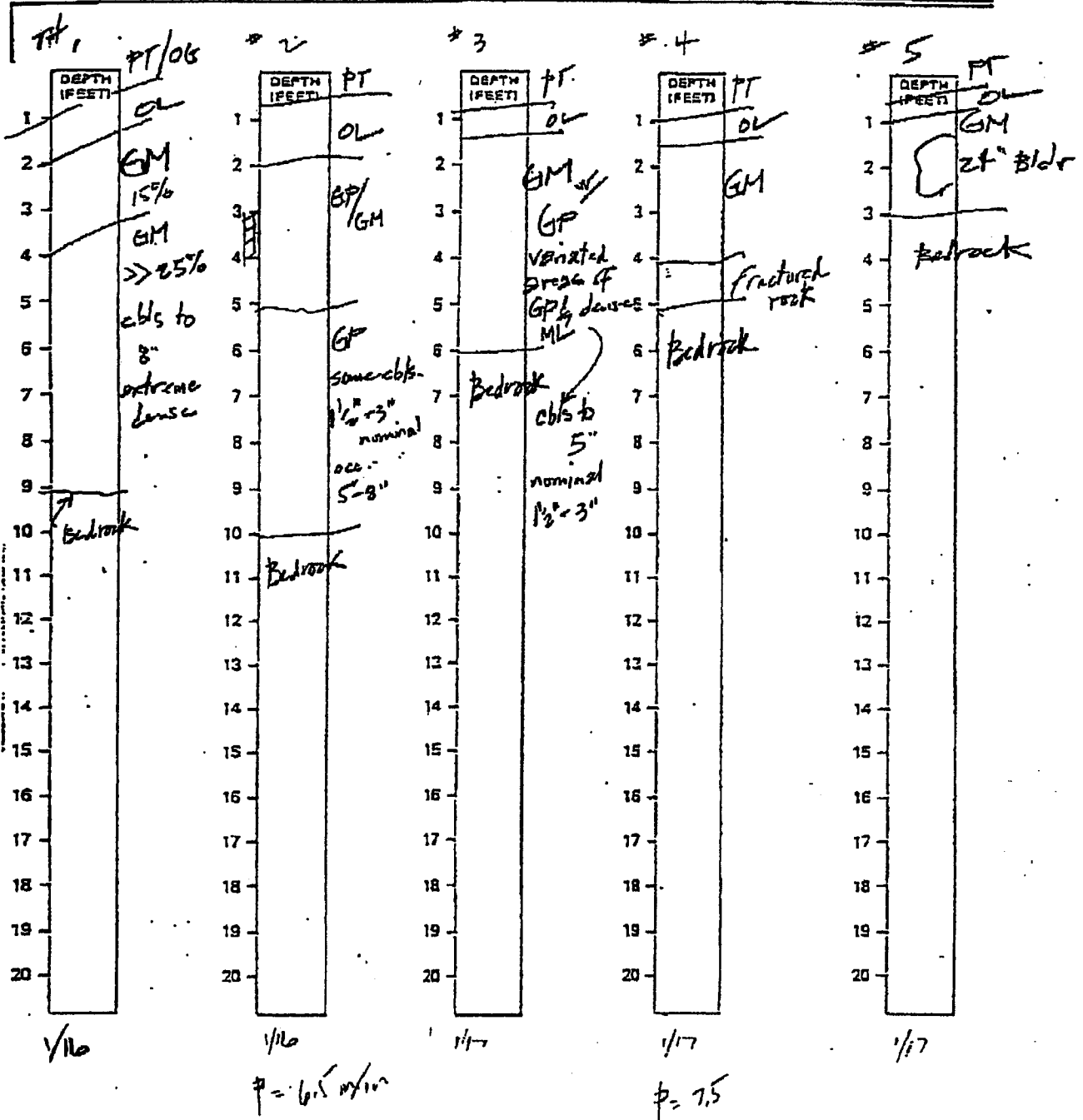


# Ashland Subdivision, TR 'A'

SHEET NO. 7 OF 9

CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

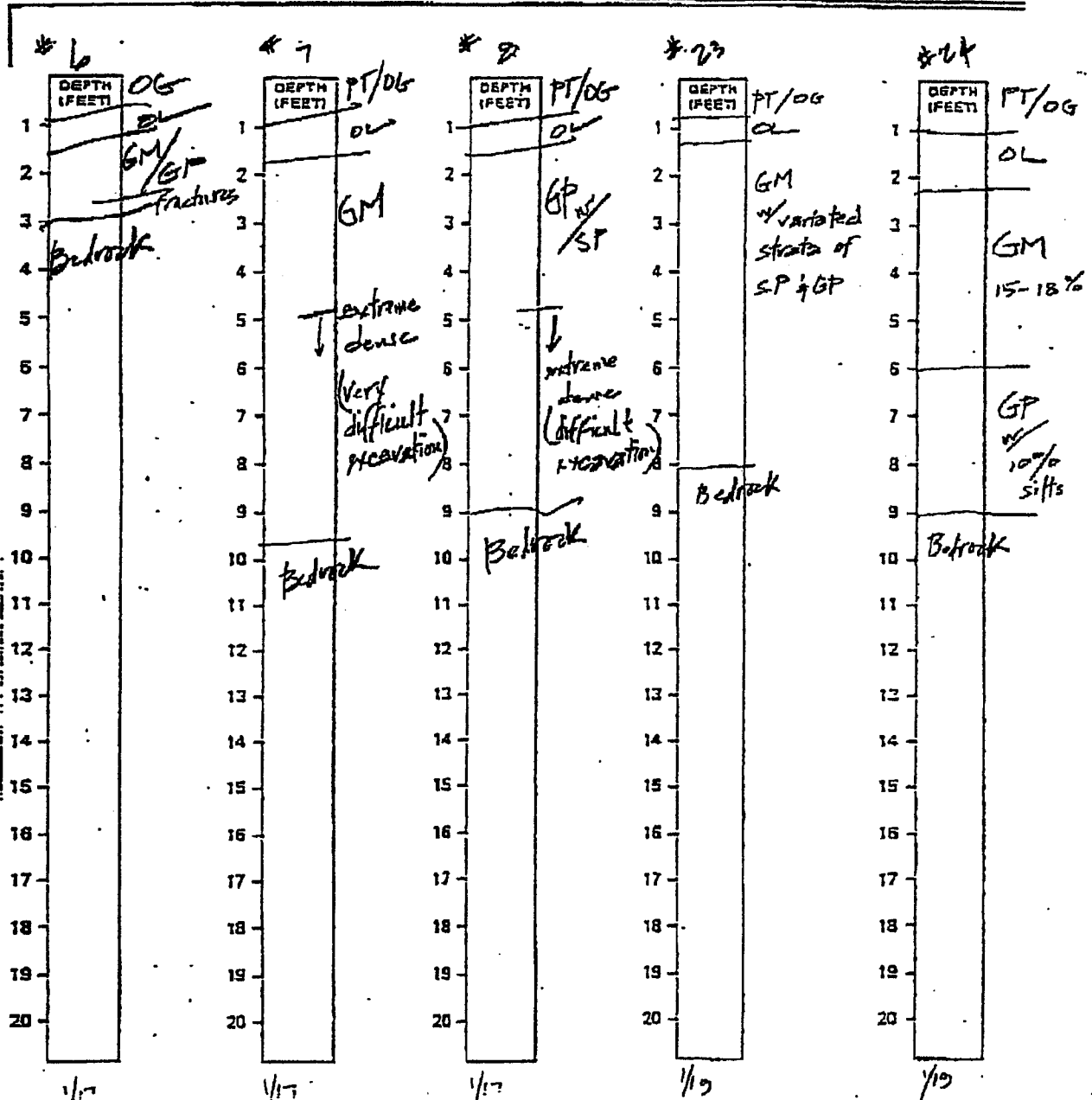


Ashland Subdivision, TR 'A'

SHEET NO. 2 OF 4

CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



Visual  
 $C_u < 10 \text{ m/in}$   
 $2' \text{ to } 4'$

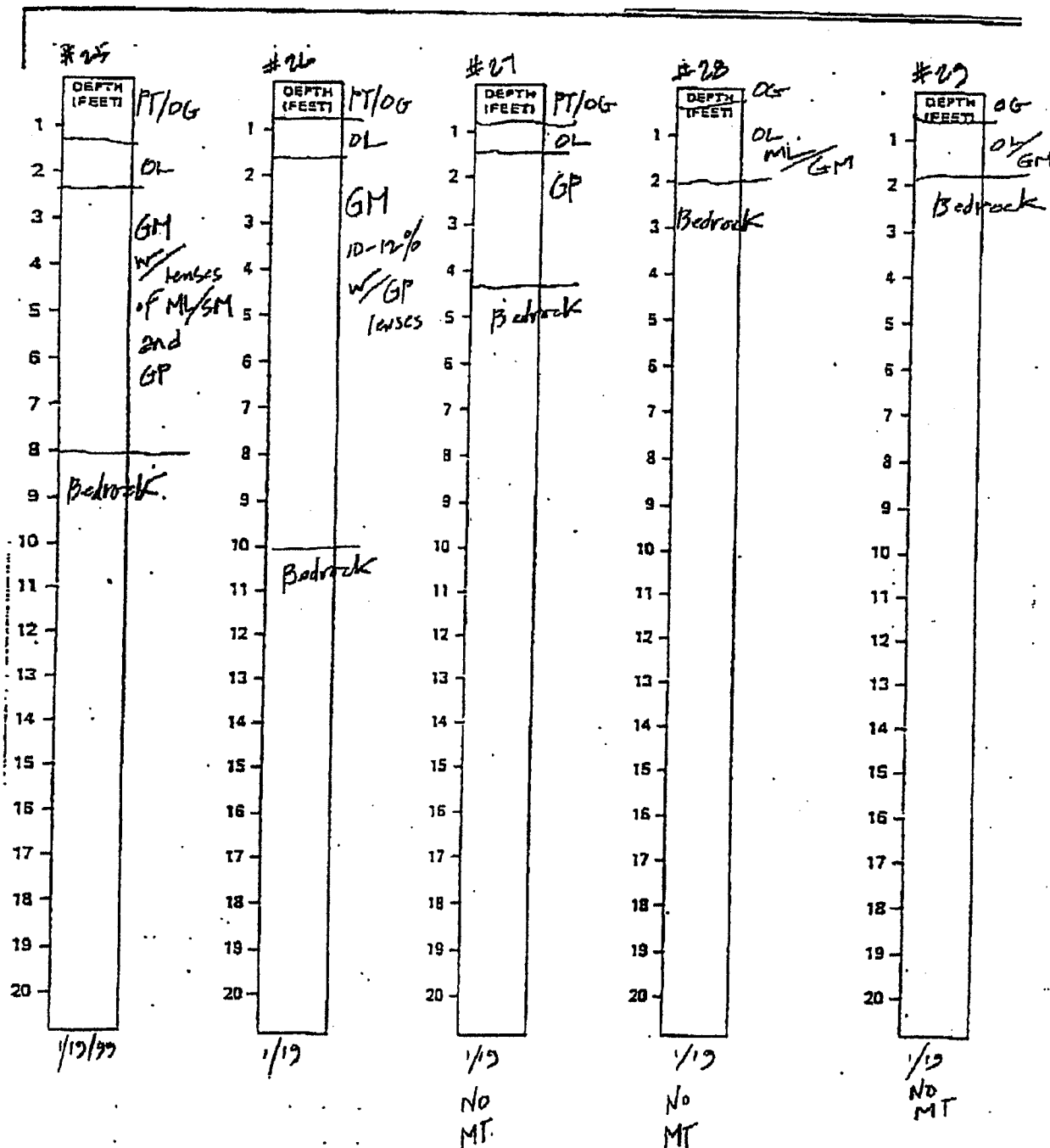
$p = 4 \text{ m/in}$

$V = 2.5 \text{ m/in}$

## Ashland Subdivision, TR 'A'

SHEET NO. 3 OF 4CALCULATED BY \_\_\_\_\_ DATE 1/12/93

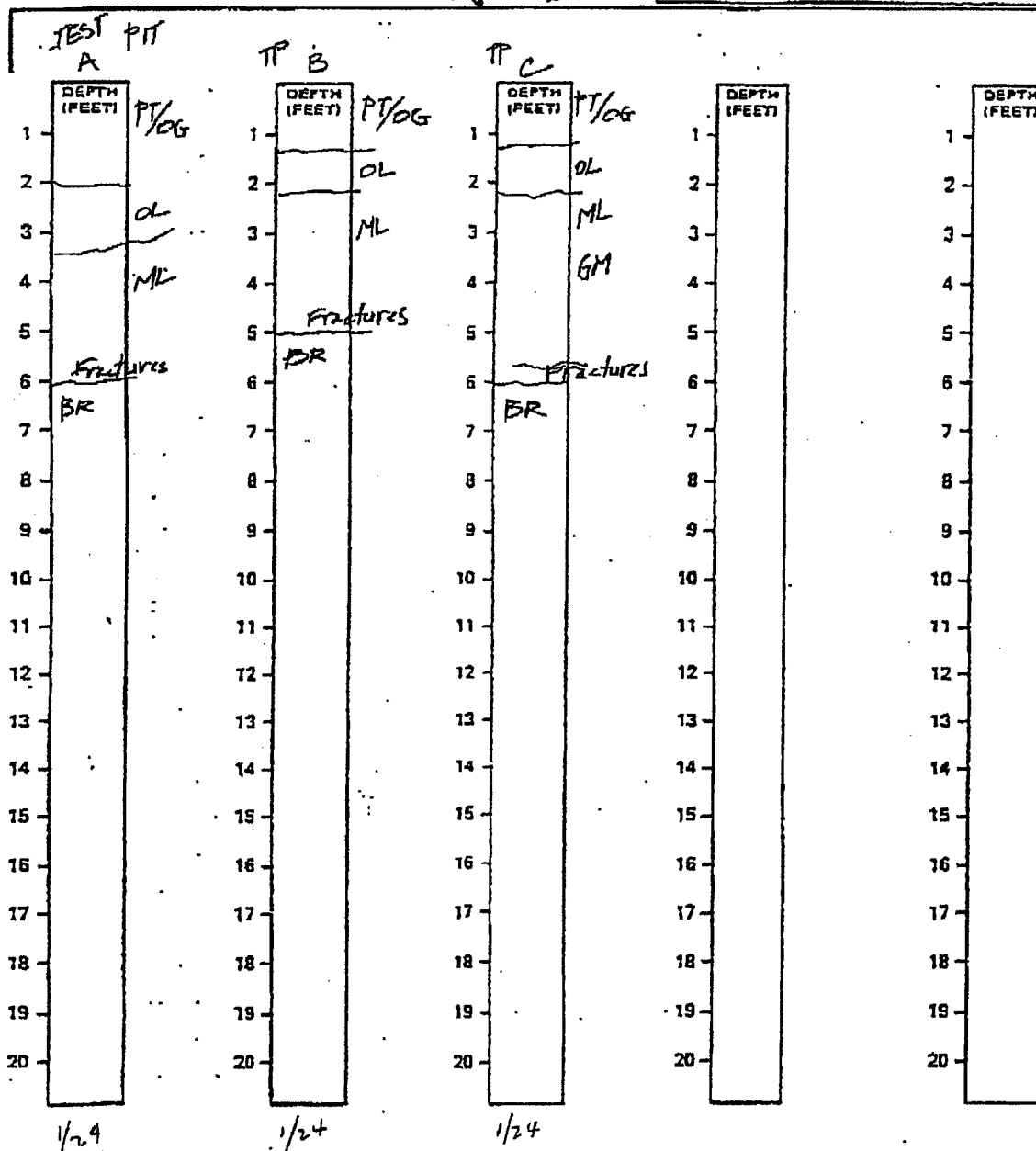
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_





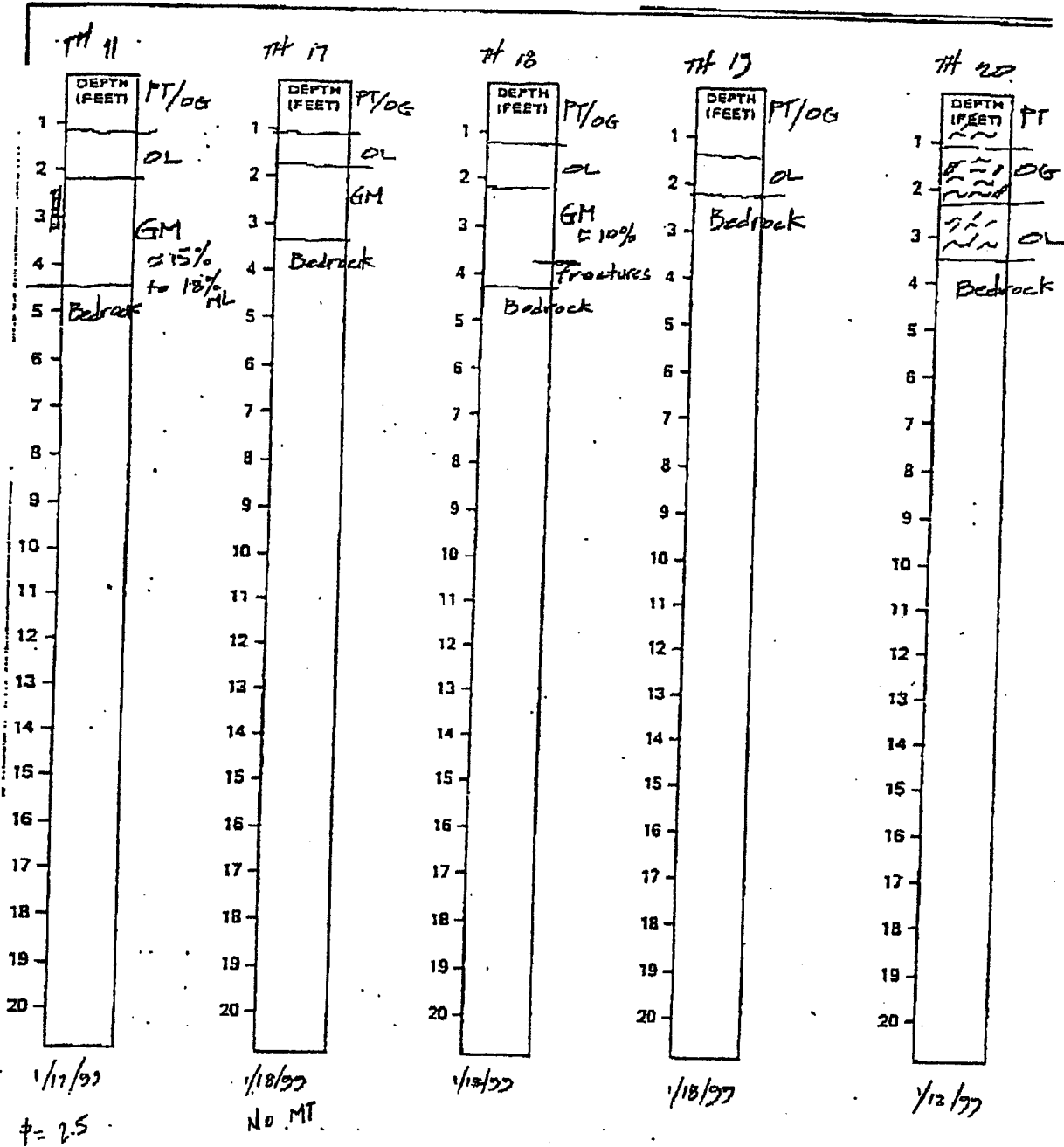
**Ashland Subdivision, TR 'A'**

SHEET NO. 4 OF 4  
 CALCULATED BY \_\_\_\_\_ DATE 1/24  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



**Ashland Subdivision, Lt 1**

SHEET NO. 1 OF 2  
 CALCULATED BY AA DATE 1/17/99  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



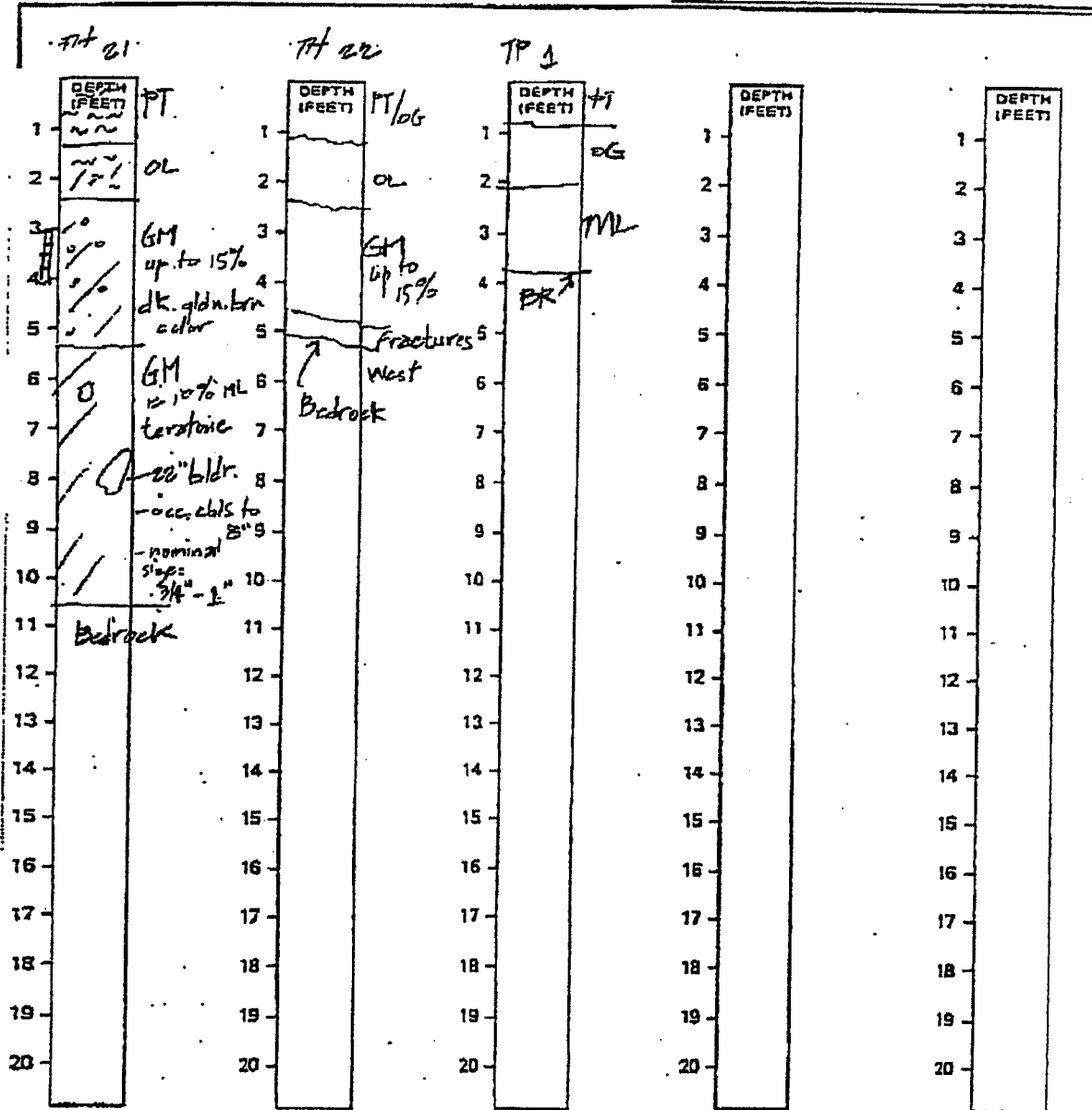


**Ashland Subdivision, Lot 1**

SHEET NO. 2 OF 2

CALCULATED BY AL DATE 1/17/02

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



# Ashland Subdivision, Lt 2

SHEET NO. 1 of 2

CALCULATED BY AK DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

F

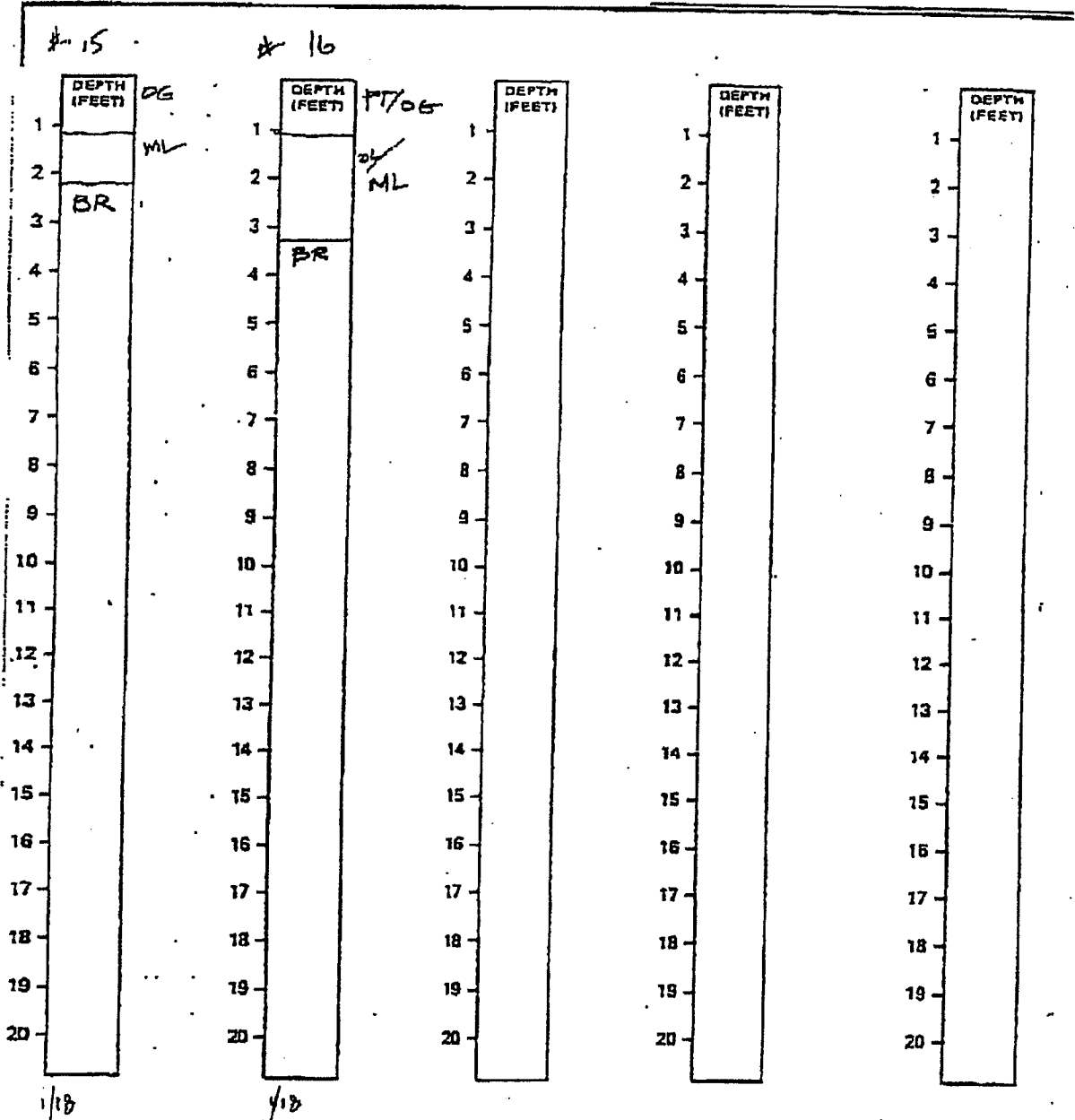
TH # 9		TH # 10		TH # 12		TH # 13		TH # 14	
DEPTH (FEET)	PT/OG	DEPTH (FEET)	PT	DEPTH (FEET)	PT/OG	DEPTH (FEET)	PT/OG	DEPTH (FEET)	PT/OG
1	OL	1	OL	1	OL	1	OL	1	OL
2	GM w/ GP <15% HL	2	GM	2	GM	2	GM	2	Fractures
3		3	GM <15%	3	Bedrock	3	Bedrock	3	Bedrock
4	Bedrock	4	Fractures	4		4		4	
5		5	Bedrock	5		5		5	
6		6		6		6		6	
7		7		7		7		7	
8		8		8		8		8	
9		9		9		9		9	
10		10		10		10		10	
11		11		11		11		11	
12		12		12		12		12	
13		13		13		13		13	
14		14		14		14		14	
15		15		15		15		15	
16		16		16		16		16	
17		17		17		17		17	
18		18		18		18		18	
19		19		19		19		19	
20		20		20		20		20	
1/17/07		1/17/07		1/18/07		1/18		1/18	
P = 2.5				No MT				No MT	

# Ashland Subdivision, Lot 2

SHEET NO. 2 of 2

CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



**BUILDING PERMIT REPORT**

Permit number: 03 5208      Date of application: 2003-03-14 00:00:00.0      Permit Class: COMMERCIAL

**PROPERTY**

Property tax code number: 0201012700001  
 Subdivision: ASHLAND  
 Lot/space:  
 Block:  
 Tract:  
 Plat: 990095  
 Grid: SW3338  
 Zoning district: R-6-SUBURB-RESIDENTL-LARGE-LOT  
 Site Address: OFF PROMINENCE PT DR, ANCHORAGE  
 Sewage disposal: PUBLIC  
 Water supply: PUBLIC

**PROJECT**

Project Name:  
 Proposed use: FILL/GRADING/EXCAVATION  
 Type of work: FILL/GRADING/EXCAVATION  
 Work description: 43,000 cy excavation  
 Value of construction: \$0  
 General contractor(s): BAUGH CONST & ENGINEERING CO.  
 Items submitted: None

**Change Orders:**

Change Order	Valuation	Date	Description
0	\$0	2003-03-14 12:18:20.0	43,000 cy excavation

**Items re-submitted:**

Discipline	Date	Re-submittal Description
PUBLIC ENGINEERING	2003-03-26 00:00:00.0	sub to SW, PWE 04/04/03 sub to S, PWE
STORM WATER	2003-03-26 00:00:00.0	sub to SW, PWE
STRUCTURAL	2003-04-04 00:00:00.0	sub to S,PWE

**Stop Work Orders:**

Posted Date	Reason	Date Lifted
2006-04-07 00:00:00.0	Stop work order/Construction of a road in direct violation of the fill and grade permit issued by MOA in 2003. Respond to MOA in 72 hours to address stop work order.	2006-04-07 00:00:00.0

**PLAN REVIEWS**

☐ Check to see comment history

Plans reviewed:

34

Change Order	Discipline	Reviewer	Current Status	Comments
0	FIRE	CARPENTER, FRANK E.	Approved	
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	PUBLIC ENGINEERING	SOULE, GREGORY G.	Approved	
0	RIGHT-OF-WAY	MADDUX, CORY L.	Approved	
0	STORM WATER	SOULE, GREGORY G.	Approved	
0	STRUCTURAL	KUSTIN, CYNTHIA S.	Approved	
0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Approved	
0	ZONING	AGLER, DEB A.	Approved	

**PERMITS****Permits Issued:**

Permit Type	Issuance Type	Date	Issued To
STRUCTURAL	FILL/GRADING	2003-04-25 00:00:00.0	BAUGH CONST & ENGINEERING CO.

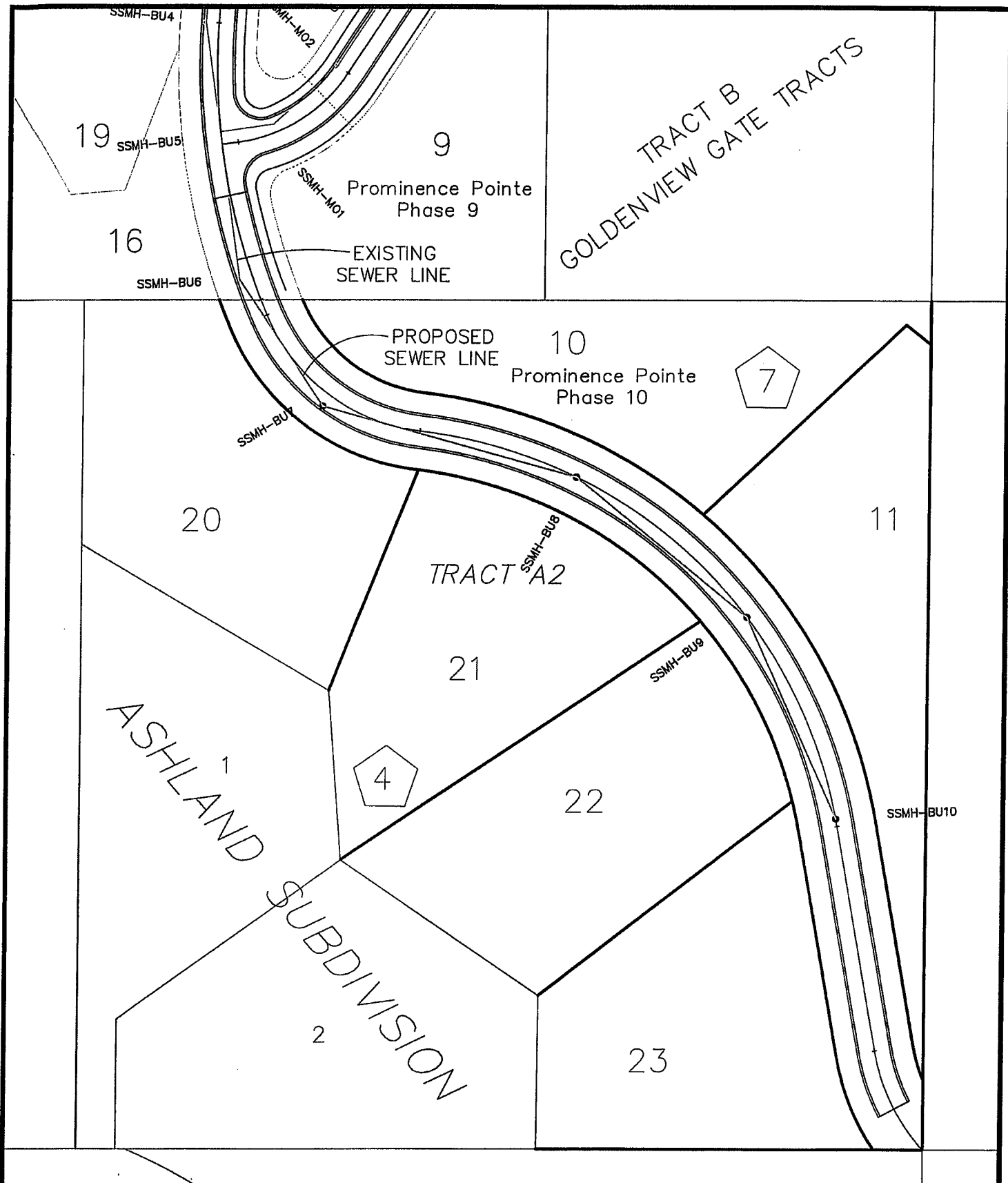
**INSPECTIONS**

Final Inspections: None

**COMPLETION**

Conditional Certificate of Occupancy (CCO) date: None

Certificate of Occupancy (CO) date: None

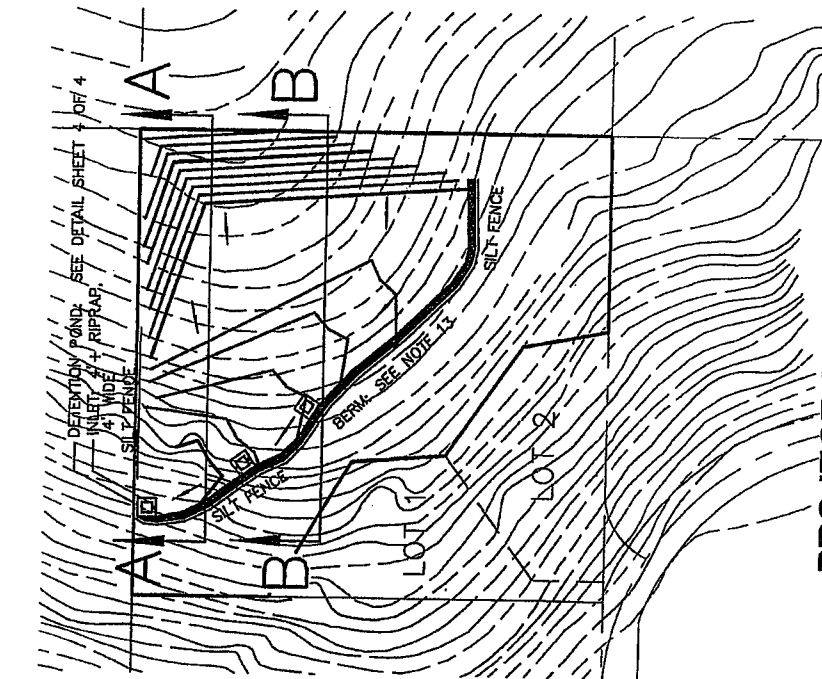


**APPROVED**

BY *Captain Koster*  
DATE *5/9/03*

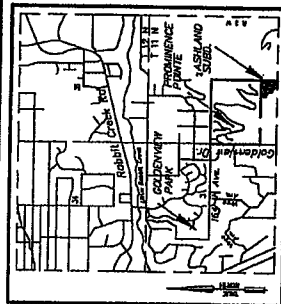
APPROVE PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. ANY VIOLATION OF THESE SHALL BE DONE IN ACCORDANCE WITH THE AECOP-1 PLAN.

THIS SET OF PLANS SHALL BE LEFT ON SITE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS.



# PROJECT MAP

SCALE : 1 inch = 200'



## GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 1994 EDITION MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS) & APPENDIX CHAPTER 33 OF THE UNIFORM BUILDING CODE.
2. THE CONTRACTOR SHALL MAINTAIN CLEAR ROUTES DAILY UNTIL CONSTRUCTION IS COMPLETE.
3. SEED ALL DISTURBED AREAS AFTER CONSTRUCTION IN COMPLIANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN.
4. PRIOR TO PLACING FILL MATERIAL, THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL AND OTHER UNSUITABLE MATERIALS TO THE ON-SITE DISPOSAL AREA SHOWN ON THE PLAN. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILL AREAS. SCARP THE EXISTING SURFACE TO PROVIDE A BOND WITH THE PROPOSED FILL.
5. ALL FILL SHALL BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO 95% MINIMUM. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
6. FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20% SLOPE) AND THE FILL HEIGHT IS GREATER THAN 5 FEET, A BENCH UNDER THE TOE OF THE FILL SHALL BE FORMED AT LEAST 10 FEET WIDE.
7. TERRACES AT LEAST 6 FT WIDE SHALL BE ESTABLISHED AT THE MID POINT OF FILLS 30 FT OR GREATER.
8. AFTER GRADING IS COMPLETED, SPREAD 4 INCHES OF ORGANIC SOIL OVER ALL DISTURBED AREAS.
9. TOP OF CUT SLOPES SHALL NOT BE NEARER TO SITE BOUNDARY THAN 1/5 VERTICAL HEIGHT WITH A 2 MIN.
10. TOE OF FILL SLOPE SHALL NOT BE NEARER TO SITE BOUNDARY THAN 1/2 FILL HEIGHT WITH A 2 MIN.
11. MATERIAL WILL BE USED FOR PROMINENCE PONTIC PHASE 5 & GOLDENVIEW PARK PHASE E2.
12. STREET & UTILITY IMPROVEMENTS.
13. HAIL ROUTE FOR PROM. PT. PHASE 5 WILL BE WEST ON PROMINENCE PONTIC DRIVE TO WOODS PONTIC CR.; FOR GVP PHASE E2 HAIL ROUTE WILL BE NORTH ON GOLDENVIEW DR. WEST ON BRIDGEVIEW, WEST ON NOBLE PARK & WEST ON ESSEX PARK DR.
14. BERM ORGANIC MAT ON LOWER SIDE OF DISTURBED AREA. AFTER GRADING OPERATION, SPREAD ORGANIC BACK OVER GRADED AREA. SEE ATTACHED DETAIL OF BERM & DETENTION POND.

## VICINITY MAP

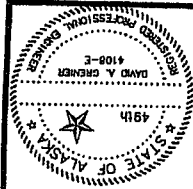


**TRIAD ENGINEERING**  
P.O. BOX 110890  
Anchorage, Alaska 99511  
(907) 561-6537

**ASHLAND SUBDIVISION**  
Plat No. 99-95  
Tract A  
7.45 Acres  
SITE GRADING

DESIGNED	DRAWN	CHK'D	DATE	JOB NO.	FILE	SCALE
DAG	MJM	DAG	03-106	03-106	Ashland Grading	HORIZ: 1" = 100'
			03-106	03-106		VERT: 1" = 10'

SHEET 4 OF 4  
REVISED: 4-11-03  
REVISED: 4-04-03

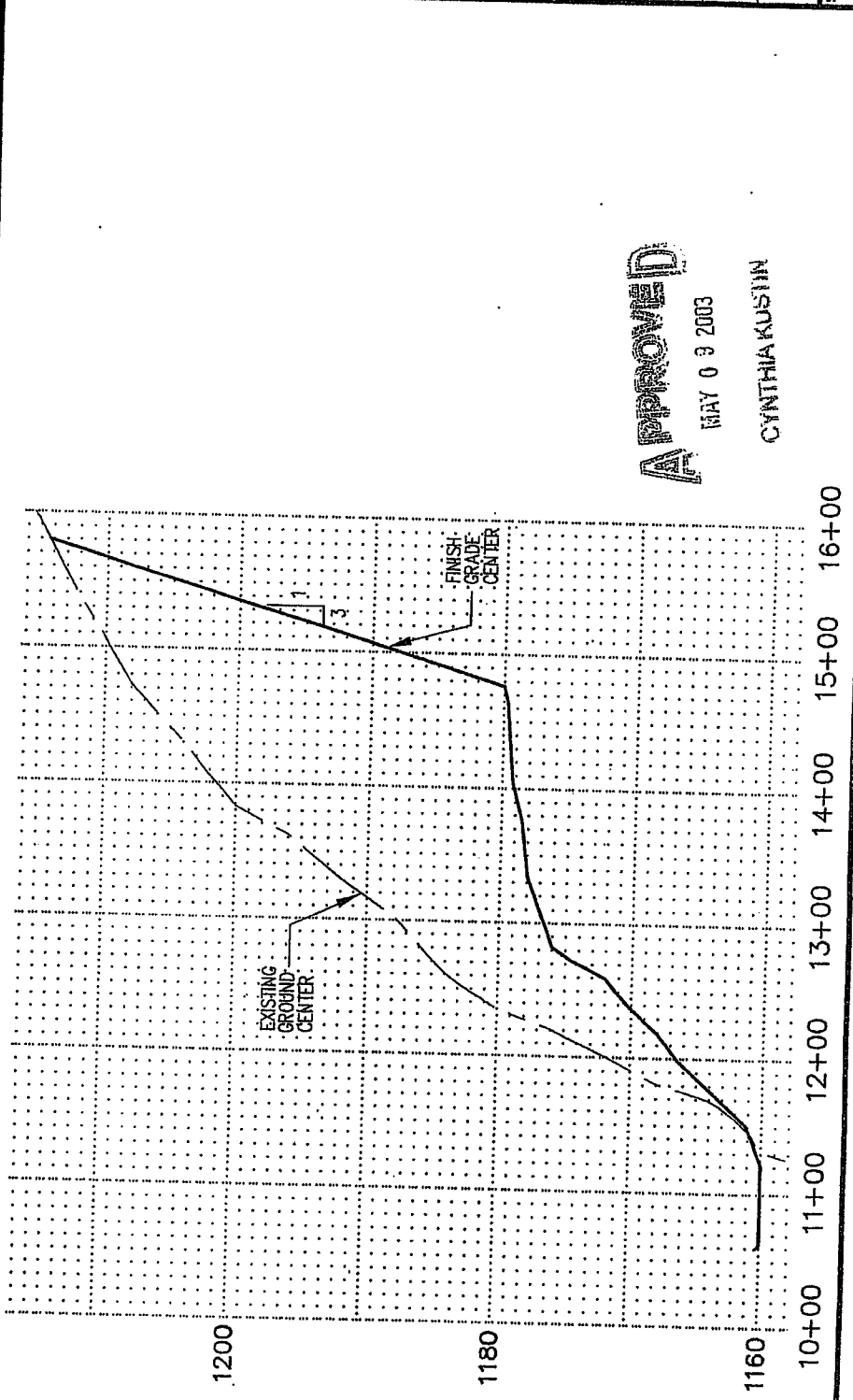


**TRIAD**  
ENGINEERING  
P.O. BOX 110890  
Anchorage, Alaska 99511  
(907) 561-8537

SECTION A-A  
SUBDIVISION  
ASHLAND

DESIGNED	DRAWN	CHK'D
DAG	MAW	DAG
JOB NO. 03-106 GRID: 3338 DATE: MAR, '03		
FILE: Ashland Grading		
SCALE: HORIZ: 1" = 100' VERT: 1" = 10'		

SHEET  
2 OF 4



**APPROVED**  
MAY 03 2003  
CYNTHIA KUSTIN

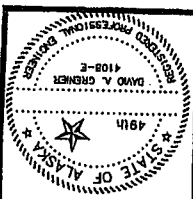


SHEET 3 OF 4

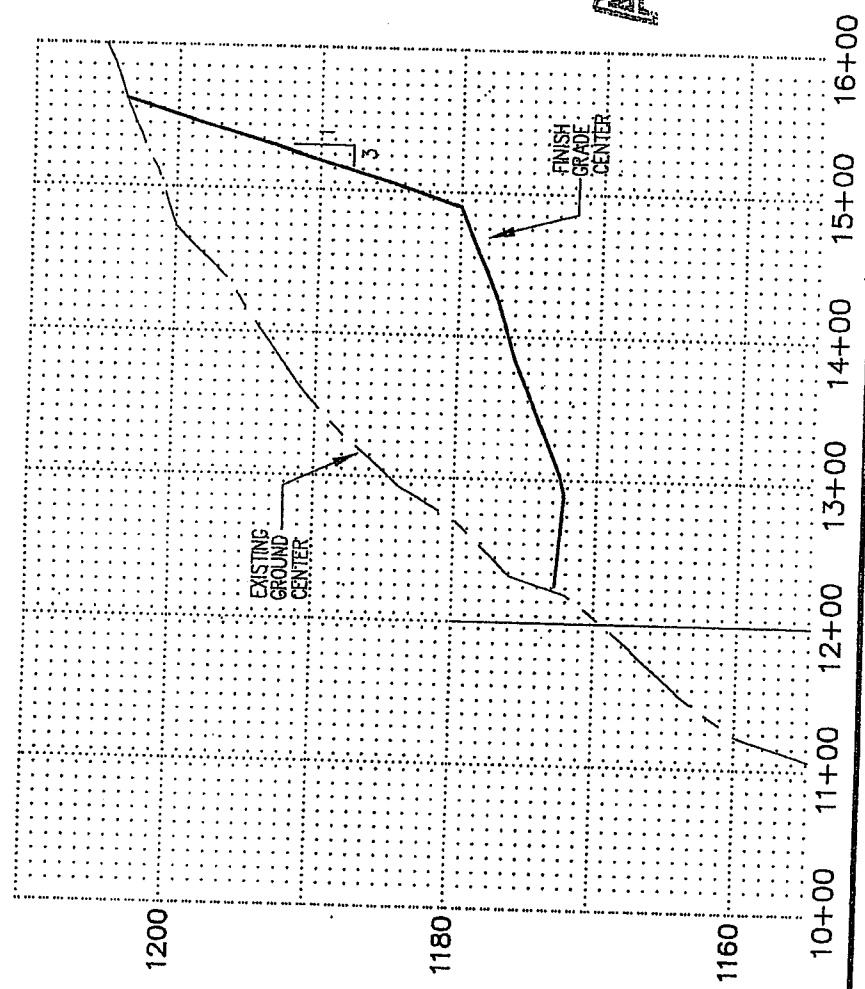
DESIGNED	CHK'D	DATE	03-106	GRID	3338	DATE	MAR. 03
DRAWN	CHK'D	DATE	03-106	GRID	3338	DATE	MAR. 03
FILE: Ashland Grading							
SCALE: HORIZ. 1" = 100' VERT. 1" = 10'							

ASHLAND  
SUBDIVISION  
SECTION B-B

**TRIAD**  
ENGINEERING  
P.O. BOX 110880  
Anchorage, Alaska 99511  
(907) 561-5537



**APPROVED**  
MAY 03 2003  
CYNTHIA KUSTIN



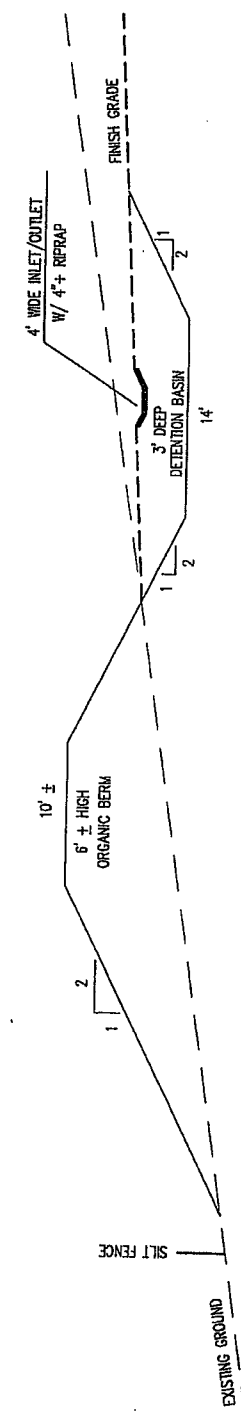


**TRIAD**  
ENGINEERING  
P.O. BOX 110890  
Anchorage, Alaska 99511  
(907) 561-6537

ASHLAND  
SUBDIVISION  
BERM & POND  
DETAIL  
SECTION B-B

DESIGNED	DRAWN	CHK'D
DAE	MJW	DAG
JOB NO. 03-106	GRID 3336	DATE: APRIL 03
FILE: Ashland Grading		
SCALE: HORIZ: NTS		

4 OF 4  
SHEET



**APPROVED**  
MAY 03 2003  
CYNTHIA KUSTIN  
PROFILE

**ANDERSON ENGINEERING**

P.O. BOX 240773  
ANCHORAGE, AK 99524  
522-7773 677-7766 (FAX)

April 24, 2006

LanTech, Inc.  
440 W. Benson  
Anchorage, AK 99503

**RECEIVED**

APR 24 2006

Attention: Tim

PLANNING DEPARTMENT

Subject: Tract A, Ashland Subdivision  
Subsurface Soils Study

Dear Tim:

Test holes were placed on Tract A, Ashland Subdivision in January of 1999. The purpose of the test holes was to assess the underlying soil conditions and to determine whether septic systems could be placed on the lots to serve single-family homes. The test holes were placed to bedrock utilizing a tracked backhoe. The tract is plagued by shallow bedrock and in most cases the bedrock is found directly below the organic layer. Some areas were found where the bedrock was located at up to 9' below the surface. In most cases, however, bedrock is located between 3' and 6' below the surface.

Copies of test hole logs from several locations on the tract are attached for your use. Please let me know if you have further questions.

Sincerely,



Michael E. Anderson, P.E.

Attachments

This portion of the application was received on April 24 and therefore did not go through the agency review process





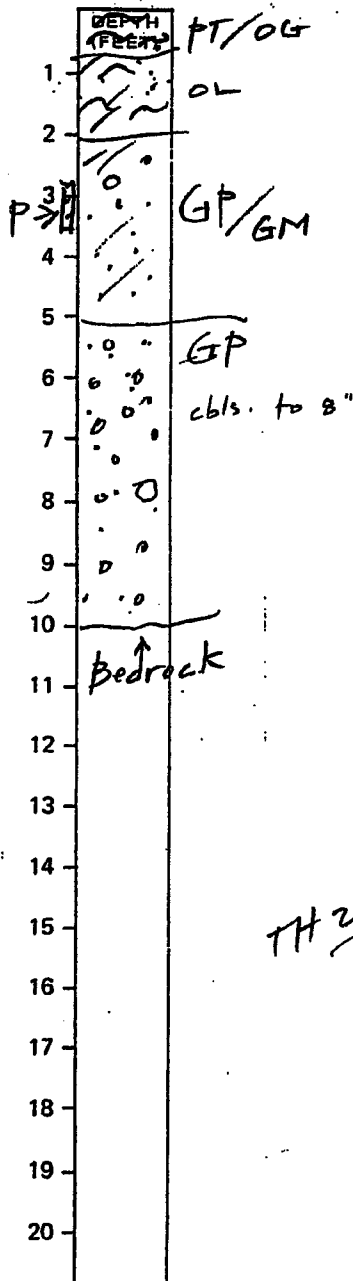
Municipality of Anchorage  
DEPARTMENT OF HEALTH & HUMAN SERVICES  
825 "L" Street, Anchorage, Alaska 99502-0650  
**SOILS LOG — PERCOLATION TEST**

(ENGINEER'S SEAL)

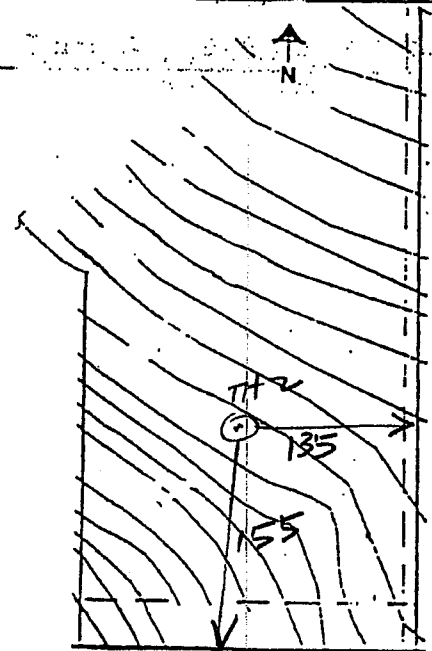
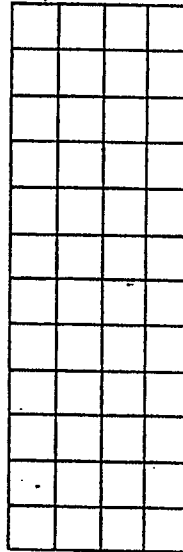
PERFORMED FOR: John Berggren

DATE PERFORMED: 1/14/97

LEGAL DESCRIPTION: Tract 'A', Ashland Subdivision



SLOPE

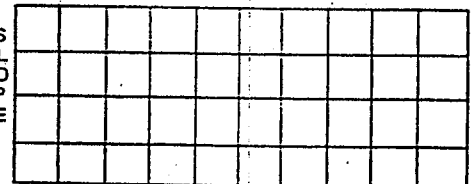


WAS GROUND WATER ENCOUNTERED? N

IF YES, AT WHAT DEPTH? 0-

Depth to Water After Monitoring? No water Date: 1/24/92

SLOPE



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	<u>1/13/97</u>	<u>10:40</u>	<u>-</u>	<u>5.56</u>	<u>-</u>
		<u>11:10</u>	<u>30</u>	<u>10.75</u>	<u>5.19</u>
		<u>11:12</u>	<u>-</u>	<u>5.5</u>	<u>-</u>
		<u>11:42</u>	<u>30</u>	<u>10.5</u>	<u>5.0</u>

PERCOLATION RATE 6.0 (minutes/inch) PERC HOLE DIAMETER 6 1/2"

TEST RUN BETWEEN -2.8 FT AND -3.6 FT

COMMENTS test cavity was pre-soaked

PERFORMED BY: AA CERTIFY THAT THIS TEST WAS PERFORMED IN

ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE. DATE: 1/2



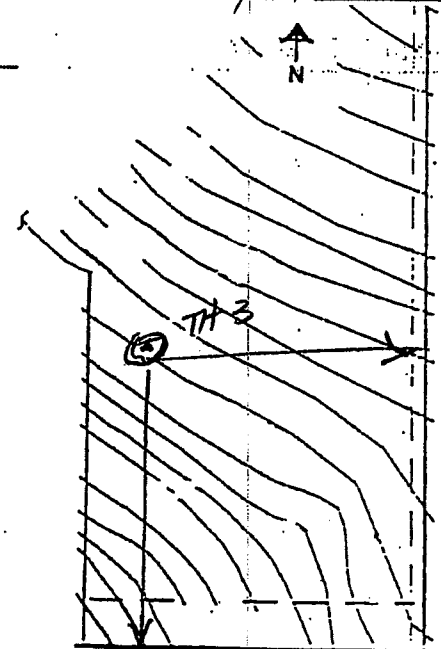
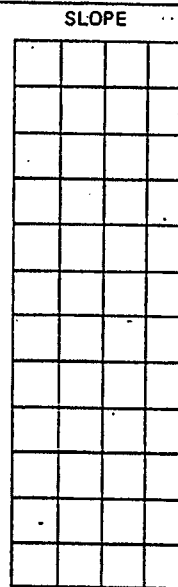
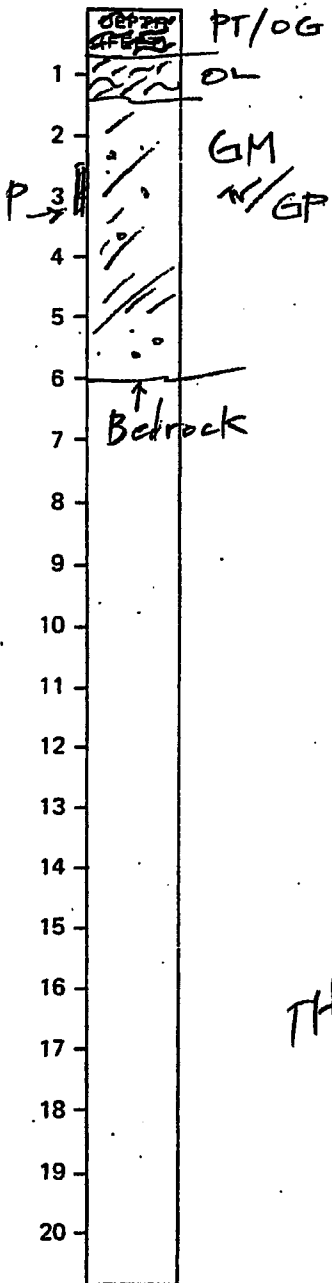
Municipality of Anchorage  
DEPARTMENT OF HEALTH & HUMAN SERVICES  
825 "L" Street, Anchorage, Alaska 99502-0650  
**SOILS LOG — PERCOLATION TEST**

(ENGINEER'S SEAL)

PERFORMED FOR: John Berggren

DATE PERFORMED: 1/17/99

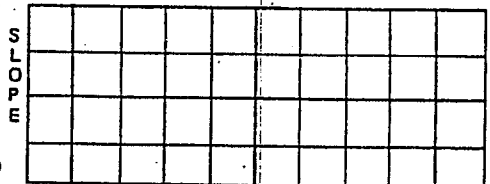
LEGAL DESCRIPTION: Tract 'A', Ashland Subdivision



WAS GROUND WATER ENCOUNTERED? N

IF YES, AT WHAT DEPTH? 0

Depth to Water After Monitoring? No water Date: 1/24/99



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	1/17/99	3:15	—	6.88	—
		3:30:41	15.69	13.0	6.13
		3:32	—	6.63	—
		3:38:41	16.68	12.63	6.0
		3:50	—	6.5	—
		4:07:12	17.2	12.56	6.06

PERCOLATION RATE 3 (minutes/inch) PERC HOLE DIAMETER 6 1/2"

TEST RUN BETWEEN 2.5 FT AND 3.5 FT

COMMENTS: test cavity was presoaked

PERFORMED BY: AA

CERTIFY THAT THIS TEST WAS PERFORMED IN

ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE. DATE: 1/24/99

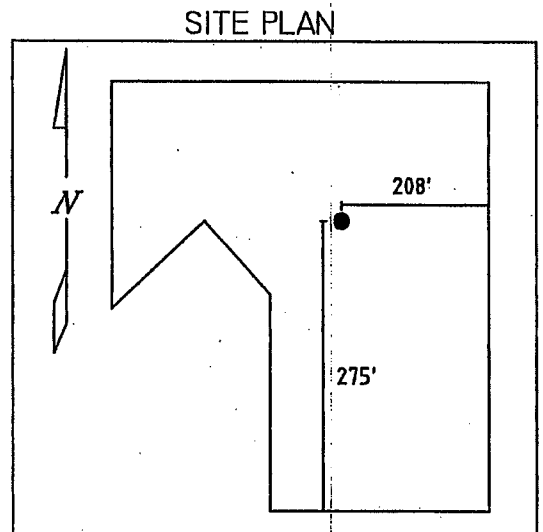
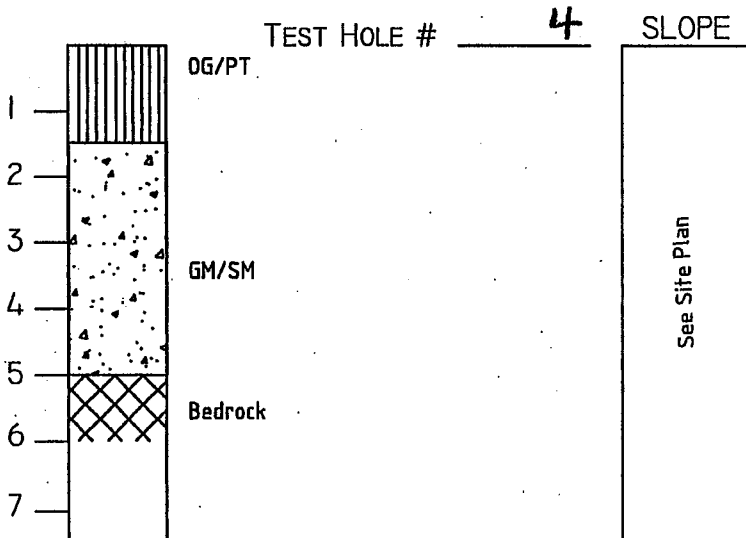
MUNICIPALITY OF ANCHORAGE  
DEVELOPMENT SERVICES DEPARTMENT/BUILDING SAFETY DIVISION  
ON-SITE WATER AND WASTEWATER PROGRAM  
4700 SOUTH BRAGAW ANCHORAGE, AK 99519  
SOILS LOG - PERCOLATION TEST

PROJECT #: \_\_\_\_\_

PERFORMED FOR: John Berggren

DATE PERFORMED: 1/16/99

LEGAL DESCRIPTION: Tract A, Ashland Subdivision



WAS GROUNDWATER ENCOUNTERED? No

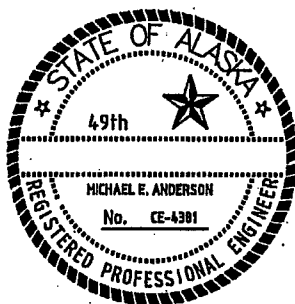
IF YES, WHAT DEPTH? \_\_\_\_\_

DEPTH OF WATER AFTER MONITORING: None

DATE: 1/24/99

SLOPE

See Site Plan



READING	DATE	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP

PERC RATE: \_\_\_\_\_ MIN./INCH PERC. HOLE DIAMETER: \_\_\_\_\_

TEST RUN BETWEEN \_\_\_\_\_ FT. AND \_\_\_\_\_ FT.

COMMENTS: \_\_\_\_\_

TEST PERFORMED BY: AH

I, MICHAEL E. ANDERSON, CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES ON THIS DATE: \_\_\_\_\_



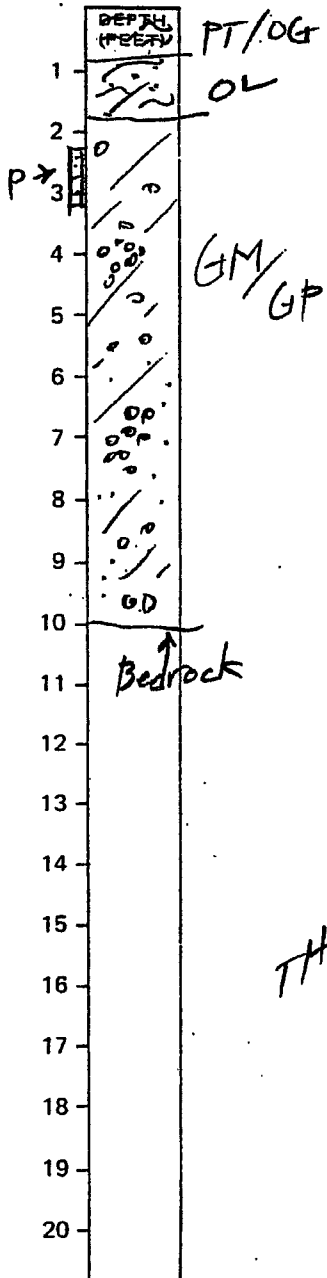
Municipality of Anchorage  
DEPARTMENT OF HEALTH & HUMAN SERVICES  
825 "L" Street, Anchorage, Alaska 99502-0650  
**SOILS LOG — PERCOLATION TEST**

(ENGINEER'S SEAL)

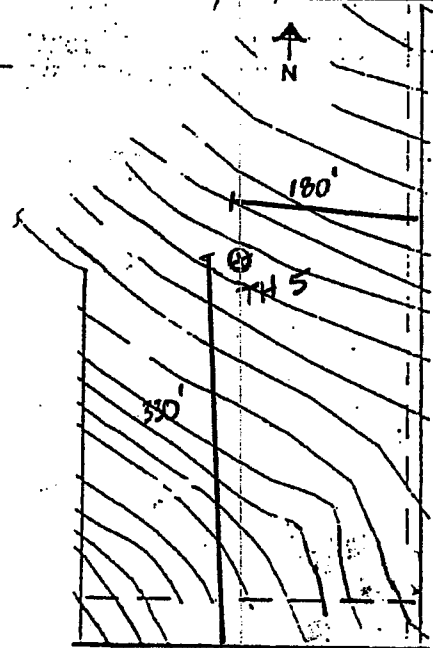
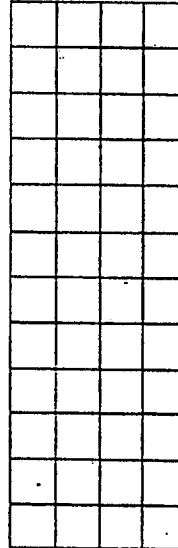
PERFORMED FOR: John Berggren

DATE PERFORMED: 1/19/99

LEGAL DESCRIPTION: Tract 'A', Ashland Subdivision



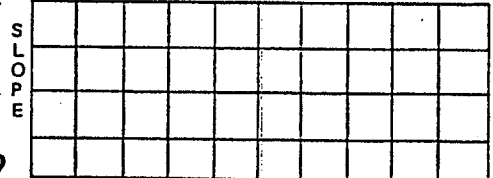
SLOPE



WAS GROUND WATER  
ENCOUNTERED? N

IF YES, AT WHAT  
DEPTH? 0

Depth to Water After  
Monitoring? No water Date: 1/24/99



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	1/20/99	12:47	-	4.38	-
		12:55:54	8.9	10.44	6.06
		12:57	-	4.25	-
		1:04:10	11.17	10.13	5.88
		1:10	-	4.25	-
		1:22:52	12.87	10.38	6.13

PERCOLATION RATE 2 (minutes/inch) PERC HOLE DIAMETER 7 1/2"

TEST RUN BETWEEN 2.2 FT AND 3.2 FT

COMMENTS: fact cavity was preserved

PERFORMED BY: Att

CERTIFY THAT THIS TEST WAS PERFORMED IN

ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE. DATE: 46







**Municipality of Anchorage .**  
**DEPARTMENT OF HEALTH & HUMAN SERVICES**  
 825 "L" Street, Anchorage, Alaska 99502-0650  
**SOILS LOG — PERCOLATION TEST**

(ENGINEER'S SEAL)

PERFORMED FOR: John Berggren

DATE PERFORMED:

**LEGAL DESCRIPTION:** Tract 'A', Ashland Subdivision.

Hand-drawn stratigraphic column with depth in feet on the left (1 to 20) and lithological descriptions on the right. The column shows various soil and rock layers. Key labels include 'PT/OG' at the top, 'OL' (likely Old) near the top, 'GM' (likely Gravelly Material) in the middle, and 'Bedrock' at the bottom. An arrow points to a layer labeled 'dense'.

TH 7

[illegible]

A hand-drawn map of a coastal area. The map features several contour lines, some of which are labeled '35' and '100'. A north arrow is located in the upper right corner. A point labeled 'TH' is marked with a circle, and a line segment with an arrow points from this point towards the bottom right, labeled '100'. The map is enclosed in a rectangular border.

WAS GROUND WATER  
ENCOUNTERED?

IF YES, AT WHAT DEPTH?

Depth to Water After Monitoring? \_\_\_\_\_

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

[illegible][illegible]

PERCOLATION RATE \_\_\_\_\_ (minutes/inch) PERC HOLE DIAMETER \_\_\_\_\_

TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT

### COMMENTS

TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT

COMMENTS Visual similar soil as found in TTH 2; < 10 m/m  
@ - 2' to - 5'

**PERFORMED BY:**

CERTIFY THAT THIS TEST WAS PERFORMED IN

ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE. DATE:

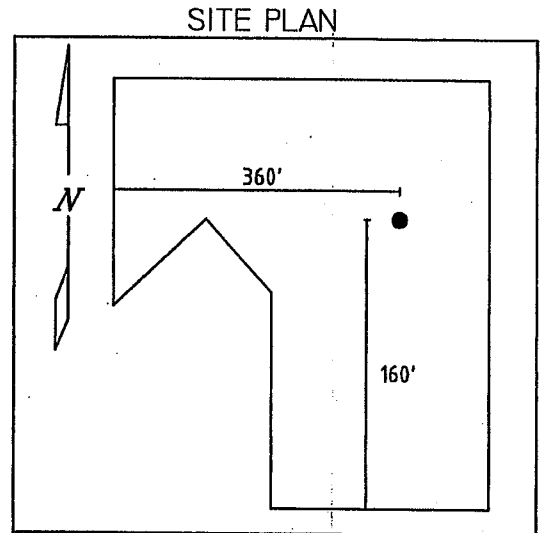
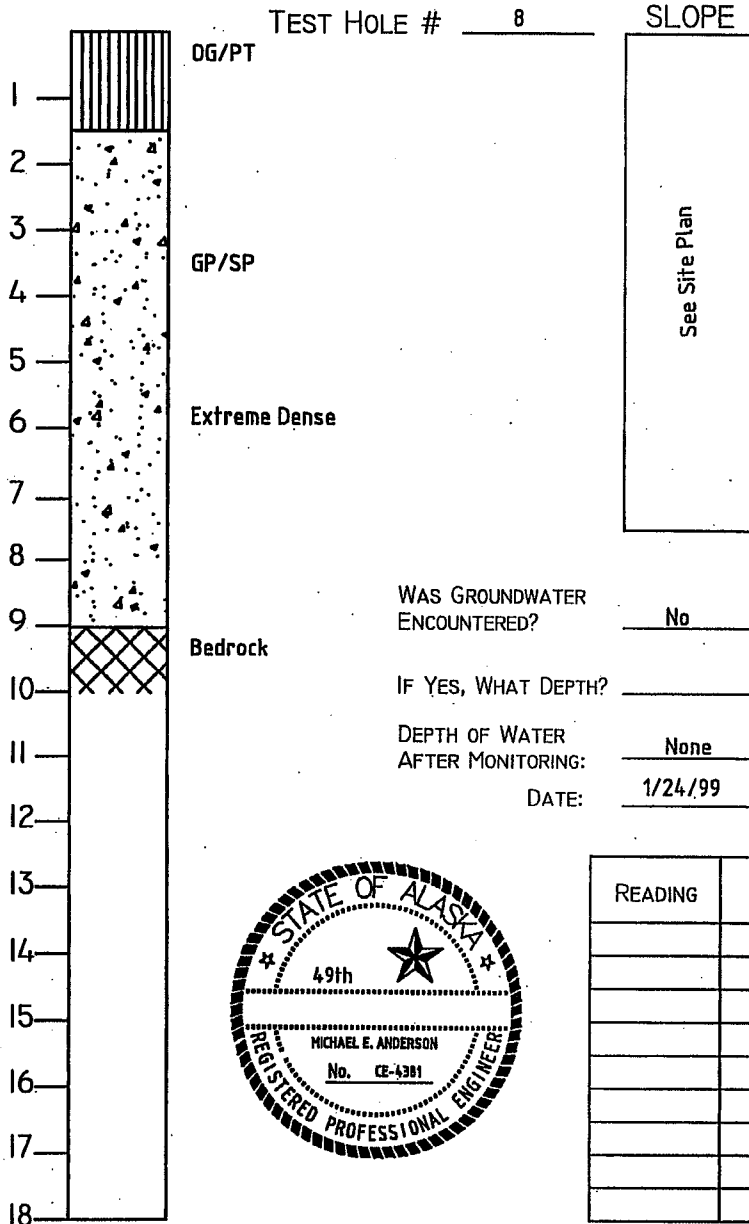
MUNICIPALITY OF ANCHORAGE  
DEVELOPMENT SERVICES DEPARTMENT/BUILDING SAFETY DIVISION  
ON-SITE WATER AND WASTEWATER PROGRAM  
4700 SOUTH BRAGAW ANCHORAGE, AK 99519  
SOILS LOG - PERCOLATION TEST

PROJECT #: \_\_\_\_\_

PERFORMED FOR: John Berggren

DATE PERFORMED: 1/16/99

LEGAL DESCRIPTION: Tract A, Ashland Subdivision



WAS GROUNDWATER ENCOUNTERED? No

IF YES, WHAT DEPTH? \_\_\_\_\_

DEPTH OF WATER AFTER MONITORING: None

DATE: 1/24/99

SLOPE

See Site Plan



READING	DATE	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP

PERC RATE: \_\_\_\_\_ MIN./INCH PERC. HOLE DIAMETER: \_\_\_\_\_

TEST RUN BETWEEN \_\_\_\_\_ FT. AND \_\_\_\_\_ FT.

COMMENTS: \_\_\_\_\_

TEST PERFORMED BY: AH

I, MICHAEL E. ANDERSON, CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE  
WITH ALL STATE AND MUNICIPAL GUIDELINES ON THIS DATE: \_\_\_\_\_



Municipality of Anchorage  
DEPARTMENT OF HEALTH & HUMAN SERVICES  
825 "L" Street, Anchorage, Alaska 99502-0650  
**SOILS LOG — PERCOLATION TEST**

(ENGINEER'S SEAL)

PERFORMED FOR: John Berggren

DATE PERFORMED: 1/19/99

LEGAL DESCRIPTION: Tract 'A', Ashland Subdivision

DEPTH (FEET) PT/OG

1 TH 27

2 GP

3 GP

4 GP

5 Bedrock

6

7

8

9

10

11

12

13

14

15

16

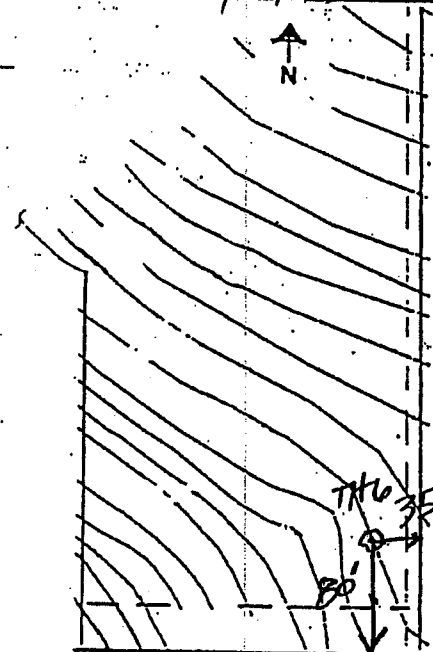
17

18

19

20

SLOPE

WAS GROUND WATER ENCOUNTERED? N

IF YES, AT WHAT DEPTH? 0

Depth to Water After Monitoring? No Water Date: 1/24/99


Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	<u>1/20/99</u>	<u>1:26</u>	<u>—</u>	<u>6.63</u>	<u>—</u>
		<u>1:30:35</u>	<u>4.59</u>	<u>12.75</u>	<u>6.13</u>
		<u>1:32</u>	<u>—</u>	<u>6.5</u>	<u>—</u>
		<u>1:36:08</u>	<u>4.14</u>	<u>12.5</u>	<u>6.0</u>
		<u>1:37</u>	<u>—</u>	<u>6.75</u>	<u>—</u>
		<u>1:32:17</u>	<u>4.29</u>	<u>12.63</u>	<u>5.88</u>

PERCOLATION RATE < 1 (minutes/inch) PERC HOLE DIAMETER 8"

TEST RUN BETWEEN -2 FT AND -3 FT

COMMENTS

PERFORMED BY: AA

CERTIFY THAT THIS TEST WAS PERFORMED IN

ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE. DATE: 3/9



MUNICIPALITY OF ANCHORAGE  
DEVELOPMENT SERVICES DEPARTMENT/BUILDING SAFETY DIVISION  
ON-SITE WATER AND WASTEWATER PROGRAM  
4700 SOUTH BRAGAW ANCHORAGE, AK 99519  
SOILS LOG - PERCOLATION TEST

PROJECT #: \_\_\_\_\_

PERFORMED FOR: John Berggren

DATE PERFORMED: 1/16/99

LEGAL DESCRIPTION: Tract A, Ashland Subdivision

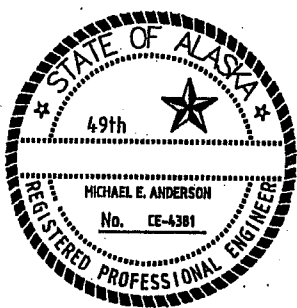
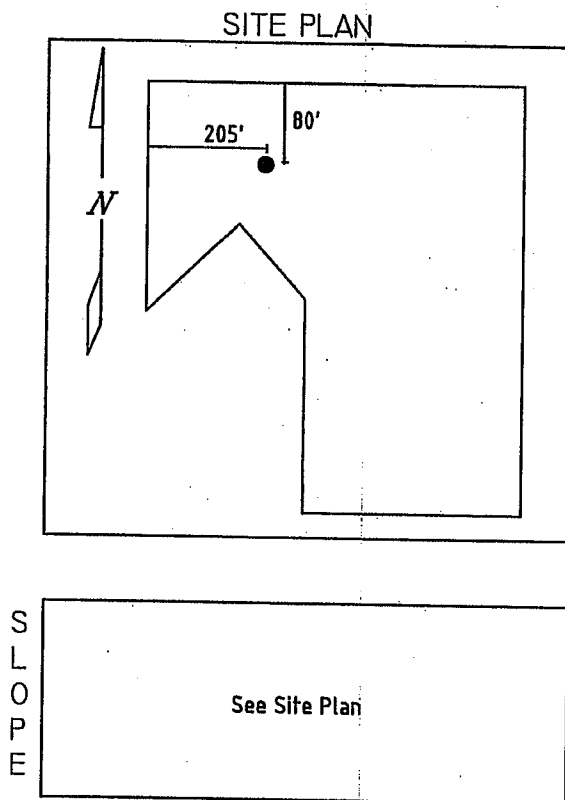
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18		OG/PT/DL  ML/GM  Bedrock	TEST HOLE # _____ TP C _____  SLOPE <div style="border: 1px solid black; width: 100px; height: 100px; text-align: center; line-height: 100px;">See Site Plan</div>
-------------------------------------------------------------------------------------------------	--	--------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

WAS GROUNDWATER ENCOUNTERED? No

IF YES, WHAT DEPTH? \_\_\_\_\_

DEPTH OF WATER AFTER MONITORING: None

DATE: 1/24/99



READING	DATE	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP

PERC RATE: \_\_\_\_\_ MIN./INCH      PERC. HOLE DIAMETER: \_\_\_\_\_  
TEST RUN BETWEEN \_\_\_\_\_ FT. AND \_\_\_\_\_ FT.

COMMENTS: \_\_\_\_\_

TEST PERFORMED BY: AH

I, MICHAEL E. ANDERSON, CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES ON THIS DATE: \_\_\_\_\_

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Case 2006-052

Comments Received

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

**MEMORANDUM**

RECEIVED

APR 11 2006

Municipality of Anchorage  
Planning Section

**DATE:** April 10, 2006  
**TO:** Jerry Weaver, Zoning Division Administrator, Planning Department  
**FROM:** Sandy Notestine, Engineering Technician, AWWU  
**SUBJECT:** **Zoning Case 2006-052**  
Planning & Zoning Commission Hearing May 10, 2006  
AGENCY COMMENTS DUE April 10, 2006

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

**2006-052**

**Ashland, Tract A (Zone R-6 - Grid SW 3338) Amend Hillside Wastewater Management Plan (HWWMP)**

1. AWWU water and sanitary sewer mains are currently not available to the subject Tract. The closest sanitary sewer main is located near the intersection of Prominence Point and John's Drive. The closest water main is located within John's Drive adjacent to the Tract.
2. AWWU water and sanitary sewer main extension agreements are needed to extend the existing water and sanitary sewer facilities to provide service to Tract A, if AWWU facilities are desired by owner or required by a future platting action.
3. If water service is desired a booster station must be constructed to serve the area with adequate water pressure.

If you have questions pertinent to public water and sanitary sewer service, you may call me at 564-2757 or the AWWU Planning Section at 564-2739, or email [sandy.notestine@awwu.biz](mailto:sandy.notestine@awwu.biz).





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



**MEMORANDUM**

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**DATE:** April 10, 2006  
**TO:** Jerry Weaver, Jr., Platting Officer, CPD  
**FROM:** Daniel Roth, Program Manager, On-Site Water and Wastewater Program  
**SUBJECT:** Comments on Cases due April 13, 2006

---

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

S11470 – 1 Hollywood Vista Subdivision

No objection. Public water & sewer to serve all lots.

S11473 – 1 Prominence Pointe Phase 10 Subdivision

No objection. Extend public sewer to serve all lots.

S11474 – 1 Fairview Subdivision

No objection

**Municipality of Anchorage  
MEMORANDUM**

**RECEIVED**

**APR 10 2006**

Municipality of Anchorage  
Zoning Division

**DATE:** April 10, 2006  
**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 May 8, 2006.

**Case #:** 2006-052  
**Type:** Hillside Wastewater Management Plan Amendment  
**Subdivision:** Ashland Tract A  
**Grid:** SW 3338  
**Tax ID #:** 020-101-27  
**Zoning:** R-6

**Platting:** 99-95, filed October 8, 1999

**Recommendations:** Land Use Enforcement has no adverse comments on this case.

(Reviewer: Don Dolenc)

March 2006 Fire Site plan review:

RECEIVED

MAR 22 2006

Municipality of Anchorage  
Zoning Division

1. 2005-152 No Comment

3. 2006-018 No Comment

4. 2006-021 No Comment

5. 2006-031 No Objection

6. 2006-037 No Comment

7. 2006-049 No Objection

8. 2006-052 No Comment

9. 2006-053 No Objection

10. 2006-056 No Objection

11. 2006-057 No Objection

12. 2006-059 No Objection

<sup>1</sup>No Objection in Principle. 1) Provide Fire department access per IFC 503. 2) Provide detail of the break away barricade for Fire Marshal Approval. 3) Secondary emergency response entrance shall be maintained clear and unobstructed at all times.



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

RECEIVED

**DATE:** April 6, 2006  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor *KL*  
**FROM:** Lynn McGee, Senior Plan Reviewer *L*  
**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of May 8, 2006.

APR 06 2006  
Municipality of Anchorage  
Zoning Division

Right of Way has reviewed the following case(s) due April 10, 2006.

**06-052** Ashland, Tract A, grid 3338  
(Amendment to the Hillside Wastewater Management Plan)  
Right of Way Division has no comments at this time.  
Review time 30 minutes.



## FLOOD HAZARD REVIEW SHEET for PLATS

RECEIVED

APR 03 2006

Mail Room of Anchorage  
2006-052

Date: 3-31-06

Case: 2006-052

Flood Hazard Zone: C

Map Number: 0360

- ☐ 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  
Development Services Department  
Building Safety Division**

**MEMORANDUM**




APR 04 2006

**DATE:** April 4, 2006

Municipality of Anchorage  
Zoning Division

**TO:** Jerry Weaver, Jr., Platting Officer, CPD

**FROM:**  Daniel Roth, Program Manager, On-Site Water and Wastewater Program

**SUBJECT:** Comments on Cases due April 10, 2006

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

2006 – 052 Plan Amendment for the Hillside Wastewater Management Plan

No objection

RECEIVED

MAR 23 2006

Municipality of Anchorage  
Zoning Division

More fire site plan reviews:

2005-052	R. Cartier	No Comment
2006-047	R. Cartier	No Comment
S11440-1	J. Weaver	No Objection
S11479-1	J. Weaver	No Objection
S11480-1	J. Weaver	No Objection
S11406-2	J. Weaver	No Objection
S11475-1	J. Weaver	No Objection
S11476-1	J. Weaver	No Objection
S11477-1	J. Weaver	No Objection
S11478-1	J. Weaver	No Comment
S11482-1	J. Weaver	No Objection
S11470-1	J. Weaver	No Objection
S11473-1	J. Weaver	No Objection
S11474-1	J. Weaver	No Objection
S11469-1	J. Weaver	No Comment
S11471-1	J. Weaver	No Objection
S11472-1	J. Weaver	No Objection



***Municipality of Anchorage***  
Office of Planning, Development, & Public Works  
Project Management & Engineering Department



**PZC Case Comments**

**RECEIVED**

**DATE:** 3/20/2006

**MAR 20 2006**

**TO:** Eileen Pierce, P&Z

**Municipality of Anchorage  
Zoning Division**

**FROM:** Anastasia Taylor, PM&E

**SUBJECT:** Comments for hearing date: 5/8/06

**Case No.** 2006-052 Hillside Wastewater Management Plan Amendment - Ashland

Project management and engineering has no adverse comment for this case.





**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



RECEIVED

**MEMORANDUM**

MAR 21 2006

DATE: March 17, 2006  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THRU: Robert E. Kniefel, P.E., Municipal Traffic Engineer  
FROM: Mada Angell, Assistant Traffic Engineer  
SUBJECT: Traffic Department and Transportation Planning Comments for the  
May 8, 2006 Planning & Zoning Commission hearing

06-052

Ashland; Amendment to the Hillside Wastewater management  
Plan; Grid 3338

The Traffic Department and the Transportation Planning Department have no  
comments.

# 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****APR 10 2006****Municipality of Anchorage**  
Zoning Division**1. Select a Case:** [View Comments](#)**2. View Comments:****Case Num: 2006-052**

Plan Amendment for the Hillside Wastewater Management Plan

**Site Address:** N/A

**Location:** A request to extend the boundaries of the area recommended for public sewerage to include Tract A of Ashland Subdivision, Plat Number 99-95. Located southeast of the intersection of John's Pointe Drive and Olena Pointe Circle, North of Ashland Drive.

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

## Public Comments

**4/9/06**

Dianne Holmes

Amendments to the HWMP should not undertaken lightly. This developer elected to blast this tract to mine the gravel. The area is denuded of any vegetation. That was his choice and it does not necessitate an action on the public's part to grant an amendment to the HWMP. Any extension of sewers in the area should wait for the completion of the Hillside District Plan where the urban/rural boundary for such services will be set. This request for sewers is another example of development-by-creep because the developer owns a large undeveloped parcel to the SE and will likely be coming back for another amendment to the HWMP to serve that area. Completion of the Hillside District Plan should be the determining factor where to extend public utilities, not a parcel-by-parcel approach.

[Zoning & Platting Cases On-line website](#)**64**

**South Goldenview LRSA  
17420 Mountainside Village Drive  
Anchorage, AK 99516**

April 12, 2006

Jerry Weaver  
Department of Planning  
Zoning and Platting Division  
P.O. Box 196650  
Anchorage, AK 99519

RE: Prominence Pointe – Phase 10

Dear Mr. Weaver,

Please accept this letter as the comments from the South Goldenview LRSA (SGLRSA). The board is opposed to the additional plats based on past performance issues. Our concerns are related to water-shed, drainage practices, and the road requirements.

This developer diverted a stream from Phase 9 of Prominence Pointe and directed the water down Luna and 162<sup>nd</sup> Avenue. The remedy is for them to take the water back to the other side and down 164<sup>th</sup> to Goldenview. It has been over 18 months since the diverted water and several months since the “stop work order” was issued by the Corps of Engineers. The current problems need to be addressed prior to new plats developed.

There is no incentive for the developer to correct problems if they can just apply for a plat at a different spot and forget about Phase 9. Our LRSA roads are suffering from the drainage and drainage work cannot be done to the upper section of 162<sup>nd</sup>, Sandpiper and Windsong while this water still exists. The results of this are impassable roads in spring and serious glaciation in the winter.

The SGLRSA board is also very concerned about the additional road onto Ashland Drive. This section of Ashland is on bedrock and has serious water and icing problems in the winter. We are concerned that the additional traffic cannot be accommodated without additional improvements to Ashland. We request that the road design include upgrades for Ashland road to Spain. This design should include all drainage requirements to carry the water to Spain and connect to the drainage system on the south side of Spain and carry the water to Little Survivor Creek.

We are very reticent in seeing that this developer may be issued additional building permits without the requirement that he correct current problems with other phases of the development. If you do approve this Preliminary Plat, please ensure that commitments are gained for correcting the Phase 9 problems and that the road improvements are given consideration as well.

Sincerely,

*Lori J. Davey*

Lori Davey, Chair  
South Goldenview LRSA

April 12, 2006

Jerry Weaver  
Department of Planning  
Zoning and Platting Division  
P.O. Box 196650  
Anchorage, AK 99519

RE: Prominence Pointe – Phase 10

Dear Mr. Weaver,

As homeowners in the Mountainside Village and Mt McKinley View subdivision for over 25 years we are appalled at the actions of the Prominence Point developers in their latest attempt to subdivide a "gravel pit" which was previously permitted through MOA without prior notification of intent to subdivide. Now that they have extracted their gravel they are ready to subdivide. This is nothing new for the Prominence Point developers in their development tactic to circumvent the public process. Our previous house looked out over this spectacular ridge with 100 year old growth hemlock and birch trees and saw its demise with Prominence Point turning it into a gravel pit for immediate use and all the while misleading the City of Anchorage about their true intent of turning it into a housing development. This was a prime piece of property capable of on site septic and well service to the property. Now that the property has been stripped, possibly of many more cubic yards than was permitted, Prominence Point is requesting a variance of extension of the sewer system to service the area.

Prominence Point's problem at this time is they have ruined the land after stripping it, no on site septic disposal is possible. This now leads to their request to extend Sewer and water to this area. This request needs to be denied.

As a member of the Rabbit Creek Community Council during the time period of the application of Prominence Point Subdivision, I distinctly remember the requirements stipulated no further extensions any sewer or water any further up the hillside. Prominence Point is requesting exactly what was previously denied. Prominence Point Subdivision was only approved based on the original tract with no extensions allowed in the denied future. This request for extension or modification to the original agreement should not be approved at this time. Prominence Point has not complied with several very serious drainage problems incurred by their development and until those issues are satisfied no other development should even be heard. As a member of the Goldenview LRSA our neighborhood has incurred many costs which should have been addressed by this developer. To this date they continue to avoid taking responsibility for problems their actions have incurred.

In this area, they left an ugly irreparable scar on the hillside, in the original subdivision minimal if any natural vegetation remains around their current development. Their initial request to excavate the 34,000 cubic yards of gravel was misleading at best. Their real

intent, as is now seen, is to develop this land as residential tracts. This is an item that was not revealed at the time they applied for the excavation permit. All of the other developers on the hillside had to go as far as the Matanuska Valley to import gravel. No developer should be favored with this gratuity.

Please take time to consider the disregard this developer has had for the land in this area. Their actions directly affect all of our property values in this area.

Sincerely,

Chris A Mues  
16880 Mt McKinley View Dr  
Anch Ak.

Lori Davey  
17420 Mountainside Village Drive  
Anchorage, AK 99516  
[lori@trentandlori.com](mailto:lori@trentandlori.com)

April 12, 2006

Jerry Weaver  
Department of Planning  
Zoning and Platting Division  
P.O. Box 196650  
Anchorage, AK 99519

RE: Prominence Pointe – Phase 10

Dear Mr. Weaver,

Please accept these comments regarding the preliminary plat of Prominence Pointe phase 10. I am a homeowner and my view overlooks this ghastly gravel pit scar that has been the gravel source for Prominence Pointe for years. My neighbors have told me over the years that they have investigated and found he has violated the permits for how much gravel he was allowed to mine from the pit.

Now the developer is asking to build 6 houses in the “pit” and needs variances for sewer. He has removed all the soils and vegetation to build other houses and now needs a variance from the Hillside Wastewater Management Plan (HWMP) so he can extend sewers to these lots. The reason he needs to have sewers here is because there are no more soils to provide the leach fields. The HWMP should be honored and the variance denied.

The Hillside District Plan is in the works and will address the additional sewer, water, and other requirements. This plan is the proper venue for changing the boundaries for sewer and water. This developer has already made plenty of profit from mining the gravel from this pit. There are problems with other phases of the Prominence Pointe development and those problems need to be corrected before additional plats are permitted.

Just this morning I could see that the blasting of this scar on the mountainside. The Municipality of Anchorage has been far too lenient on this developer for far too long and the neighbors have paid the price for his egregious acts. Please do not issue any further permits for new development until corrections are made.

Sincerely,

Lori Davey  
Homeowner

# Zoning and Platting Cases On-line

## View Case Comments

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

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

1. Select a Case:

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2. View Comments:

**Case Num:** 2006-052

Plan Amendment for the Hillside Wastewater Management Plan

**Site Address:** N/A

**Location:** A request to extend the boundaries of the area recommended for public sewerage to include Tract A of Ashland Subdivision, Plat Number 99-95. Located southeast of the intersection of John's Pointe Drive and Olena Pointe Circle, North of Ashland Drive.

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

RECEIVED  
APR 13 2006  
Municipality of Anchorage  
Zoning Division

## Public Comments

**4/13/06**

Will Gay

P.O. Box 101608

Anchorage Ak 99510

As previously stated in other cases this developer diverted a stream and his storm water run off over on to our subdivision rendering our septic out of compliance and in some cases inoperable. This specific petition will just add to that problem. Just say NO to this developer until he fixes the problems he has created "downstream". The only leverage we have is for you to make it clear that he will not leave the taxpayers with the bill while he runs off with the gold. NO, make him true up. Enough is enough!!

# Zoning and Platting Cases On-line

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**RECEIVED**

APR 13 2006

Municipality of Anchorage  
Zoning Division**1. Select a Case:** [View Comments](#)**2. View Comments:****Case Num: 2006-052**

Plan Amendment for the Hillside Wastewater Management Plan

**Site Address:** N/A

**Location:** A request to extend the boundaries of the area recommended for public sewerage to include Tract A of Ashland Subdivision, Plat Number 99-95. Located southeast of the intersection of John's Pointe Drive and Olena Pointe Circle, North of Ashland Drive.

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

## Public Comments

**4/13/06**

Lori Davey

17420 Mountainside Village Drive

Anchorage AK 99516

I am opposed to the amendment to the Hillside Waste Water Plan. When the original Prominence Pointe subdivision went in, there was a promise made that city water and sewer would not extend past the original development. As a homeowner I am concerned that the spread over the hill will eventually include city water and sewer for the 32 acre plot directly in front of my house. City water and sewer means smaller lot sizes and lower end housing. The Hillside District Plan is in the works and that is the proper venue to change the sewer boundaries. This request should be denied and then allow the true public process to argue this change along with the full ramifications of what this seemingly little change can mean to the rest of the undeveloped land off South Goldenview.

70



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Case 2006-052

## Historical Information

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2001-026

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE HILLSIDE WASTEWATER MANAGEMENT PLAN TO ADD TO THE AREA RECOMMENDED FOR PUBLIC SEWERAGE THE 7½ ACRE TRACT A OF BLUEBELL SUBDIVISION AND THE 7½ ACRE TRACT A OF ASHLAND SUBDIVISION, GENERALLY LOCATED EAST OF GOLDENVIEW DRIVE IN THE SOUTH HILLSIDE AREA.

(Case 2000-210; Tax ID Numbers 020-101-24 and 020-101-27)

WHEREAS, a request was received from the Goldenview Land Company to amend the *Hillside Wastewater Management Plan (HWMP)* to add to the area recommended for public sewerage the 7 ½ acre Tract a of Bluebell Subdivision and the 7 ½ acre Tract A of Ashland Subdivision, generally located east of Goldenview Drive in the south Hillside area; and

WHEREAS, notices were published, posted and mailed, and a public hearing was held on April 2, 2001.

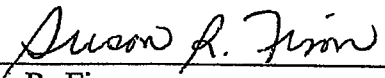
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:


- A. The Commission makes the following findings of fact:
1. The requested amendment is generally consistent with established policies and plans related to the request.
  2. The requested amendment will help support an efficient use of the sewer collection system.
  3. The subject tracts are in an area characterized by sloping terrain and shallow bedrock, with some evidence of shallow ground water.
  4. The requested amendment could help minimize the risk of contamination to the local aquifer by on-site wastewater disposal.
  5. There is a concern about public health regarding water quality and contamination and there is a responsibility to adjoining properties and the community in that regard.
  6. There is no minimum density required by the amendment and maximum density will be established by the zoning.

Planning and Zoning Commission  
Resolution 2001-026  
Page 2

- B. The Commission recommends to the Anchorage Assembly approval of an amendment to the *HWMP* to add the petition areas to the Area Recommended for Public Sewerage with no minimum density requirement.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 2nd day of April 2001.

  
\_\_\_\_\_  
Susan R. Fison  
Secretary

  
\_\_\_\_\_  
Daphne Brown  
Chair

(2000-210)  
(020-101-24 and 020-101-27)

CLERK'S OFFICE

APPROVED

Date: 10-23-01

NOTICE OF RECONSIDERATION WAS  
GIVEN BY MS. CLEMENTSON 10-24-01

Submitted by: Assemblymember Tremaine

Prepared by: Department of Assembly

For reading: October 23, 2001

*not reconsidered*  
*10-30-01* ANCHORAGE, ALASKA  
AO NO. 2001-141(S)


AN ORDINANCE AMENDING THE HILLSIDE WASTEWATER MANAGEMENT PLAN,  
ANCHORAGE MUNICIPAL CODE 21.05.030.D.4., TO ADD TO THE AREA  
RECOMMENDED FOR PUBLIC SEWERAGE THE 7 1/2 ACRE TRACT A OF BLUEBELL  
SUBDIVISION ~~AND THE 7 1/2 ACRE TRACT A OF ASHLAND SUBDIVISION,~~  
GENERALLY LOCATED EAST OF GOLDENVIEW DRIVE IN THE SOUTH HILLSIDE  
AREA

THE ANCHORAGE ASSEMBLY ORDAINS:


Section 1: The Hillside Wastewater Management Plan, Anchorage Municipal Code  
Section 21.05.030.D.4, is hereby amended to add to the area recommended for public  
sewerage the 7 1/2 acre Tract A of Bluebell Subdivision generally located east of  
Goldenview Drive in the south Hillside area.

Section 2: This ordinance shall become effective immediately upon passage and  
approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 23 day of  
October, 2001.

  
Chair

ATTEST:

  
Municipal Clerk

10/24/01

I give Notice of Reconsideration  
on AO 2001-141(s).

Cheryl Clementson

Dan Sullivan, second

M.O.A.  
2001 OCT 24 PM 5:07  
CLERKS OFFICE

75

1 Question was called on the motion to amend AO 2001-153 and it passed:

2  
3 AYES: Taylor, Van Etten, Traini, Fairclough, Tesche, Shamburg, Tremaine.

4 NAYS: Sullivan, Von Gemmingen, Kendall.

5  
6 (Clerk's Note: Ms. Clementson was out of the room at the time of the vote.)

7  
8 Ms. Fairclough moved,  
9 and it was accepted as a  
10 friendly amendment by  
11 Mr. Kendall,

to amend AO 2001-153 in section 4 on page 3 to add:  
"g. Noise."

12  
13 Question was called on the motion to adopt AO 2001-153 as amended and it passed:

14  
15 AYES: Sullivan, Von Gemmingen, Taylor, Van Etten, Traini, Fairclough, Kendall, Tesche, Shamburg, Tremaine.

16 NAYS: None.

17  
18 (Clerk's Note: Ms. Clementson was out of the room at the time of the vote.)

19  
20 Ms. Von Gemmingen moved,  
21 seconded by Ms. Fairclough,  
22 and it passed with one  
23 objection,

to continue the public hearing portion of the meeting until  
11:00 p.m.

24  
25 The meeting recessed at 10:12 p.m. and reconvened at 10:20 p.m.

26  
27 Ms. Von Gemmingen moved,  
28 seconded by Mr. Kendall,  
29 and it passed without  
30 objection,

to change the orders of the day to consider item 14.K,  
AO 2001-141, and item 14.L, AO 2001-142 and combine  
the public hearings.

31  
32 15. BOARD OF ADJUSTMENT/ASSEMBLY APPEALS: None.

33  
34 16. SPECIAL ORDERS:

- 35  
36 A. Ordinance No. AO 2001-175, an ordinance amending Anchorage Municipal Code Chapter 8.30 to add a  
37 definition for false information to include terroristic threats and related crimes, increasing the  
38 penalties for providing certain kinds of false information and deleting Section 8.30.060, Legal Department.  
39 (LAID ON THE TABLE) (TO BE SUBMITTED)

40  
41 This item was considered earlier in the meeting. See item 10, Regular Agenda.

42  
43 17. UNFINISHED AGENDA:

- 44  
45 K. Ordinance No. AO 2001-141, an ordinance amending the Hillside Wastewater Management Plan,  
46 Anchorage Municipal Code 21.05.030.D.4., to add the area recommended for public sewerage the 7 1/2 acre  
47 Tract A of Bluebell Subdivision and the 7 1/2 acre Tract A of Ashland Subdivision, generally located east of  
48 Goldenview Drive in the South Hillside area, Planning Department.  
49 1. Assembly Memorandum No. AM 647-2001.  
50 L. Ordinance No. AO 2001-142, an ordinance amending the zoning map and providing for the rezoning of  
51 approximately 7.46 acres from R-3SL (Multiple-Family Residential District with Special Limitations) and  
52 R-6 (Suburban Residential-Large Lot District) to R-7 (Intermediate Rural Residential District) for Tract A,  
53 Bluebell Subdivision, generally located on the east side of Goldenview Drive and north of East 172nd  
54 Avenue extended (Rabbit Creek Community Council) (Planning and Zoning Commission Case 2000-208),  
55 Planning Department.  
56 1. Assembly Memorandum No. AM 648-2001.

57  
58 Chair Traini opened the public hearing and asked if anyone wished to speak.

59  
60 TOM DREYER said he was with Lantech and represented the petitioner on AO 2001-141. He said he had no comments on  
61 this item, but he was available to answer questions.

62  
63 In response to questions from Mr. Tremaine, Mr. Dreyer explained that he had not come prepared to answer questions  
64 regarding the Ashland Subdivision as the petitioners were only concerned with the Bluebell parcel tonight since that was the  
65 parcel they were requesting be rezoned. He said Ashland had full approval by the Planning Department as well as the  
66 Planning and Zoning Commission.

67  
68 DIANE HOLMES directed the Assembly to their packets for letters from the Rabbit Creek Community Council, HALO, and  
69 others from earlier in the year. She said the Planning and Zoning (P&Z) Commission had approved the amendment with no  
70 minimum density. However, the plan was scheduled to be rewritten at the same time the Hillside District Plan was, and the  
71 two should be done together in order to allow residents to participate in development of the sub-plans of the Anchorage 2020  
72 Comprehensive Plan. She said there were often adverse ramifications of such an amendment, and the rezones and  
73 amendments begin to chip away at residents' ability to produce a plan that fits with the design of the Anchorage 2020 plan.  
74 In addition, she said approval of this ordinance would be tantamount to denying residents' the right guaranteed under the  
75 charter to decide their level of services. She noted that P&Z and the Planning Department opposed the rezone, as she did,  
76 and they were all aware that the petitioner had many lots that were clear-cut, ready and awaiting construction. She said the

petitioner had no master or general plan for the area, and he did have plans for the undeveloped land east of Prominence Point. Ms. Holmes urged the Assembly to place a moratorium on all rezones and wastewater amendments until the sub-plans were written.

Ms. Holmes and staff responded to questions from Mr. Tremaine.

Mr. Tremaine and Ms. Shamberg expressed concern that there was no wastewater official present to answer questions regarding potential problems with respect to an inconsistency in the map regarding Little Survival Creek.

Mayor Wuerch pointed out that all these issues had already been worked through the staff and been before Planning and Zoning. He said had the Administration known that the Assembly would want to rework these issues, someone from AWWU would have been present. He said it was not particularly fair to the applicant for the Assembly to branch off into a discussion of technical issues that had been previously addressed and resolved.

Ms. Shamberg reiterated that the maps had previously depicted that the creek did not flow through the property in question, and now the maps reflected that the creek did flow through the property in question. She felt someone should have been present who could address such a major discrepancy.

Mr. Tremaine said the Hillside Wastewater Management Plan had been amended less than 10 times in the past 19 years, so a an amendment was a rare enough event he would have expected an AWWU representative to have been present this evening.

In response to Mr. Tremaine, Assistant Municipal Attorney Dennis Wheeler said this issue was postponed twice at P&Z before it was finally heard. Mr. Wheeler added that AWWU's comments could be found at page 43 in the Assembly packets.

SCOTT GOLDSMITH said he was the owner of the property directly to the south and adjacent on the west to the Bluebell Subdivision. He said in response to Mr. Tremaine's question regarding what had been intended for the Ashland Subdivision, he felt it was disingenuous of the petitioner's representative to say he did not know what the plans were for the property with respect to a rezone in the future. He said a rezone from R-6 to R-7 for the Ashland Subdivision had been denied by the Planning and Zoning Commission in March of this year.

Chair Traini asked if anyone else wished to speak. There was no one, and he closed the public hearing.

Mr. Tremaine moved, to adopt AO 2001-141.  
seconded by Ms. Von Gemmingen,

Mr. Tremaine moved, to amend AO 2001-141 at line 15 to insert a period after the words "Bluebell subdivision," and delete "and the 7 1/2 acre Tract A of Ashland Subdivision."  
seconded by Ms. Fairclough,

Mr. Tremaine said his amendment was necessary because part of the property was zoned 3-SL, and water and sewer were a requirement for that zoning. He said the other area, consisting of 1/4-acre lots (minimum), was zoned R-6, and Lots 1 and 2 currently exist without water and sewer. He said he understood the reason for adding this portion into the AWWU service area, but he found nothing compelling either here or in the document presented to the Assembly from P&Z to include the other section.

Ms. Von Gemmingen said she would not be voting in support of the amendment. She said the petitioner had shown good stewardship because there were a lot of failed systems on the hillside and more sewers are needed on the hillside.

Tom Dreyer and Dave Grenier, civil engineer for the project, responded to Mr. Sullivan's questions regarding Mr. Tremaine's comments on this issue. Mr. Grenier also responded to Mr. Tremaine's questions.

Office of Planning, Development and Public Works Director Craig Campbell said the Administration supported adoption of both ordinances. He referred the Assembly to AR 2001-26, the resolution passed by the Planning and Zoning (P&Z) Commission where in three of the six points discussed water quality and the reason public water and sewer was important in that area. He said the City was convinced that it would cause a problem if water and sewer was not extended to this area, and the P&Z was in support of including this in the Hillside Wastewater Management Plan.

Ms. Von Gemmingen moved, to continue the public hearings on 14.K, AO 2001-141, and  
seconded by Mr. Van Etten, 14.L, AO 2001-142, until 11:30 p.m.  
and the motion failed with  
objections by Ms. Fairclough  
and Mr. Traini,

(Clerk's Note: Nine votes are required to continue public hearing past 11:00 p.m. Ms. Clementson had left the meeting at the time of the vote.)

Question was called on the motion to amend AO 2001-141 and it failed:

AYES: Taylor, Fairclough, Tesche, Shamberg, Tremaine.  
NAYS: Sullivan, Von Gemmingen, Van Etten, Traini, Kendall.

(Clerk's Note: Action on AO 2001-141 was held on October 23 and public hearing on AO 2001-142 was continued to October 23.)

Ms. Fairclough moved, to approve AM 859-2001.  
seconded by Ms. Sharnberg,

Ms. Fairclough pointed out there was no conditional use permit at this location. This would protest the license. There was no signature of the transferee.

In response to Ms. Fairclough, Deputy Municipal Attorney Wheeler said this appeared to be a transfer of location, not a transfer of the liquor license.

Question was called on the motion to approve AM 859-2001 and is passed without objection.

4. Assembly Memorandum No. AM 861-2001, Bombay Deluxe Restaurant – New Restaurant/Eating Place Liquor License and Application for a Restaurant Designation Permit (Spenard Community Council), Clerk's Office.

Ms. Clementson moved, to approve AM 861-2001.  
seconded by Ms. Fairclough,

Ms. Clementson moved, to address AM 861-2001 after item 14.E, AR 2001-309, later  
seconded by Mr. Kendall, in the meeting.  
and it passed without  
objection,

This item was considered later in the meeting. See after item 10.E., AR 2001-309.

E. INFORMATION AND REPORTS: None.

F. ORDINANCES AND RESOLUTIONS FOR INTRODUCTION: None.

11. OLD BUSINESS AND UNFINISHED ACTION ON PUBLIC HEARING ITEMS:

A. Resolution No. AR 2001-86, a resolution of the Anchorage Municipal Assembly urging the Anchorage Parking Authority to continue allowing use of the city-owned parking lot on Third Avenue between C and E Streets for Fur Rendezvous activities, Assemblymembers Sullivan and Kendall.  
(POSTPONED FROM 3-20-01; CARRIED OVER FROM 5-15-01, 8-14-01, AND 8-28-01; POSTPONED FROM 9-11-01)

Chairman Traini gave the history of the resolution and noted no motion was on the floor.

Mr. Sullivan moved, to postpone AR 2001-86 to October 30, 2001.  
seconded by Ms. Fairclough,  
and it passed without  
objection,

B. Ordinance No. AO 2001-141, an ordinance amending the Hillside Wastewater Management Plan, Anchorage Municipal Code 21.05.030.D.4., to add the area recommended for public sewerage the 7 1/2 acre Tract A of Bluebell Subdivision and the 7 1/2 acre Tract A of Ashland Subdivision, generally located east of Goldenview Drive in the South Hillside area, Planning Department.  
1. Assembly Memorandum No. AM 647-2001.  
2. Ordinance No. AO 2001-141(S), an ordinance amending the Hillside Wastewater Management Plan, Anchorage Municipal Code 21.05.030.D.4., to add the area recommended for public sewerage the 7 1/2 acre Tract A of Bluebell Subdivision and the 7 1/2 acre Tract A of Ashland Subdivision, generally located east of Goldenview Drive in the South Hillside area, Assemblymember Tremaine. (LAI D ON THE TABLE)  
(CARRIED OVER FROM 10-16-01)

Chairman Traini gave the history of the ordinance and noted a motion to approve was on the floor.

Mr. Tremaine distributed a substitute ordinance with the same title and read the substitution.

Mr. Tremaine moved, to substitute the ordinance.  
seconded by Mr. Tesche,

Mr. Tremaine said one tract of the 7½ acres was partially R-3-SL, which was dense housing, and the other part was R-6, 1¼ acres. The other section that was requested to be added was totally R-7, 1¼ acres. The other section has never been envisioned as being part of the Plan from 1982 forward, because part of it was zoned R-3 and considered to be part of the Hillside Wastewater Management Plan. The developer's representatives indicated he did not know if the developer owned adjacent property, but the developer does own the property to the southeast of the corner of the 7½-acre tract, a total of 1.4 million square feet. While this developer does some very splendid looking entranceways and very nice homes, he has a habit of piecemealing developments bit by bit. Mr. Tremaine felt the Hillside Management Plan should be done before extra pieces were added. More property would be added into the water and sewage area, but it should be done in a thoughtful manner and that requires the plan to be redone first.

Mr. Kendall raised a point of order. He recalled that the amendment would do the same thing as the S version. Robert's Rules of Order prohibits us from voting on the same amendment, even in a different form, if it has the same outcome as the amendment that was defeated.



1  
2 In response to Chairman Traini, Mr. Tremaine said he did not believe the S version was exactly the same as the original  
3 amendment. He thought he took out the language "generally located east of the Goldenview Drive and south Hillside area,"  
4 but he could not be sure.

5  
6 Mr. Kendall believed the amendment took out "and the 7½-acre tract A of Ashland Subdivision," which is the substance of  
7 the matter. The S version introduced another main copy without the amendment that he tried to remove last week, which  
8 Robert's Rules of Order prohibits.

9  
10 Chairman Traini ruled that they would proceed with the question of substitution.

11  
12 In response to Ms. Clementson, Mr. Tremaine said the rezone that did not come before the Assembly was the one they were  
13 striking.

14  
15 Ms. Fairclough urged the chair to rule in favor of the amendment. It was a five-five split, because we were not a full body  
16 when we looked at this amendment.

17  
18 Mr. Tremaine said the tract would be before them later in the meeting for a rezone. The other tract, which he proposed to  
19 withdraw, had not come forward since the Planning & Zoning Commission rejected it for rezoning.

20  
21 Zoning and Platting Division Manager Jerry Weaver said the staff and the Planning Commission recommended approval of  
22 these two tracts because they were contiguous to areas that have, or will have, public sewer and water available to them. He  
23 referenced page 17 of the staff packet, which has a map of Bluebell Subdivision and Ashland Subdivision. Its access is to be  
24 internal from Prominence Point Subdivision. Because it is R-6, it would be developed in a rural 1¼ lot configuration with  
25 public sewer and water available to it. The Commission did not approve the zoning. It simply means it could develop with  
26 public services.

27  
28 Mr. Kendall said this was an amendment to amend the Hillside Wastewater Plan. Previous to this, the Planning & Zoning  
29 Commission looked at this issue and approved it. They also looked at a rezone for the two separate parcels that were  
30 involved. The parcels are relatively close to each other and immediately adjoining a subdivision that has public water and  
31 sewer. The Planning & Zoning Commission rejected the rezone for the Ashland property, which was not before the  
32 Assembly. The only application before it is the Bluebell Subdivision. Extending public water and sewer to an R-6 lot has  
33 nothing to do with lot size, lot density or how the property will be developed. The subdivision has marginal soils and  
34 bedrock appearing on some locations on the lot. He saw no public health reasons why they could not extend public water and  
35 sewer to this property. He protested the amendment, because it was essentially the same amendment that was defeated last  
36 week.

37  
38 Ms. Von Gemmingen said she voted no on the amendment, because there are public safety issues in many areas on the  
39 Hillside. They looked at a map last week that showed failing systems all over the Hillside. The Assembly needs to start  
40 thinking very seriously about heading off public safety issues regarding sewer and water in that part of town. The developer  
41 has requested this and she could not see a downside to it. She has always voted in favor of these types of things, because she  
42 felt sewer and water was coming to the Hillside piecemeal and this was part of the piece.

43  
44 In response to Ms. Clementson, said the map they reviewed last week did not show systems that were currently in failure, but  
45 replacement systems that had been replaced. In most cases, the systems are now operating. The systems that were complete  
46 failures and could not be replaced were replaced by holding tanks, which is an increasing problem on Hillside. Typically the  
47 older subdivisions are the ones that have the replacement systems, especially ones that have been in place more than 15 years.  
48 There are a very large number of systems that have been replaced.

49  
50 In response to Ms. Clementson, Mr. Weaver said the area surrounding the Ashland Subdivision was sparsely developed. The  
51 map focused on areas north of the property.

52  
53 Mr. Sullivan felt they had resolved this issue last week. From a safety standpoint, especially public health and the concerns  
54 about wildfire on the Hillside, expansion of city water and sewer is a good thing and the way of the future. Hillside will not  
55 be developed in one big chunk, but parcel by parcel. These parcels are adjacent to parcels that already have city water and  
56 sewer and it is a natural extension. The streets that run through the adjacent subdivisions will be continued into the new  
57 subdivision. We are not breaking any new ground, but expanding what already exists. Some concerns were raised last week  
58 about Little Survival Creek and it was determined that the creek was not part of these parcels. He did not see a negative side  
59 to this and would not support the amendment.

60  
61 Ms. Shambert said there were septic systems available that were not the systems that have been failing. They are efficient  
62 bio-systems and do not have the far-reaching implications of a city sewer system going up in the Hillside through steep  
63 slopes and fractured bedrock. These bio-systems have been very successful and are not very expensive. They contain the  
64 sewage and filter it. The effluent that drains out is quite pure. In the long-term, the bio-system is superior to putting in the  
65 public sewer system in terms of ecological damage and wastewater that runs down into the Inlet.

66  
67 In response to Mr. Tesche, Mr. Tremaine felt it would be better to treat the property within the Hillside Wastewater  
68 Management Plan. There have been eight or nine amendments to the Hillside Wastewater Management Plan in the last 19  
69 years. The last, time scale he saw indicated that the Hillside Plan would be worked on next year. There will be areas added  
70 to the water and sewer, but it should be done in a planned method rather than a haphazard method.

71  
72 Mr. Tesche did not agree that all the development on the Hillside would be piecemeal. We can look at these in a coordinated  
73 systematic effort through the Hillside Wastewater Plan. He would be voting in favor of the amendment.

74  
75 Mr. Kendall said the Hillside Wastewater Plan has been amended several times. Sometimes it was for a major subdivision,  
76 but it has also been done for individual homeowners. There were amendments made for some along the Old Seward

Highway so that the people on the downhill side could hook onto the sewer main that went right by their house. He felt if this was an individual lot owner who happened to be adjacent to a subdivision that had sewer and water, the Assembly would be bending over backwards to accommodate them. He felt such a decision would be arbitrary.

In response to Mr. Sullivan, AWWU General Manager Premo said he was not aware of any significant problems with the subdivision water and sewer. If there are any problems, they are minor in nature. The major water transmission main was added in conjunction with the Goldenveiw Middle School and a reservoir on top of the hill.

In response to Ms. Von Gemmingen, Mr. Premo said there were plans to amend the Hillside Wastewater Plan. At this point in time not all of the budgetary requirements have been met to do so. The Hillside Wastewater Management Plan is a joint venture between the Planning Department, the utility and DHHS. All parties need to contribute in order to put that plan forward. The intent is to do that with the update of the 2020 Plan for that mini-plan in the Hillside area and in concert with all of the other planning elements that are necessary to look at the complete development pattern of the Hillside. He was not knowledgeable enough of the other operating departments and their budgets to say if that portion of it was funded or not. With respect to the utilities' contribution for the Hillside Wastewater Management Plan, in conjunction with the overall 2020 Plan, it will be funded when the budget is approved for 2002.

In response to Ms. Von Gemmingen, Planning Director Sue Fison said one of the things that came out of the Hillside workshop was the need to fund the plan. There was a meeting last Thursday to brainstorm ideas for grant funding. Those present thought that there is enough public health and safety issues, as well as Mr. Premo's money for the match, to kick off the plan in 2002. They have done a lot of the groundwork. The beginning will be in 2002, but it would not be finished then. They are currently focusing their energy on grant funding.

Question was called on the motion to substitute and it passed:

AYES: Taylor, Van Eiten, Traini, Fairclough, Tesche, Shamberg, Tremaine.

NAYS: Sullivan, Von Gemmingen, Kendall, Clementson.

Question was called on the motion to approve AO 2001-141(S) and it passed:

AYES: Sullivan, Taylor, Van Eiten, Traini, Fairclough, Tesche, Shamberg, Tremaine, Clementson.

NAYS: Von Gemmingen, Kendall.

- C. Resolution No. AR 2001-307, a resolution of the Anchorage Assembly amending Assembly Resolution 2001-223 relating to the Port of Anchorage Master Plan, Assemblymembers Tesche, Van Eiten, Shamberg, Taylor, and Traini.  
(CARRIED OVER FROM 10-16-01)

Chairman Traini gave the history of the resolution and noted no motion was on the floor.

Mr. Tesche said AR 2001-307 was negotiated between the representatives of the administration, the Port, Government Hill and himself and reflects a very workable consensus between all parties. It puts into writing, in one place, a workable understanding of how the parties might proceed with development of certain defense field property if, and when, that property was conveyed to the Municipality from the Department of Defense. He recommended approval of AR 2001-307.

Office of Planning, Development and Public Works Director Craig Campbell thanked Mr. Tesche for the leadership he provided in reaching a compromise with the Government Hill Community Council on this issue.

Mr. Tesche moved, to approve AR 2001-307.  
seconded by Ms. Fairclough,

Question was called on the motion to approve AR 2001-307 and it passed:

AYES: Sullivan, Von Gemmingen, Taylor, Van Eiten, Traini, Fairclough, Kendall, Tesche, Shamberg, Clementson.

NAYS: Tremaine.

- D. Ordinance No. AO 2001-145(S-1), an omnibus ordinance amending Anchorage Municipal Code and Anchorage Municipal Code of Regulations to modify existing, and include additional, fees, fines and penalties, Office of Management and Budget.
1. Assembly Memorandum No. AM 847-2001, AO 2001-145(S-1); omnibus ordinance amending Anchorage Municipal Code and Anchorage Municipal Code of Regulations to modify existing, and include additional fees, fines, and penalties, Office of Management and Budget.
  2. Assembly Memorandum No. AM 872-2001, AO 2001-145(S-1), floor amendments to an omnibus ordinance amending Anchorage Municipal Code and Anchorage Municipal Code of Regulations to modify existing, and include additional fees, fines, and penalties, Office of Management and Budget. (addendum)
- (AMENDED 10-16-01; CARRIED OVER FROM 10-16-01)

Chairman Traini gave the history of the ordinance and noted a motion to approve as amended was on the floor.

In response to Mr. Tremaine, Health and Human Services Director Jewel Jones said one of the concerns related to the tax-exempt status of 501c3. They were willing to change the line to read "establishments that are operated by tax-exempt non-profit corporations under the laws of Alaska whose purpose is to foster the general community," which might solve some of Mr. Tremaine's concerns.

**G.1.**

**Planning and Zoning Commission  
Public Hearing  
May 1, 2006**

**Supplemental Information**

**Case 2006-052**

**HWMP Amendment  
Ashland Subdivision, Tract A**

# Rabbit Creek Community Council

P.O. Box 112354, Anchorage, AK 99511-2354

April 28, 2006

RECEIVED

APR 28 2006

PLANNING DEPARTMENT

Platting Board & P/Z Commission  
Municipality of Anchorage  
PO Box 196650  
Anchorage, AK 99519



RE: Ashland short plat (S-11473) and amendment to HWMP, #2006-052

The council discussed this short plat and HWMP amendment in April. But due to the complex history of the parcel and area, and a full agenda, the council adjourned with more questions than a definitive position.

1. The council understands the plat application is for six large lots, but the area has been denuded of vegetation from blasting to mine the gravel. The council understands this was a deliberate act by the developer to mine the gravel and that he is now seeking an amendment to the HWMP because as his letter states, there is not enough soil to place on-site septic systems.

The council had questions about allowing a HWMP amendment, which should be reserved for rare occasions, to solve a situation caused by the developer.

2. The council noted there is currently a stop work order in effect for Prominence Pointe, and another one for the Ashland tract (placed 4/6/06). Also noted was the fact that the problematic drainage improvements have not yet been completed at Luna where several residents are being impacted. *Question—should permits and amendments be granted before stop work orders are lifted?*

3. Of major concern to the council discussion was drainage. *Questions--Given that the Luna drainage problem is not solved and the Ashland tract has no vegetation left with which to help control drainage, wouldn't it be premature to grant a plat and a HWMP amendment before the most critical of all development problems facing the hillside—drainage—is determined? How will drainage from the Ashland tract be controlled? The area has been recontoured and will likely be recontoured again if six houses are built. What controls will be in place to avoid problems encountered in prior phases of the Prominence Pointe development?*

4. Revegetation of the Ashland tract was a much discussed topic. The consensus was that the parcel should be revegetated before development is allowed.

5. The proposed road through the Ashland Tract leads to the SE corner where it would go directly to 32 acres of undeveloped land owned by the same person as the Ashland Tract. *Questions: Should a transportation study for this area be done before further development occurs to ensure the best access is obtained? Are there other undeveloped lands nearby that could benefit from a transportation study?*

6. The urban/rural boundary will be set during the Hillside District Plan (HDP) process. *Question: Under what circumstances should more amendments to the HMWP be recommended before the HDP is done?*

7. If the Ashland plat and roads are permitted, it is appropriate that the subdivision joins the LRSA.

8. The request to amend the HWMP only asks for sewers to be extended. *Questions: Where is the water coming from to serve the six lots? If wells in bedrock are to be drilled, how will that impact surrounding households?*

*9. This short plat appears to have impacts far greater than a short plat would normally have. It is unclear to the council whether a comprehensive approach to planning for the Ashland tract is going to be imposed. If the HWMP amendment is granted, will sewer construction be allowed to commence before the rest of the issues such as roads and drainage are approved? Perhaps this plat should have a public hearing instead of a short plat?*

Southeast Anchorage lacks both a completed Hillside District Plan and drainage study. Yet large steep-sloped subdivisions routinely come to plat and compound the poorly understood drainage situation. The new Title 21 proposes that areas with slopes greater than 30% constitute natural areas, and not be developed, but it is uncertain when the new Title 21 can be applied. These developments are causing massive downstream problems for others and the city would serve the public better by ensuring that plats at the head of watersheds be held to standards that require the complete subdivision plan—roads, drainage, utilities (of any kind) to be approved before any construction is allowed.

Sincerely,

Susanne Comellas, Chair

4-28-06

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## **Supplemental Information**

### **Case 2006-052 HWMP Amendment Ashland Subdivision, Tract A**

**Comments Received after the May 1, 2006  
Planning and Zoning Commission Hearing**

# Zoning and Platting Cases On-line

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**1. Select a Case:** [2006-052](#) [View Comments](#)

### 2. View Comments:

**Case Num: 2006-052**

Plan Amendment for the Hillside Wastewater Management Plan

**Site Address:** N/A

**Location:** A request to extend the boundaries of the area recommended for public sewerage to include Tract A of Ashland Subdivision, Plat Number 99-95. Located southeast of the intersection of Johns Pointe Drive and Olena Pointe Circle, North of Ashland Drive.

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

## Public Comments

**5/25/06**

Lawrence Vendl  
17209 Ashland Drive  
Anchorage AK 99516

Lawrence J. Vendl 17209 Ashland Drive Anchorage, Ak, 99516 At this late stage of development the blasting and excavation in Tract A has resulted in a deep trench across the proposed subdivision. The extension to Johns Pointe road has effectively extended the Prominence Pointe Development to the intersection of the road reservation bordering the southeast portion of the Tract. It provides a likely connection to Ashland Drive along the border of Keno Hills and Ashland Subdivision. A section line road reservation exists on this boundary, but is conveniently not shown on the subdivision plat included in the staff report. Unfortunately, installation of on site septic systems is probably no longer a valid alternative for this subdivision since little or no soil remains in the area. The tract is largely denuded of vegetation. To protect the wells of the adjacent landowners in Ashland and Keno Hills, no alternative exists but to connect the Tract A home sites to the public sewerage system. The bigger and more pressing issue is a likely proposal by the developer to extend the Prominence Pointe development further to the southeast on property he already owns. This perfect example of "Development Creep" will likely come with a request to connect Tract A to Ashland drive along the section line road reservation. In agreement with all the adjacent property owners who have commented, I am opposed to any connection of the Prominence Pointe development to Ashland Drive. As previously stated, Ashland and Bluebell Drives are steeply graded, marginal roads with significant icing and glaciation problems. They are hazardous in the winter. Future access to Ashland Drive from the proposed development should not be granted. Additional traffic will only exacerbate already significant maintenance problems for the LRSA. Consideration should also be given to how access from Tract A to Ashland Drive will impact the homes directly adjacent to the section line road reservation. If access is granted to Ashland Drive along this corridor the new road will effectively become the "Back entrance" to Prominence Pointe. This should not be

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allowed without serious consideration of the effects on the residents of Keno Hills, Ashland and Mountainside Village subdivisions. Larry Vendl, the property owner directly adjacent to the proposed subdivision.

**5/23/06**

Craig Wade

Any proposed roads exiting Plat A, Ashland Subdivision, onto Ashland Drive are opposed by the Keno Hill Homeowners Association. Ashland Drive and Bluebell Drive are marginal roads that are prone to severe icing and glaciation in the winter. The intersection of Bluebell Drive and South Goldenview Drive is steep and hazardous. (The MOA removed the "Dangerous Intersection" sign from Goldenview several years ago to decrease liability.) Neither Ashland or Bluebell road surfaces can absorb the impact of additional development without substantial improvements and maintenance. Craig Wade, President, Keno Hills Homeowners Assoc.

**5/23/06**

Maria Wade

This developer has not acted as a responsible party or good neighbor as yet. Further consideration and extension of the development boundaries or amendment to the Hillside Waste Water Plan should not be approved until the developer can demonstrate the ability to proceed without further damages and corrects existing problems. Imposition and residual impact on neighboring properties is not an acceptable condition in the present or future. A public process should be initiated before any additional changes are considered or approved.



**Content Information****Content ID :** 004077**Type:** Ordinance - AO

**Title:** Ordinance Amending Hillside Wastewater Management Plan, AM C 21.05.030.D.4., to Add to Area Recommended for Public Sewerage the 7.5-Acre Tract A of Ashland Subdivision, Generally Located Southeast of Intersection of John's Pointe Dr and Olena Point Circle

**Author:** perrysu**Initiating Dept:** Planning

**Description:** Hillside Wastewater Management Plan Amendment, Ashland Subdivision, Tract A

**Keywords:** Hillside Wastewater Management Plan**Date Prepared:** 6/15/06 3:16 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 7/11/06**MM/DD/YY:****Public Hearing** 7/25/06**Date MM/DD/YY:**

M.O.A.  
 2006 JUL -3 PM 1:45  
 CLERKS OFFICE

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	6/15/06 3:45 PM	Checkin	perrysu	Public	004077
Planning_SubWorkflow	6/15/06 5:37 PM	Approve	nelsontp	Public	004077
ECD_SubWorkflow	6/15/06 5:47 PM	Approve	thomasm	Public	004077
OMB_SubWorkflow	6/16/06 9:58 AM	Approve	mitsonjl	Public	004077
AllOrdinanceWorkflow	6/19/06 3:00 PM	Reject	fehlenrl	Public	004077
AllOrdinanceWorkflow	6/19/06 3:55 PM	Checkin	perrysu	Public	004077
Planning_SubWorkflow	6/21/06 2:01 PM	Approve	nelsontp	Public	004077
ECD_SubWorkflow	6/21/06 2:06 PM	Approve	thomasm	Public	004077
OMB_SubWorkflow	6/22/06 2:07 PM	Approve	mitsonjl	Public	004077
Legal_SubWorkflow	6/22/06 6:34 PM	Approve	fehlenrl	Public	004077
MuniManager_SubWorkflow	6/30/06 9:32 AM	Approve	leblancdc	Public	004077
MuniMgrCoord_SubWorkflow	6/30/06 2:18 PM	Approve	abbottmk	Public	004077