

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: August 29, 2006

CLERK'S OFFICE

APPROVED

Date: 9-26-06

Anchorage, Alaska
AO 2006-126

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY 4.3 ACRES, FROM B-3SL (GENERAL
BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO I-1SL (LIGHT
INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS), FOR MYSTICAL RAVEN
SUBDIVISION, TRACT A, GENERALLY LOCATED AT EKLUTNA LAKE ROAD
AND GLENN HIGHWAY, 28100 EKLUTNA LAKE ROAD.

(Chugiak and Eklutna Valley Community Councils) (Planning and Zoning Commission Case 2006-097)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described
property as I-1SL (Light Industrial District with Special Limitations):

Mystical Raven Subdivision, Tract A, containing approximately 4.3 acres, as shown on
Exhibit "A."

Section 2. This zoning map amendment is subject to the following special limitations:

1) Permitted principal uses and structures:

- a) All uses as allowed in the B-3 (general business district) of AMC 21.40.180.
- b) Beverage manufacture, including breweries, to include water bottling plants and
associated uses.
- c) Warehousing.
- d) Cabinet shops.
- e) Vocational or trade schools.
- f) Utility installations.

2) Permitted accessory uses and structures:

- a) Uses and structures customarily accessory and clearly incidental to permitted
principal uses and structures.
- b) In the same structure with a permitted principal use, one dwelling unit may be
occupied as an accessory use.

3) Conditional uses:

- a) Residential planned unit developments at a density equivalent not to exceed one
dwelling unit per acre.
- b) Camper parks.

- c) Motels, hotels and lodging.
d) Type 1, 2, 3 or 4 towers that do not meet the supplementary district regulations.

4) Prior to permitting, the applicant shall submit a site plan per AMC 21.15.030 for a non-public hearing site plan review, along with a landscaping plan which indicates thirty feet of highway screening landscaping along property right-of-way frontage from the northeast corner to the monument marker adjoining the antenna enclosure. Twenty-foot wide landscaping that meets the criteria of Transition and Buffering Standards per AMC 21.45.200 shall be installed on the remaining property boundaries where adjacent to residential zoning districts. Two monument signs, one at each driveway entrance to the property (exact location will be indicated at site plan review), are allowed within the thirty feet of the landscaped area. Landscaping will be allowed to "wrap around" the signs so that the signs are visible from the driveways.

Section 3. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by the ordinance was not subject to special limitations.

Section 4. This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. The Director of the Planning Department shall change the zoning map accordingly.

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

ATTEST:

Don Sullivan
Chair

Brian S. Gruenke
Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2006- 126 Title: An Ordinance amending the zoning map and providing for the rezoning of approximately 4.3 acres from B-3 SL to I-1SL for Tract A, Mystical Raven Subdivision, generally located at the intersection of Eklutna Road and the Glenn Highway.

Sponsor:
Preparing Agency: Planning Department
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	FY06	FY07	FY08	FY09	
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 rezone should have no significant impact on the public sector. A rezone from B-3 SL to I-1SL will allow development of a limited amount of industrial uses in addition to the B-3 uses.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector other than to modify the existing general business zoning to allow some industrial and PLI uses.

Property Appraisal notes: Approval of the rezoning should have minimal impact to future assessed valuations.

Prepared by:	<u>Jerry T. Weaver Jr.</u>	Telephone:	<u>343-7939</u>
Validated by OMB:	<u></u>	Date:	<u></u>
Approved by:	<u></u> (Director, Preparing Agency)	Date:	<u></u>
Concurred by:	<u></u> (Director, Impacted Agency)	Date:	<u></u>
Approved by:	<u></u> (Municipal Manager)	Date:	<u></u>



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 627-2006

Meeting Date: August 29, 2006

From: Mayor

Subject: Planning and Zoning Commission, Case 2006-097 recommendation for approval of a rezoning from B-3SL (General Business District, with Special Limitations) to I-1SL (Light Industrial District with Special Limitations) for Mystical Raven Subdivision, Tract A, generally located at Eklutna Lake Road and Glenn Highway.

1
2 This is a request by Alaska Glacier Refreshments (AGR) to rezone a 4.3 acre tract
3 from B-3SL to I-1SL to allow a water bottling plant and associated light industrial
4 uses. Additionally, allowing truck operations for delivering the product and, possibly
5 at a future date, the actual manufacture of the plastic bottles. The subject property
6 was platted and zoned in 1998. The existing B-3 SL zoning, per AO 97-148 (aa),
7 requires perimeter landscaping and site plan approval prior to permitting. AO 97-148
8 (aa) will be superseded if the current rezoning application is approved.
9

10 The tract is irregularly shaped and has approximately 1,000 feet of frontage along
11 Eklutna Lake Road. There is a cellular phone tower at the southwest corner of the
12 property. The central portion of the tract has been cleared and there is an unused
13 single-family home in the center of the property. The home will be remodeled and
14 used as offices for the bottling plant. The plant itself will be a 9,200 square-foot
15 building.
16

17 Currently, AGR purchases water at the AWWU Eklutna plant, and trucks the water
18 to the Mat Maid plant in Anchorage for actual bottling. Truck traffic consists of a
19 few trucks per week. If the new plant location is approved, water will still be
20 purchased at the treatment plant, but no longer transported into town for bottling.
21 Eventually, the owner may also manufacture the bottles at the plant. The bottles are
22 currently manufactured in Palmer. Bottle manufacture is a low-impact operation.
23 Liquid plastic is injected into a bottle shaped mold which is electrically heated.
24 There are filters on the machinery which remove odors and pollutants.
25

26 The applicant is proposing appropriate landscaping along highway frontage to screen
27 the buildings and along other property boundaries to screen the residential zone

1 The petition area is relatively level and serviced by a well and septic system. The
2 systems may need to be upgraded due to the new industrial use. A State of Alaska
3 Department of Environmental Conservation permit is required.

4
5 The Planning and Zoning Commission recommends rezoning the property to I-1SL
6 with the Special Limitations in the Commission Resolution, 2006-038. The vote was
7 7 ayes, 0 nays.

8
9 The Administration concurs with the Planning and Zoning Commission
10 recommendation for the rezoning.

11
12 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

13 Concur: Tom Nelson, Director, Planning Department

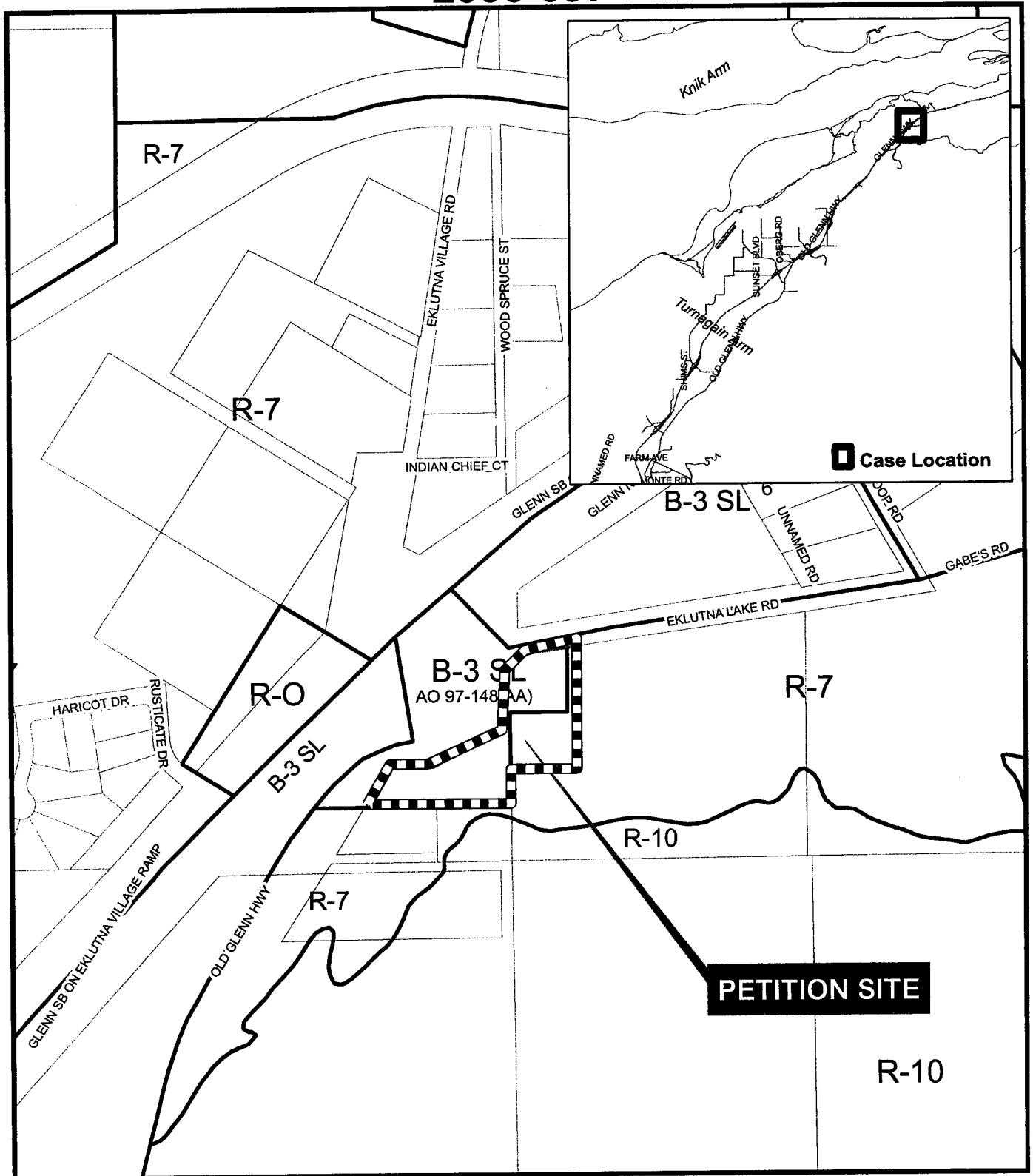
14 Concur: Mary Jane Michael, Executive Director, Office of Economic and
15 Community Development

16 Concur: Denis C. LeBlanc, Municipal Manager

17 Respectfully submitted, Mark Begich, Mayor
18

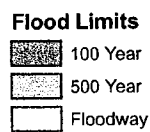
REZONE-EXHIBIT A

2006-097



Municipality of Anchorage
Planning Department

Date: August 3, 2006



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2006-038

A RESOLUTION APPROVING A REZONING FROM B-3SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO I-1SL (LIGHT INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR MYSTICAL RAVEN SUBDIVISION, TRACT A; GENERALLY LOCATED ON THE SOUTH SIDE OF THE GLENN HIGHWAY AT EKLUTNA LAKE ROAD, 28100 EKLUTNA LAKE ROAD.

(Case 2006-097, Tax I.D. No. 052-081-08)

WHEREAS, a request has been received from Alaska Glacier Refreshments, Inc. represented by Sarah Heideman, to rezone a property totaling approximately 4.3 acres from B-3SL to I-1SL to allow beverage manufacturing, which will consist of a water bottling plant and other associated light manufacturing, for Mystical Raven Subdivision, Tract A, generally located on the south side of the Glenn Highway at Eklutna Lake Road, 28100 Eklutna Lake Road.

WHEREAS, notices were published, posted and 26 public hearing notices were mailed and a public hearing was held on July 10, 2006.

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

A. The Commission makes the following findings of fact:

1. The subject property was platted and zoned B-3 SL in 1998. It is a 4 acre irregularly shaped tract which parallels Old Eklutna Road. The petition area is relatively level, with no known streams or wetlands. The central portion of the property was cleared for previous uses, but there are areas of mature vegetation along the east and south perimeter of the property.
2. The Chugiak-Eagle River Comprehensive Plan Map and the proposed plan map update both indicate this area as commercial. However, both plans recognize that most industrially zoned property is located near the Birchwood Airport and that *there may be a need for additional parcels [industrially zoned], more centrally located and more suitable for smaller industrial operations. The map does not show all locations for small or light industrial uses. Furthermore, The Proposed Land Use Plan map will be used concurrently with other development proposals, for example, a rezoning. If a proposed rezoning is demonstrated to have community*

wide benefits and responds to new issues, needs or opportunities not addressed in the Plan, an amendment to the plan map may be appropriate.

3. The proposed use at the proposed location is appropriate. The bottling plant will have more direct access to the water supply, which is the Eklutna Treatment Plant. Truck traffic will be removed from mid-town streets where the water is currently bottled. There will be no increase in truck traffic on Eklutna Lake Road as a result of the new plant location.
 4. The applicant has offered to supply suitable setbacks and landscaping to buffer the residential zone districts to the south and east.
 5. The proposal will be an economic benefit to the area and make use of abandoned and underused property.
- B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly, subject to the following Special Limitations:


The following uses are allowed:

1. Permitted principal uses and structures
 - a. All uses as allowed in the B-3 (General business district) of AMC 21.40.180.
 - b. Beverage manufacture, including breweries, to include water bottling plants and associated uses.
 - c. Warehousing.
 - d. Cabinet shops.
 - e. Vocational or trade schools.
 - f. Utility installations.
2. Permitted accessory uses and structures
 - a. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.
 - b. In the same structure with a permitted principal use, one dwelling unit may be occupied as an accessory use.
3. Conditional uses
 - a. Residential planned unit developments at a density equivalent not to exceed one dwelling unit per acre.
 - b. Camper parks.
 - c. Motels, hotels and lodging.

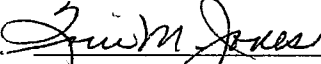
- d. Type 1, 2, 3 or 4 towers that do not meet the supplementary district regulations.
4. Prior to permitting, the applicant shall submit a site plan per AMC 21.15.030 for a non-public hearing site plan review, along with a landscaping plan which indicates thirty feet of highway screening landscaping along property right-of-way frontage from the northeast corner to the monument marker adjoining the antenna enclosure. Two monument signs, one at each driveway entrance to the property (exact location will be indicated at site plan review) are allowed within the thirty feet of landscaped area. Landscaping will "wrap around" the signs. Twenty foot wide landscaping that otherwise meets the criteria of Transition and Buffering Standards per AMC 21.45.200 shall be installed on the remaining property boundaries where adjacent to residential zone districts.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 10th day of July 2006.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14th day of August 2006.



Tom Nelson
Secretary



Don Poulton
Chair

(Case 2006-097)
(Tax ID No. 052-081-08)

ab

AYE: Pease, Gumennik, Jones, Poulton, Isham, Debenham
NAY: None

PASSED

E. UNFINISHED BUSINESS AND ACTIONS ON PUBLIC HEARINGS -
None

F. REGULAR AGENDA

G. PUBLIC HEARINGS

1. 2006-097 Alaska Glacier Refreshments, Inc. A request to rezone approximately 4.29 acres from B-3SL (General Business with Special Limitations) to I-1 (Light Industrial) to allow for a water bottling company. Mystical Raven Subdivision, Tract A. Located at 28100 Eklutna Road.

Staff member AL BARRETT described the request before the Commission, which is to allow a water-bottling plant and associated operations, such as transport of the product, and possible bottle manufacturing at a later time. The rezoning generally meets the standards of the Chugiak-Eagle River Comprehensive Plan. He noted that in the lower left hand corner the preliminary site plan on page 3 of the packet is a symbol for barbed wire fence, which depicts the location of the cell tower and associated equipment shed. On page 4 of the packet is a rough schematic of the elevation of the water-bottling plant building. The site is currently occupied with a single-family home that is not in use. That home will be remodeled into offices for the water-bottling plant operation. The act of bottling water, which is purchased from AWWU from the treatment plants on the way to Eklutna Lake, is defined as beverage manufacturing. Beverage manufacturing requires the I-1 district and is not allowed in the B-3 district. The applicant requested a formal use determination from Code Compliance to verify this, and that letter is contained in the packet. The petitioner currently purchases water at the Eklutna plant and transports it downtown where it is bottled by Matanuska Maid. Approval of this request will allow bottling in Eklutna. The number of employees will be approximately one-half dozen at any one time. The 1993 Chugiak-Eagle River Comprehensive Plan shows this area as commercial

and the 2006 update of that Plan shows the area as commercial. However, both of the Plans do indicate there are areas throughout Chugiak-Eagle River that may be appropriate for small parcels for industrial use.

Regarding the standard for consistency with the Comprehensive Plan, the comprehensive plans both show the property as commercial, but they do discuss the need for additional industrial zoned parcels, centrally located, and suitable for small operations. The Plans recognize that the maps do not show all appropriate locations for these types of uses. This is an appropriate use in an appropriate location because of its proximity to the highway and to the water supply. The proposal will expand the local economic base, increase employment, and make use of a natural renewable resource. Regarding the natural environment, an ADEC permit will be needed for the well and septic. There are well and septic system on the site, but they serve primarily a residential type of use. There is something of a drainage issue, but the land is relatively level, there is no development in the immediate vicinity and, with over four acres, the runoff and drainage should be contained. The manufacturing of plastic bottles, if it occurs at a later time, may present some relatively minor environmental issues such as odors from the manufacture of the plastic bottles and there will be waste associated with that use. The petitioner should investigate a plastic recycling program to address those issues. Regarding land use and housing, under the B-3 district the property could accommodate approximately 50 dwelling units, but residential has not occurred in this area and even commercial operations in the area have been marginal. There are some abandoned uses in this B-3SL and the area appears to be appropriate for an industrial use. The Department, in reviewing the appropriateness of this use on this property, is coming to the conclusion that the adjacent B-3SL property may also be appropriate for an I-1 type of zoning district and it will be considering that as well. The code sections regarding transition and buffering standards and screening along major highways are included on page 16 and 17 of the packet. Those sections of the code do not strictly apply to this property; the transition and buffering standards do not apply as this property is not adjacent to any rural properties. Screening along major highways is not required in this location; it applies to

properties west and southwest of Peters Creek. But because this area is a gateway into the community and this is a 9,000 SF building with possible additional industrial uses in the future, the Department recommends those code sections be applied to this project. The primary concern is that there is a 30-foot no build landscape buffer around the property, except at the southwest corner where the cell tower and building are located. The intent behind these requirements is to screen Eklutna Road and the Glenn Highway and to screen the R-7 and -10 areas to the east and south. There were 26 public hearing notices mailed, one letter was received in opposition and no letters were received in support; no comments were received from the community council.

COMMISSIONER PEASE asked if Staff wished to refer back to 21.45.200.E in condition 4 it should be included in that condition. That condition currently refers to transition and buffering standards, but what is being discussed is really landscaping. She commented that it appears from the aerial photograph that there are no houses currently in the R-7 or R-10. MR. BARRETT confirmed that this is correct. COMMISSIONER PEASE asked if there is further data about the types of emissions from a plastic manufacturing operation and/or a wind or inversion pattern that would result in odor impacts to the surrounding residentially zoned property. MR. BARRETT replied that he did not receive a response from DHHS regarding air pollution from this type of use. He suggested that this might be something to keep in mind if the Commission wishes to modify any of the special limitations.

COMMISSIONER JONES asked if existing health codes already address issues of this nature. MR. BARRETT replied in the affirmative. He explained that this issue simply has not been examined and, while it hopefully would be discovered during a land use permit, it could be addressed during the site plan review required by condition 4.

COMMISSIONER DEBENHAM asked why this rezoning would not be considered a spot zoning. MR. BARRETT replied that there are a number of standards that are used to determine whether or not something is a spot zoning. These include the size of the parcel, the logical (illogical) boundary of the parcel, the difference between current zoning and uses and those that would be

allowed with the rezoning, how the rezoning benefits the owner and adjacent property owners and the community and how does it work to the detriment especially of surrounding property owners, and whether it is consistent with the comprehensive plan. The parcel size, its boundary, and the uses allowed and not allowed balance to neutral or slightly positive or negative. The most important issue is whether it is consistent with the comprehensive plan and that is the case; therefore, this is not a spot zoning. COMMISSIONER ISHAM noted that the code says if the parcel being rezoned is greater than 1.75 acres in size it is not spot zoning. MR. BARRETT stated there is a requirement that a parcel must be larger than 1.75 acres in order to be rezoned.

The public hearing was opened.

SARAH HIEDEMAN, counsel for Alaska Glacier Refreshments, introduced Jason Serrano, Vice President of Alaska Glacier Refreshments. MS. HEIDEMAN stated Mr. Serrano contacted all of the neighbors including Eklutna Inc., the Native Village of Eklutna, and both community councils to provide them with materials and to make himself available for questions. She stated that Alaska Glacier Refreshments wished to offer two special limitations in accordance with the Staff report. The first is a 30-foot wide area along the frontage of Eklutna Lake Road, which would be the equivalent of highway screening landscaping. She referred to page 31 of the Staff report and explained that the 30-foot easement would terminate at the monument located at the east end of the line marked 8956.4, which is in the southwest portion of the parcel. That southwest portion would instead have a 15-foot landscaping easement, which is consistent with the current zoning. That area of the property is not visible from the highway and it has a cell tower and fence that have existed for a number of years. The petitioner also requests that monument-style signs be permitted at each entryway that are visible from the roadway so that visitors can locate the business. The landscaping proposed in the 30-foot area would wrap around the signs. During construction, prior to installation of the signs, the petitioner would like to retain the wooden sign located 15 feet to 20 feet from the right-of-way. She understood that this screening proposal is acceptable to Planning Staff. The petitioner also offers a 20-foot landscaping easement on the eastern and southern boundaries of the property. The current B-3 zone calls for a 15-foot easement. She stated that this use would produce less noise and less traffic than the camper park that had

been contemplated under the B-3 zoning. Lastly, the petitioner has no objections to limiting the proposed permitted, accessory, and conditional uses as recommended by the Department.

COMMISSIONER PEASE asked whether the petitioner is asking that condition 4 provide for a 20-foot landscaping buffer along the south and east property lines, rather than the 30 feet that Staff requested. MR. SERRANO confirmed that this is the request. COMMISSIONER PEASE asked for additional information on emissions expected from a plastic bottle plant and whether there is information on the contours that indicate this would be an inversion area. MR. SERRANO stated he could not respond to the second question, but he had contacted the plant operator in Palmer where Matanuska Maid manufactures their bottles and that individual explained there are filters in the machines that do not allow the emission of any chemicals or pollutants. He also contacted the leading manufacturer of the machinery, who said that filters have been in place for 50 years; over time the machines have become smaller and more efficient as well. The machines consume a great deal of electricity and water and they will emit heat exhaust. He noted that the founder of the equipment manufacturer is an active environmentalist.

MR. SERRANO added that he recognizes the fact that this location is a gateway to the area and he wants to have a property that is aesthetically pleasing. This is important not only to the community but in terms of marketing. He indicated that his company's main business is in Asia where it sells its product in Japan, Korea, and China and those markets are sensitive to the organic approach to things. He is intent on having a facility that is almost gardenlike in appearance. He hoped to revitalize and beautify the area. He also noted that in the penetration to the key markets in Asia he has worked toward furthering other economic opportunities for Alaska producers of seafood and agriculture, for example.

COMMISSIONER ISHAM verified that the petitioner's request is a 30-foot screening width along the highway and a 20-foot width along the south and east. MR. SERRANO indicated this is correct. He noted that there is fill in the rear of the property, which is why providing a 30-foot buffer in that location would have been costly. COMMISSIONER ISHAM asked for clarification of the petitioner's request regarding monument signage. MR. SERRANO explained he wants to ensure that drivers do not miss the driveway. MS. HEIDEMAN stated the petitioner wants the landscaping equivalent of the 30-

foot setback at the front with the monument signs at the entryway so drivers and others who visit the site can identify it. COMMISSIONER ISHAM remarked that this would be an exception because signs are not allowed in the 30-foot easement. MS. HEIDEMAN explained that if 21.45.200 applied, the signs would not be allowed in that easement. She confirmed that the monument signs would comply with the code.

COMMISSIONER PEASE asked for Staff comment on the request to place monument signs in the landscape buffer and whether there has been precedent. MR. BARRETT replied that Staff would not object to the signage being located in the landscaping, which would wrap around the signs. He clarified that the Commission is not being asked to strictly adopt the highway screening easement section of the code, simply the landscaping equivalent, which is 30 feet, so this is not setting precedent.

The public hearing was closed.

COMMISSIONER PEASE moved for approval of a rezoning to I-1SL subject to Staff conditions 1-3, amending condition 4 to read "Prior to permitting, the applicant shall submit a site plan per 21.15.030 for non-public hearing site plan review, along with a landscaping plan which indicates 30-foot highway screening landscaping along property right-of-way frontage up to the monument adjoining the antenna enclosure and allowing in that highway screening landscaping for two monument signs at the entrance to the parking and circulation for the industrial project and 20-foot wide landscaping that meets rural transition and buffering standards under 21.45.200 where adjacent to residential zone districts on the remaining property boundaries."
COMMISSIONER JONES seconded.

COMMISSIONER PEASE felt this was an exciting project for the Eklutna area. The industrial use appears to be allowed for under the Chugiak-Eagle River Comprehensive Plan that acknowledged that additional well-located industrial lands would be appropriate. The scale appears to be appropriate for this gateway area. The project precedes any residential development. In addition, the buffers will continue to keep the area attractive for other future commercial and residential development. With regard to her initial concerns about emissions, the petitioner feels there are not emissions from this type of machinery and the DHHS reviews will address that.

COMMISSIONER ISHAM asked that the language of condition 4 indicate that two monument signs would be allowed in the 30-foot buffer. COMMISSIONER PEASE and COMMISSIONER JONES stated this is acceptable to them.

COMMISSIONER JONES supported the motion. She noted that testimony on the Chugiak-Eagle River Comprehensive Plan included concerns about the need for adequate industrial property in this part of the community into the future. She felt this is a good location to look for expansion of light industrial uses. She was supportive of having two signs so that people can easily see where they are going, finding that this is a safety issue. She stated that if the use of water bottling is discontinued in the future, other industrial uses could potentially locate on this property and she felt that the other uses listed in the conditions would be appropriate on this site. She stated that while she has some modest concern about fumes from an industrial use, DHHS an ADEC deal with that sort of thing.

COMMISSIONER ISHAM felt this was an appropriate use of land that has fallen into disuse. He hoped this development would encourage other redevelopment along the highway. Furthermore, it is in conformance with the Chugiak-Eagle River Comprehensive Plan and the screening requirements are appropriate.

AYE: Pease, Gumennik, Jones, Poulton, Isham, Debenham
NAY: None

PASSED

2. 2006-080

Allied Properties, Inc. A request to rezone approximately 4.37 acres from R-3 SL (Multiple Family Residential with Special Limitations) to R-3 (Multiple Family Residential) to allow for a higher housing density. Independence Park Subdivision, Tract S. Located on the west side of Independence Drive and west of the intersection of Independence Drive and Valley Park Drive.

Staff member AL BARRETT described the request before the Commission. The special limitations currently limit the property to a maximum of 18 DUA and the applicant is requesting straight R-3 zoning that would allow an

PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING

DATE: July 10, 2006

CASE NO.: 2006-097

APPLICANT: Alaska Glacier Refreshments, Inc., represented by
James Brennan

REQUEST: Rezoning of approximately 4.3 acres from B-3SL
(General business district with special limitations)
to I-1 SL, Light industrial district with special
limitations to allow a water bottling plant and
other associated light manufacturing.

LOCATION: Tract A, Mystical Raven Subdivision.

SITE ADDRESS: 28100 Eklutna Lake Road

COMMUNITY Chugiak, primary
COUNCIL: Eklutna Valley, secondary

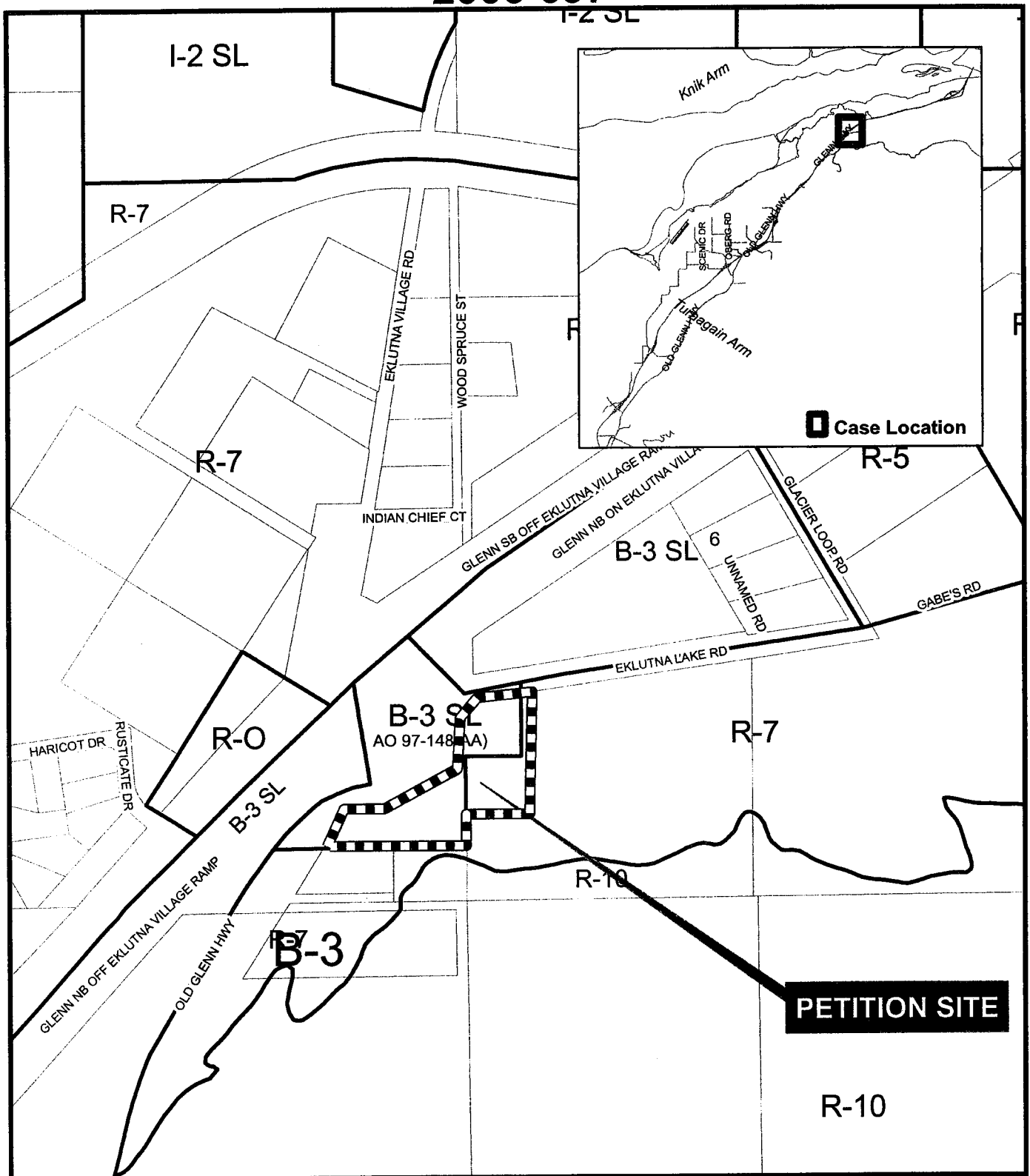
TAX NUMBER: 052-081-08-000

ATTACHMENTS:

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

RECOMMENDATION SUMMARY: **APPROVAL with Special
Limitations. The proposed rezoning meets the standards of the
Chugiak-Eagle River Comprehensive Plan.**

REZONE 2006-097



Municipality of Anchorage
Planning Department

Date: June 7, 2006

Flood Limits
 100 Year
 500 Year
 Floodway

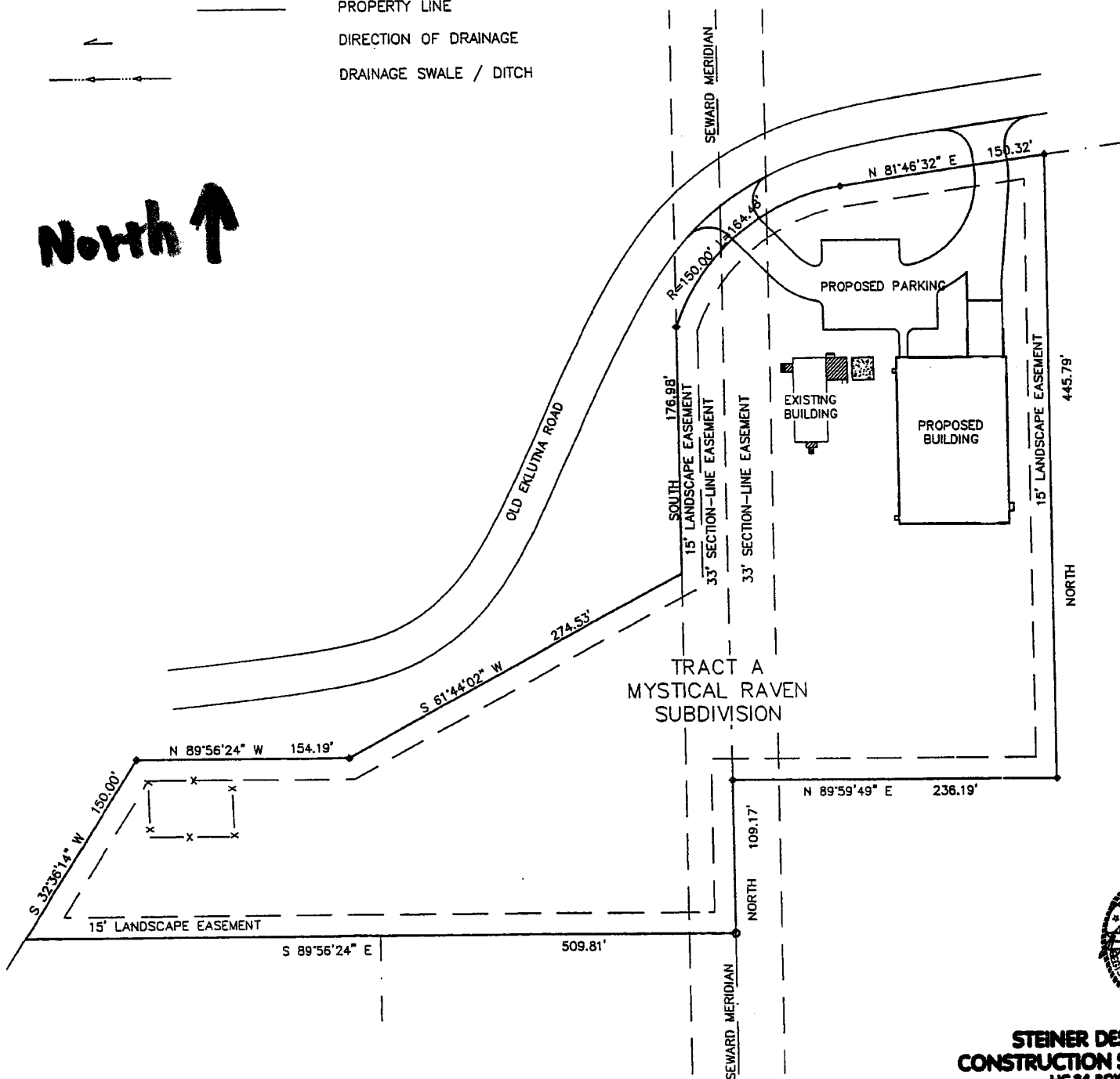


LEGEND

PROPOSED	EXISTING	
— W —	— W —	WATERLINE
— S —	— S —	SANITARY SEWER LINE
◼ CO	◼ CO	SANITARY SEWER CLEANOUT
⊙		STORM DRAIN MANHOLE/DRY WELL
	— — —	CENTERLINE
	— x —	FENCE
	— — —	PROPERTY LINE
↖		DIRECTION OF DRAINAGE
— — —		DRAINAGE SWALE / DITCH

CALL BEFORE YOU DIG
 The Contractor shall notify all area utility companies prior to commencement of excavation. The following is a partial list:
 LOCATE CALL CENTER of ALASKA 800-478-3121

North ↑



**STEINER DESIGN
CONSTRUCTION SERV**
 HC 34 BOX 2097
 WASILLA, AK 99654
 PH: (907) 357-5601
 FAX: (907) 357-5601

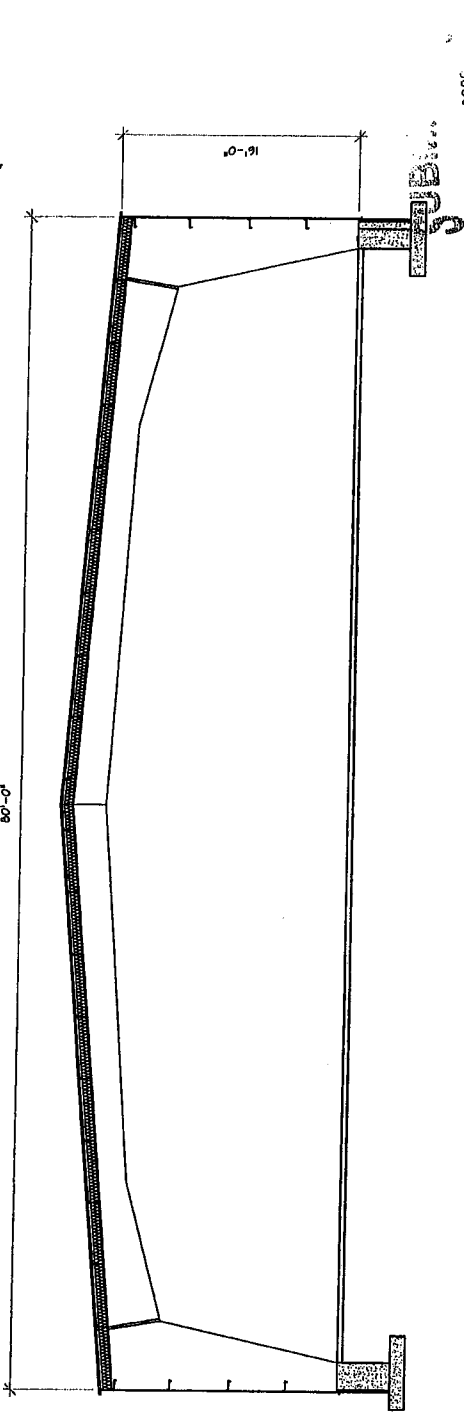
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Alaska Glacier Business Center
 Eklutna, Alaska

NO.	REVISED	DATE
1	EP	12/1/05

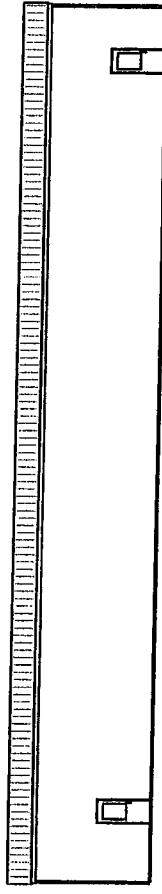
Second Floor Plan

PROJECT	ARCHITECTURE
T.J.S.	12/1/05
NO. 1	NO. 1
NO. 1	NO. 1
NO. 1	NO. 1
NO. 1	NO. 1
NO. 1	NO. 1
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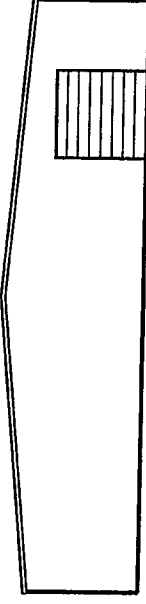


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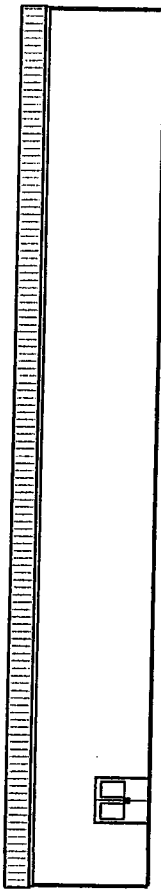
CI BUILDING SECTION
 SCALE: 1/8" = 1'-0"



BI EAST ELEVATION
 SCALE: 1/16" = 1'-0"

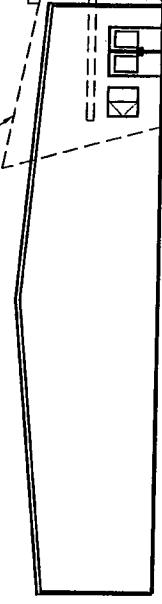


B3 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



AI WEST ELEVATION
 SCALE: 1/16" = 1'-0"

OPTIONAL ENTRANCE FRAMING



A3 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

SITE:

Acres: 4.3 acres

Vegetation: Native mature trees on the perimeter of the property and cleared in the center of the property.

Zoning: B-3SL per AO 97-148 (as amended). The SL's requires perimeter landscaping, site plan approval prior to permitting, and prohibit outdoor storage and display.

Topography: Level

Existing Use: The property is mostly vacant. There is a single family home on site which was used as a gift shop. There is a monopole tower with antenna at the southwest corner of the property.

Soils: A well and wastewater system approved by AK-DEC will be required.

COMPREHENSIVE PLAN:

Classification: Commercial-Industrial per the Chugiak-Eagle River Recommended Land Use Plan.

Density: N/A

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	B-3SL	R-7	B-3	B-3SL
Land Use:	Glenn Highway right-of-way	Vacant	Mobile home lot and vacant	Glenn Highway right-of-way

PROPERTY HISTORY

3-29-85 Rezoning Areawide R-7 AO 84-254

1-6-98 Rezone R-7 to B-3SL

9-23-98 Plat 98-102 Tracts A & B Mystical Raven SD

Applicable Zoning Regulations:

	I-1 District AMC 21.40.200
Intent:	The I-1 district is intended primarily for urban and suburban light manufacturing, processing, storage, wholesale and distribution operations, but also permits limited commercial uses. Regulations are intended to allow efficient uses of the land while at the same time making the district attractive and compatible for a variety of uses.
Permitted Uses and permitted accessory uses	Commercial – Wholesaling and distribution operations, general merchandise stores, furniture stores, appliance stores, hardware stores, retail food stores, liquor stores (CUP), restaurants, cafes, vending machine sales & service, banking, business and professional offices, off street parking lots and garages, plumbing and heating service equipment and dealers, gasoline service stations, farm equipment and supply stores, automobile parts and equipment stores, mobile home display lots, motorcycle and snow machine display lots, fuel dealers, carwashes, snow disposal sites, funeral services, day care. Industrial – airplane automobile, truck repair, machine shops, motor freight terminals, warehousing. Uses and structures customarily accessory and clearly incidental to

	I-1 District AMC 21.40.200
	permitted principal uses and structures, one dwelling unit in the same structure as a principal permitted use, antennas type 1,2,3,4.
Conditional Uses:	Mobile home parks on 10 acres minimum, PUD's, natural resource extraction minimum 5 acres, hotels, motels, impound yards, CCRC's, schools, universities, motorized sports (20 acre minimum).
Prohibited Uses	Dwelling units except as permitted above, junkyards, manufacture or packaging of cement products, feed, fertilizer, petroleum products, etc., open storage of coal, feed, grain, gravel, etc.
Height limitation:	Unrestricted (except 21.65.050 FAA requirements)
Minimum lot size:	Width – 50 feet Area – 6,000 square feet
Yards:	
Front	10 feet
Side	None, except when adjoining residential (R-5, 10 ft)
Rear	None, except when adjoining residential (R-5, 10 ft)
Lot Coverage:	Unlimited
Landscaping	Buffer adjoining residential, Visual enhancement for all areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations.

SITE DESCRIPTION AND PROPOSAL:

The property is located on Eklutna Lake Road where it joins the Old Glenn Highway at the new Glenn Highway interchange. The four acre Tract A has natural mature vegetation along the property perimeter. The central portion of the lot is mostly cleared. A single family home was built in 1975 and was used as a gift shop. There is a 124 foot tall monopole tower at the southwest corner of the property which was permitted in 2002.

The land is level. There are no known streams or wetlands on the property.

The entire Tract A is zoned B-3SL. The proposed use of a water bottling plant, even though there is no "processing" of the water, is still defined as beverage manufacturing and is not permitted in the B-3 district. Beverage manufacturing requires at least the I-1 district. A use determination letter from the Code Compliance Division is attached.

Currently, the owner purchases water from AWWU. The water is pumped into tanker trucks at the Eklutna treatment plant, but before fluoride and chlorine have been added. The trucks then deliver the water to Anchorage where it is bottled and crated for export. The proposal of this rezone would allow the owner to build his own bottling plant. The proposal would allow a 9,200 square-foot building for the bottling operation and the existing home structure will be used for offices. If the new plant is permitted, water will still be purchased at the Eklutna treatment plant and the water will be trucked the 1.5 mile trip to the new plant instead of into Anchorage, reducing costs. Long term plans are to construct a separate pipeline from the Eklutna treatment plant to the new bottling plant. A pipeline would eliminate truck traffic on Eklutna Lake Road. The pipeline concept is not part of this rezone application. Additional long-term plans may include the on-site manufacture of polyethylene terephthalate (PET) plastic bottles as part of the water bottling process. PET plastic is recyclable. Approval of the I-1 district will allow bottle manufacturing, as well as bottling of the water.

The new plant will not result in any significant difference in the total amount of truck traffic. What will be different is that the trucks will no longer be in mid-town on Benson and Northern Lights Boulevards. In any case, truck traffic is only a few trips per week. Ultimately, there may be a few truck trips per day. There will be new employee traffic driving to the

Eklutna Lake Road location, but there are generally not more than a half dozen employees on site at any one time.

AWWU is responsible for determining when and how much water can be purchased by Alaska Glacier Refreshments.

The 1993 Chugiak-Eagle River Land Use Plan Map shows this area as commercial. The proposed 2006 Plan Update indicates the area as commercial. However, the Plans are not inflexible. The Proposed Land Use Plan map will be used concurrently with other development proposals, for example, a rezoning. If a proposed rezoning is demonstrated to have community wide benefits and responds to new issues, needs or opportunities not addressed in the Plan, an amendment to the plan map may be appropriate.

The following goals and policies from the proposed update are applicable:

D. Commercial and Industrial Development

1. Goals

- a. ensure an adequate supply of land in suitable locations...compatible with community needs and resources.

3. Policies/Strategies

- a. future industrial should have the following characteristics:
 - (2) access to major transportation systems, without reliance on residential streets.
 - (3) the use of natural or constructed buffers, barriers or transition areas separating commercial or industrial areas and their effects from existing or anticipated incompatible land uses.
 - (4) consider the provision of trails where there has been historical use.

The site is not served by public water or public sewer. The bottling plant will require an AK-DEC approved on site well and wastewater systems.

FINDINGS:

21.20.090 Standards for Approval – Zoning map Amendments.

A. Conformance to the 1993 Comprehensive Plan.

The standard is met.

The area is shown on the update to the Chugiak-Eagle River Comprehensive Plan as commercial. However, the Plan recognizes that in the future, there may be a need for additional parcels [industrially zoned], more centrally located and more suitable for smaller industrial operations. The map does not show all locations for small or light industrial uses. The property is centrally located in reference to the water supply location and it is appropriately located for the intended use.

The following goals and objectives are pertinent.

I. Economic Development

a. improve and expand the local economic base in a manner which is tied to the community goals, resources and assets and which provides a range of employment opportunities, and an adequate supply and variety of goods and services.

Since the property is mostly vacant, the development of a bottling plant on four acres would be considered an expansion of the local economic base. This use appears to be tied to community goals, resources or assets.

II. Natural environment

1.b. ensure that development plans adequately address impacts on the environment.

Public water and sewer are not available to the site. The applicant will require an AK-DEC permit for on site disposal.

There are no creeks or wetlands on the property. The property is not in a high hazard area. Any environmental impacts would result from heavy truck traffic and other traffic. The land is level with good drainage, so although a large, 9,200 square foot, warehouse type structure is proposed, runoff and drainage should not be a concern. This will be addressed during permitting. As motor vehicles will be parked on site, there is potential for ground contamination from motor vehicle fluids.

Actual bottle manufacturing might present some environmental issues. The liquid plastic resin used to manufacture the bottles is shipped to the

plant by truck. This presents a possibility for spills. The resin is then injected into bottle molds and electrically heated. This will create some fumes. Disposal of waste and litter resulting from bottle manufacturing could be a further issue.

III. Land Use and Housing

A. Growth

1.d. ensure that land use patterns provide safe and healthy environments that are separated and protected from incompatible land uses and their effects.

Residential property in the immediate area is R-7 (Intermediate rural residential) with 20,000 square foot minimum lot size, and R-10 (Residential alpine/slope district). The minimum lot size in R-10 is slope dependent and can be 0.50 acres to 7.5 acres. This area is sparsely populated on the south side of the highway.

There would be a potential loss of residential density if the property is rezoned. The B-3 district allows residential at a minimum of 12 dwelling units per acre. This could equate to approximately 50 dwelling units.

1.e. encourage a range of employment opportunities.

The property is zoned B-3, but not currently commercially used. This use will add employment opportunities, the number of permanent fulltime employees is approximately six.

D. Commercial and Industrial Development

1. ensure an adequate supply of land in suitable locations for commercial and industrial development that is compatible with community needs and resources.

In recent years, there have been several instances of I-1 zoned property being used for less than industrial purposes (such as churches or schools). Overall, there is sufficient land zoned industrial in the Chugiak-Eagle River area for near term needs. The question of the need for more industrial zoned land is more a question of location. The bulk of existing industrial land is at the Birchwood Airport and the Comprehensive Plan recognizes the possible need for small parcels in more appropriate locations.

No marketing study or land use inventory has been submitted, but Property Appraiser records indicate I-2 industrial zoned land exists approximately one-half mile north of the subject parcel. Much of this existing I-2 property is in use for gravel extraction. Dust and debris from gravel extraction might not be compatible with a water bottling operations.

Discussion:

The creation of an I-1 zone on this parcel, or even for a larger area around the south side of the highway interchange, would allow for a more intense economic development when compared to the existing B-3SL. The land is under-utilized, so there will be an expansion of the employment base.

The Chugiak-Eagle River Comprehensive Plan states that the Industrial zone is for areas already substantially developed for industrial purposes and expected to remain industrial. It also applies to vacant areas which are best suited to industrial development. Further, the Comprehensive Plan states that industrial sites shall depend upon the character of surrounding land uses, the availability of public services and facilities, environmental considerations and any applicable performance standards.

Public water and sewer service are not available at the site. AK-DEC has authority for commercial on site disposal systems. There are no wetlands or water bodies on the property, but environmental considerations would focus on the possibility of ground water contamination, drainage and air pollution from the potential permitted uses.

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

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

Environment and Land Use Patterns

The Standard is partially met.

There are approximately eight different zoning districts within one-half mile of the subject property. The zone districts include: R-5, R-7, R-10, R-O, B-3, I-2, PC and T. This quilt-like pattern of zoning districts is largely a result of the areawide zoning in 1985. The I-2 districts were rezoned in 1994 to accommodate Alaska Railroad and gravel extraction operations. The subject area was rezoned B-3SL in 1997 to accommodate several commercial operations: restaurant, mobile home park, landscaping business, gift shop. None of these commercial enterprises appears to be currently in operation.

The subject area on the south side of the highway is sparsely developed and most of the land is zoned R-7 and R-10. With regular trucking operations and a 9,200 square foot warehouse on the property, Transition and buffering standards (T&B) should be used to screen both the highway and the adjacent residential districts. Normal I-1 standards would require only buffer landscaping or visual enhancement with a screening structure adjacent to the residential. Buffer landscaping is all that normally would be required along the right-of-way. The 1997 rezoning to B-3SL required 15 feet of natural vegetation or the equivalent on the perimeter. An I-1 rezoning should require 20 to 30 feet of natural vegetation to separate the industrial from the residential uses and screen the operation from the highway as it is at a prominent location.

Public water and sewer service are not available to the property, on site systems will be needed.

The current land use pattern is very low density residential. The zoning districts in the area are: R-10, R-7 and B-3. The R-7 and R-10 zones are mostly vacant with widely scattered single-family dwellings. The B-3 areas are mostly vacant.

The applicant should consider a plastic recycling plan for waste material resulting from bottle manufacturing operations.

There are planned trails in the vicinity. The Parks and Recreation Department requests that site construction not conflict with future trails. This will be addressed during site plan review.

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

Transportation/Drainage

Transportation is partially met. The truck traffic on Eklutna Lake Road currently exists. The only change is the bottling plant location. The proposed site design presents some conflicts between the employee/public parking area and the loading bays. The applicant should move the loading bay areas and associated driveway to the south side of the building. This can be addressed in a site plan review.

Drainage will be resolved during permitting.

In 2005, the tanker truck traffic was four 5,000 gallon tankers per month. Initially at least, traffic should not be significantly different once the plant is built. The applicant estimates the plant will have 6 to 10 employees, 5 or 6 of which will be full time.

I-1 allows unlimited lot coverage. However as the land is adjacent to residential zones, Transition and buffering standards per AMC 21.45.200 should be required and will prevent massive lot coverage. Due to the lack of infrastructure, drainage and ground water protection will need to be addressed prior to any development.

Public Services and Facilities

This Standard is partially met.

No services are on the property. A Department of Environmental Conservation permit is required for on site systems. AWWU has no comment as part of the rezone.

The Areawide Trails Plan indicates proposed paved and unpaved multi-use trails at this location. This can be resolved with the site plan, if needed.

Special Limitations

The applicant has not offered any special limitations. The Department recommendation includes some allowed or prohibited uses and transition and buffering standards.

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

In the short to near term time frame, there appears to be adequate commercial and industrial property in the Eagle River - Eklutna area. Although there is no current inventory of vacant commercial land, a brief review of Property Appraiser records indicates there is vacant of B-3 zoning from Eagle River to Eklutna. The loss of four acres is a small percentage when compared to the dozens of acres of vacant B-3 property. There is also sufficient industrial property from Eagle River to Eklutna, but not in the area of the water plant. It is more a question of location and convenience for the applicant in relation to the water source.

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

Construction will begin after final approval. A drainage plan will need to be in place prior to construction on the property.

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

The current B-3SL zoning would allow a minimum of twelve units per acre. That would be a minimum of at least 50 units. Although there is a loss of density represented by the rezone, the number of potential units is small and due to the obstacles facing residential construction, it is unlikely the property would be residentially developed.

Because of the overall availability of I-1, a rezoning does not further the goals indicated by the present land use map. However, due to the type of use proposed, I-1 for water bottling and associated uses, this use is appropriate at this location in relation to the location of the water supply, and the intent of the plan is met.

Note: per code, the following sections C. and D. do not apply because the subject property is located outside the area of application for these standards. Transition and buffering standards apply only when adjacent to rural property, and that is not the case. Highway screening applies to properties west of Peters Creek and the subject is east of Peters Creek. Nevertheless, the Department believes these standards should be applied. The subject property is visible from the highway and a 9,000 square foot industrial building should be screened. Additionally, the parcel's location at the interchange makes the site highly visible at this gateway location, particularly for visitors destined for the Eklutna Lake Recreation Area in Chugach State Park. Much of the existing vegetation should be retained and supplemental landscaping added in front of the cleared portion of the site along the right of way. The subject property is adjacent to large areas of residential property which should adequately buffered.

C. Transition and buffering standards AMC 21.45.200

The purpose of this section is to mitigate the impact of nonresidential land uses upon residential land uses. The standards vary depending on whether the area is urban or rural.

AMC 21.45.200 A. and B. are the purpose and definition statements.

- C. Rural transition and buffering standards.
1. Access to the property shall be from a street designated class I or greater. The standard is met. The Official Streets and Highways Plan designates Eklutna Lake Road as a collector.
 2. Transition space shall conform to subsection E. The specifics of this standard will be a special limitation.
 - 3.a. The zoning map application must include a special limitation obligating the development to the transition space. Staff will add a special limitation.
 - 3.b. The site plan shall be presented to the residents of the surrounding neighborhood and to a meeting of the community council, prior to the Commission hearing.

E. Transition space.

1. *Transition space shall accomplish one or more of the following, as appropriate:*
 - a. *materially obscure the visual outlines of buildings on the more intensely developed lot from the adjacent protected lot.*
 - b. *establish a street frontage compatible with that of the adjacent protected lot.*
 - c. *diminish the impact of noise from the more intensely developed lot onto the adjacent protected lot.*
2. *consider the following factors in determining the type and depth of the transition space:*
 - a. *the distance of structures on the more intensely developed lot from the adjacent protected lot.*
 - b. *the type and density of natural and imported plantings in the transition space, including the effects of seasonal changes, or the use of screening structures in lieu of.*
 - c. *the buffering functions of slopes and other topographic features.*
 - d. *the uses on the more intensely developed lot and on the adjacent protected lot.*
 - e. *the design of and traffic volume on any street separating the more intensely developed lot with the adjacent protected lot.*
3. *the transition space shall take one of the following forms:*
 - a. *a tier of lots conforming to the average lot width and building setback of the adjacent protected lots.*
 - b. *open space in a planned unit or cluster development conforming to this title.*
 - c. *a peripheral buffer yard containing only vegetation, natural topographic barriers or screening structures. The use of the buffer yard shall be restricted by recorded easement or covenant.*

D. Screening along major highways. AMC 21.45.130

Purpose. The purpose of this section is to visually protect the major entrances to the urbanizing areas of the municipality for the benefit of tourists and residents.

Applicability. Except as provided in subsection 3 of this subsection, the requirements in this section apply to all lots in the PLI, R-3, R-4, R-O, PC, B-1A, B-3, B-4, I-1, I-2, I-3 and T use districts.

Adjacent to the right-of-way of the Glenn Highway, or to streets serving as its frontage roads, east of Boniface Parkway and west of Peters Creek. (Note: The subject property is located east of Peters Creek. Therefore, per Code, it is not subject to this section. Nevertheless, this is a gateway to the community, and particularly to the Eklutna Lake recreation Area in Chugach State park. No retail sales are involved. The 9,200 square foot building should be properly screened and the Department recommends the highway screening section of the code be applied.)

Setback area; landscaping. No structure may be constructed or placed within 30 feet of the rights-of-way described in subsection A.2 of this section. Except at vehicular and pedestrian ingress and egress points, this 30-foot setback shall be maintained as follows: Natural vegetation shall not be disturbed, provided that, if that vegetation does not meet the standards for screening landscaping, screening landscaping shall be planted. The landscaping shall be maintained by the property owner or his designee.

Signs. Signs per AMC 21.47 except where further restricted by this section.

No new signs of any kind shall be permitted within the 30-foot-wide area mentioned in subsection B of this section that abuts either the New Seward Highway, the Glenn Highway or frontage roads adjacent thereto, except real estate for sale signs no larger than 18 inches by 24 inches. In addition to those sign restrictions imposed by the applicable zoning district, all allowable signs shall be restricted to those advertising products or services available on the premises. Signs which are flashing, blinking, fluctuating or animated shall not be allowed if they are visible from those portions of the Seward and Glenn highways described in this subsection. No sign shall exceed 30 feet in height.

Loading and parking facilities. Except for customer parking, loading docks and off-street parking areas associated with new uses established on the properties abutting those portions of the Seward Highway, Glenn Highway or associated frontage roads described in subsection C of this section shall be located to the rear of those properties. If site development

does not allow for these facilities in the rear, they shall then be effectively screened from the highways.

Approval of site plan. Plans for access drives, screening fences, vegetative screens and parking and loading areas shall be reviewed and approved by the urban design commission to ensure conformance with the intent of this section. No building permit or land use permit shall be issued for construction on a lot subject to this section, except in accordance with a landscaping site plan conforming to this section approved by the urban design commission.

COMMUNITY AND COMMUNITY COUNCIL COMMENTS

On June 16, 2006, there were 26 public hearing notices mailed. As of June 22, no responses have been returned.

DEPARTMENT RECOMMENDATION:

The Department recommends that the proposed rezoning of the 4.3 acres is substantially in conformance with the intent of the Comprehensive Plan and not incompatible with the surrounding zoning districts and uses. The request should be APPROVED subject the following special limitations:

The following uses are allowed:

1. Permitted principal uses and structures
 - a. Commercial operations listed under AMC 21.40.200B.1.
 - b. Beverage manufacture, including breweries, to include water bottling plants and associated uses.
 - c. Warehousing.
 - d. Cabinet shops.
 - e. Vocational or trade schools.
 - f. Utility installations
2. Permitted accessory uses and structures
 - a. uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.
 - b. in the same structure with a permitted principal use, one dwelling unit may be occupied as an accessory use.

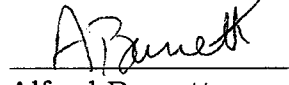
3. Conditional uses
 - a. residential planned unit developments at a density equivalent not to exceed one dwelling unit per acre.
 - b. camper parks.
 - c. motels, hotels and lodging.
 - d. type 1, 2, 3 or 4 towers that do not meet the supplementary district regulations.
4. Prior to permitting, the applicant shall submit a site plan per AMC 21.15.030 for a non-public hearing site plan review, along with a landscaping plan which indicates highway screening landscaping along property right-of-way frontage and transition and buffering standards where adjacent to residential zone districts on the remaining property boundaries.

Reviewed by:



Tom Nelson
Director

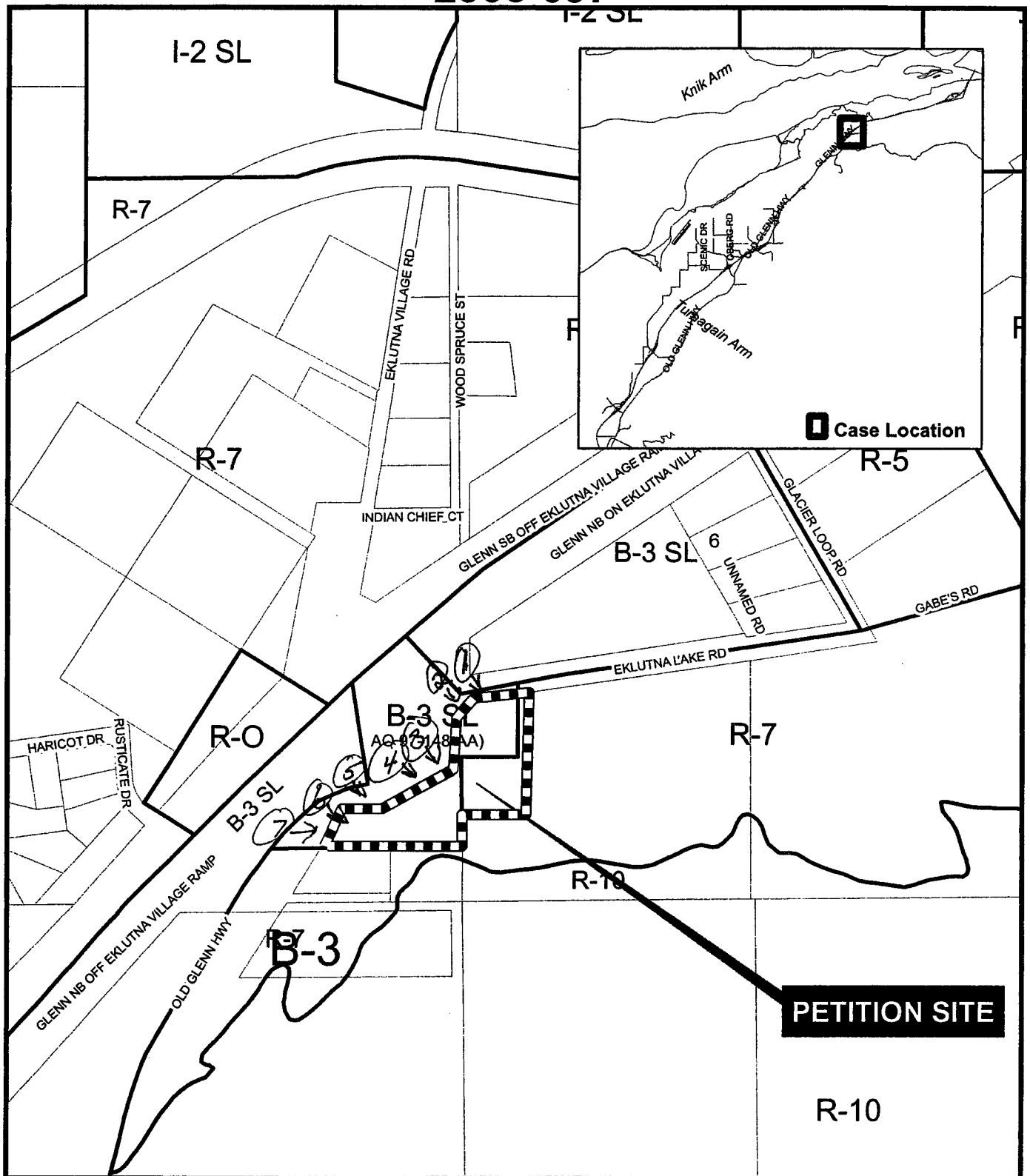
Prepared by:



Alfred Barrett
Senior Planner

(Case No. 2006-097) (Tax Parcel #052-081-08)

REZONE 2006-097

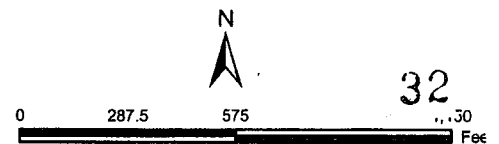
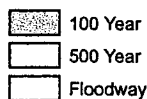


Municipality of Anchorage
Planning Department

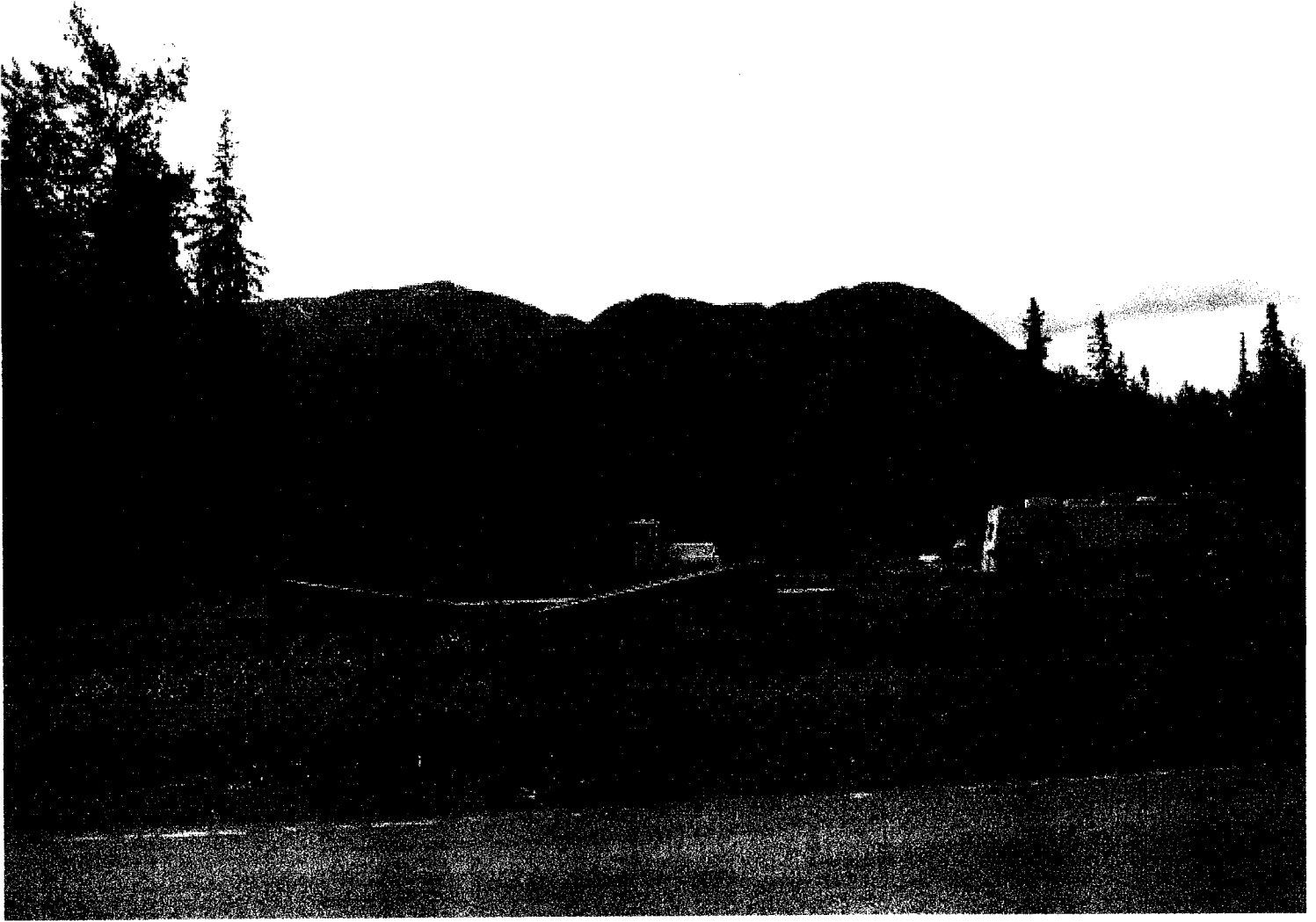
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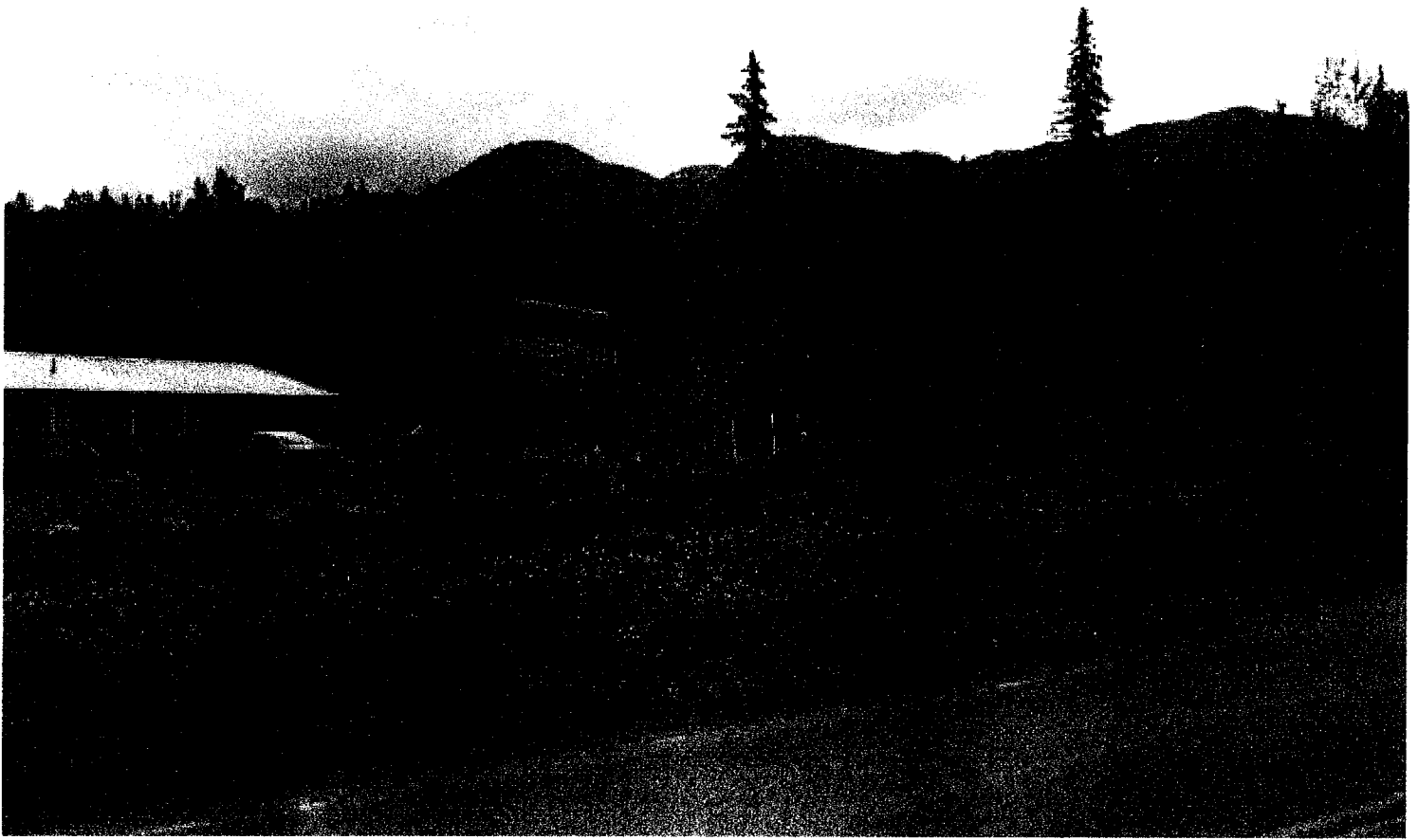
Flood Limits





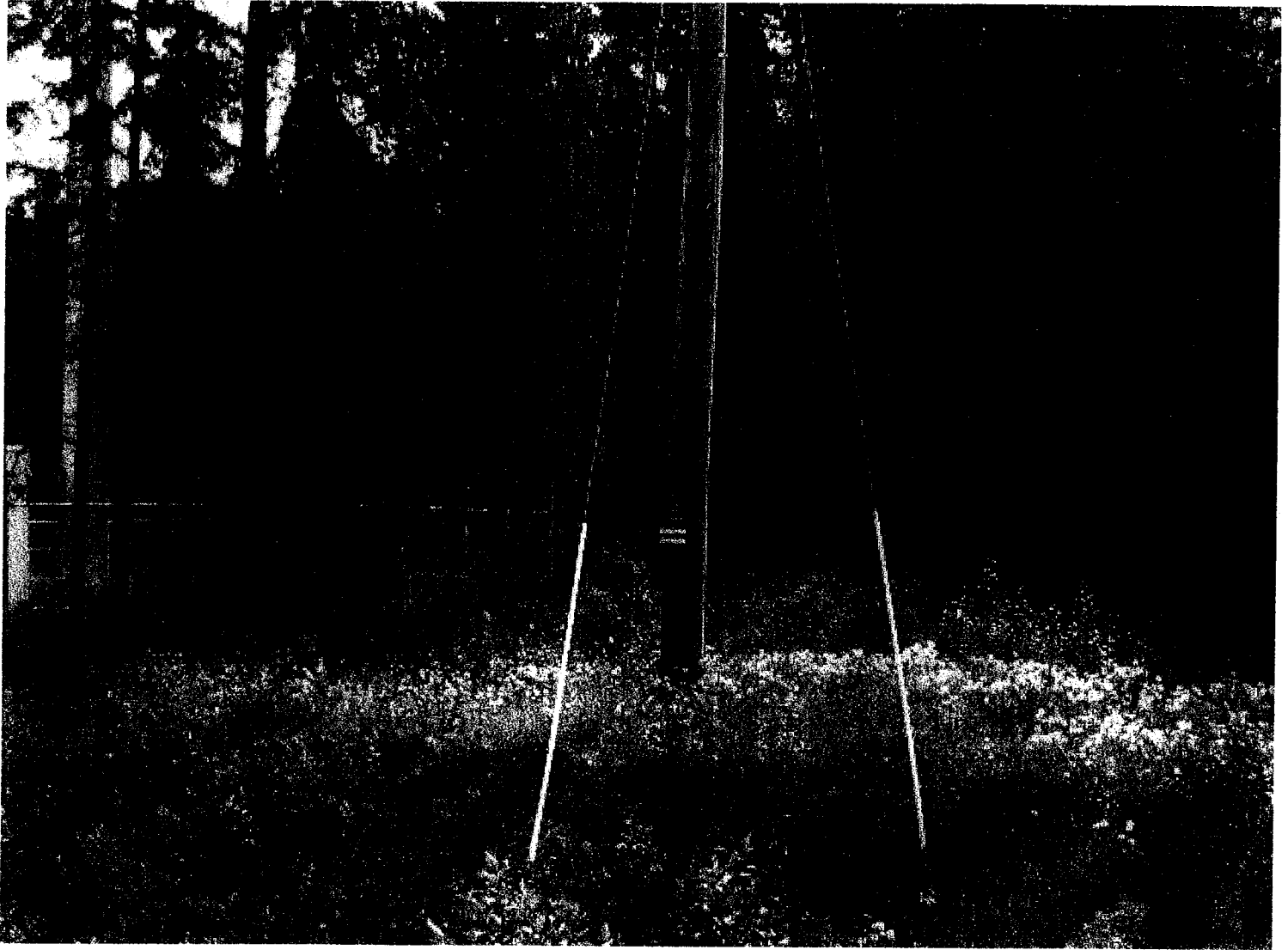






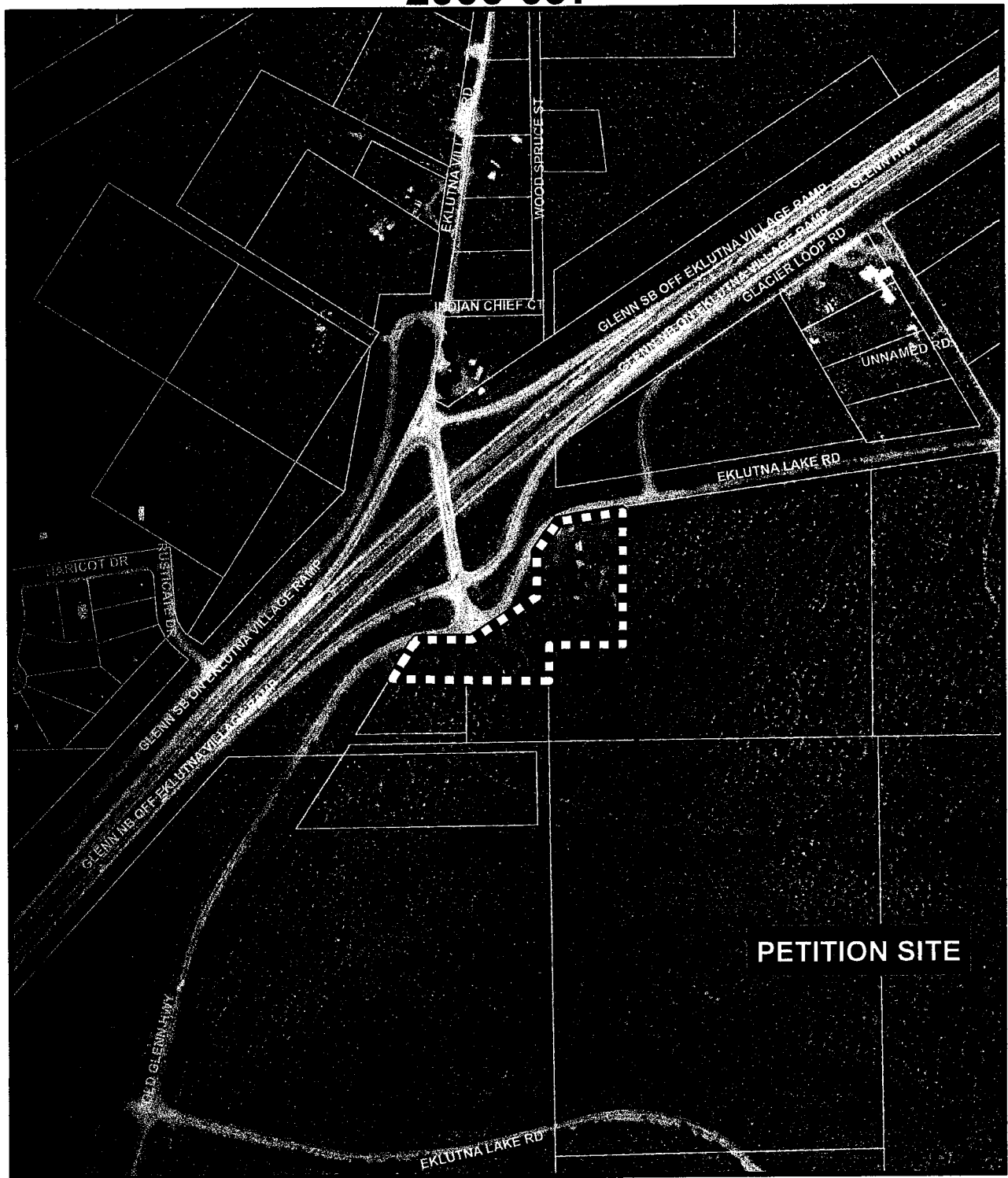
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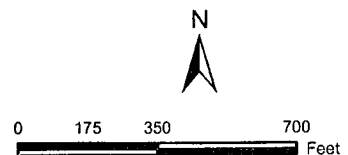


2006-097



Municipality of Anchorage
Planning Department

Date: June 7, 2006



2

HISTORICAL MAPS AND AS-BUILTS

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal MYSTICAL RAVEN
TR A

Parcel 052-081-08-000
Owner ALASKA GLACIER REFRESHMENTS
INC

#



Descr SINGLE FAMILY
Site Addr 28100 EKLUTNA LAKE RD

PO BOX 871510
WASILLA

AK 99687 1510

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels

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

Get "Type" explanation

Bring up this form focused
on the related parcel

REZONE



Case Number 2006-097 # of Parcels 1 Hearing Date 07/10/2006
Case Type Rezoning to I-1 Light industrial district
Legal A request to rezone approximately 4.29 acres from B-3SL (General Business with Special Limitations) to I-1 (Light Industrial) to allow for a water bottling company. Mystical Raven Subdivision, Tract A. Located at 28100 Eklutna Road.

PLAT



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

PERMITS



Permit Number DET060026
Project
Work Desc Use determination
Use DETERMINATIONS

BZAP



Action No. 2006-
Action Date 02/23/2006
Resolution Status N/A Not Applicable
Type UDT Use Determination

ALCOHOL LICENSE



Business Address Applicants Name
License Type Conditions
Status



PARCEL INFORMATION

OWNER

ALASKA GLACIER REFRESHMENTS
INC

PO BOX 871510

WASILLA AK 99687 1510

Deed 2005 0071863

CHANGES: Deed Date Oct 04, 2005

Name Date Oct 31, 2005

Address Date Oct 31, 2005

PARCEL

Parcel ID 052-081-08-000

Status

Renumber ID 051-761-26-00000

Site Addr 28100 EKLUTNA LAKE RD

Comm Concl CHUGIAK

Comments REF 05176124.05208101.07

01

TAX INFO

2006 Tax 3,617.88 Balance 1,808.94 District 022

LEGAL

MYSTICAL RAVEN

TR A

Unit SQFT 186,670

Plat 980102

Zone B3SL Grid NE2000

HISTORY

	Year	Building	Land	Total
Assmt Final	2004	122,500	93,600	216,100
Assmt Final	2005	139,600	98,200	237,800
Assmt Final	2006	142,200	113,300	255,500
Exemptions				0
State Credit				0
Tax Final				255,500

PROPERTY INFO

#	Type	Land Use
01	RESIDENTIAL	SINGLE FAMILY

SALES DATA

Mon	Year	Price	Source	Type

3

DEPARTMENTAL COMMENTS

**Municipality of Anchorage
MEMORANDUM**

RECEIVED

JUN 21 2006

Municipality of Anchorage
Zoning Division

DATE: June 21, 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 July 10, 2006.

Case #: 2006-097
Type: Rezoning from B-3SL to I-1
Subdivision: Mystical Raven, Tract A
Grid: NE 2000
Tax ID #: 052-081-08
Zoning: B3-SL per AO 97-148 as amended

Platting: 98-102, filed September 23, 1989

The property is a conforming lot in both the B-3 and I-1 districts.

Conformity with setback, parking, loading, landscaping and other requirements will be verified during the land use permit process when the property is developed.

Something that may be addressed under this case that cannot be addressed during the land use permit process is the transition and buffering standards of AMC 21.45.200. (AMC 21.45.200.C limits application of the T&B standards to "a zoning map amendment, conditional use or subdivision.") Land Use Enforcement requests that any transition and buffering requirements be embodied in Special Limitations.

(Reviewer: Don Dolenc)

Attachments: Use determination of February 23, 2006



Municipality of Anchorage

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

Physical Address: 4700 Bragaw Street • Anchorage, Alaska 99507 • www.muni.org/planning

Mayor Mark Begich

Planning Department

February 23, 2006

Tim Sandstrom
5825 East Mayflower Court, Suite 2
Wasilla, AK 99654

PARCEL# 052-081-08

REFERENCE # 011665

GRID: NE 2000

Dear Mr. Sandstrom:

This letter is in response to your request for a use determination regarding a proposed water bottling plant on Tract A, Mystical Raven subdivision. (Parcel: 052-081-08, Grid: NE 2000)

The property is located in the B-3 SL district, and is governed by Anchorage Municipal Code (AMC) 21.40.180 and AO 97-148 (as amended.)

AMC 21.40.180.B: "Permitted principal uses and structures are as follows:

1. Business, business services, professional services and personal services, including incidental manufacturing or processing of goods for sale at retail or wholesale on the premises, except conditional uses under subsection D of this section and uses prohibited under subsection E of this section."

AMC 21.40.200.B: "Permitted principal uses and structures are as follows:

1. Commercial uses:
 - a. Wholesaling and distribution operations. ...
2. Industrial uses: ...
 - b. Beverage manufacture, including breweries. ..."

AMC 21.40.015.B: "A structure, or use of land or a structure, that is not listed as a permitted use, an accessory use or a conditional use in one use district, but is so listed in another, is prohibited in the former use district."

Section 2C of AO 97-148 (as amended) provides in relevant part that "Those uses requiring the outdoor storage or display of any equipment, vehicles, merchandise, appliances, etc., shall be specifically prohibited from the rezone parcels, even though the use may otherwise qualify as a permitted principal, accessory or conditional use in the B-3 district."

Although the B-3 district allows "incidental manufacturing or processing of goods for sale at retail or wholesale on the premises," the manufacturing or processing of goods is not incidental to the proposed operation, but is rather its essence. As the B-3 district only allows "incidental" manufacturing, the proposed operation is not a permitted use.

The product is not primarily sold to customers on the premises, but is distributed or shipped from the plant by the plant operator. A distinction between sales "on the premises" and wholesaling and distribution is that a customer physically visits the premises as opposed to ordering goods without necessarily ever being physically present on the property. As the B-3 district requires that goods be "for sale ... on the premises," the proposed operation is not a permitted use.

The proposed bottling plant is beverage manufacturing – which is listed as a permitted principal use in the I-1, Light Industrial district, and classified as an industrial use. That the proposed operation does not include "treatment or processing of the water itself" or onsite manufacture of "packaging materials [including] p.e.t. bottles, labels, caps and cardboard boxes" makes it a less intense form of beverage manufacturing than other operations does not change its classification as beverage manufacturing. The proposed bottling plant is therefore a prohibited use in the B-3 district under AMC 21.40.015.B.

The proposed operation also has characteristics of a wholesaling and distribution operation – which is listed as a permitted principal use in the I-1, Light Industrial district, and classified as a commercial use. The proposed bottling plant is therefore a prohibited use in the B-3 district under AMC 21.40.015.B.

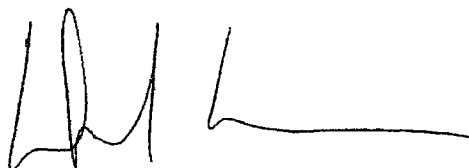
You may request that the property be rezoned from B-3 SL to a district that would allow the proposed operation. It would be a permitted use in the I-1, I-2, or I-3 districts. Requests for a rezone should be directed to the Planning Department, which serves as staff for the Planning and Zoning Commission. This office is located at 4700 South Bragaw Street. The telephone number is 343-4215.

You may also request that the Zoning Board of Examiners and Appeals promulgate a regulation under AMC 21.40.015.A to the effect that the proposed bottling plant is similar in character to a permitted use in the B-3 district. Requests for such a regulation should be directed to the Planning Department, which serves as staff for the Zoning Board of Examiners and Appeals.

You may also request that an Assembly representative introduce an ordinance to add beverage bottling facilities to the list of uses permitted in the B-3 district.

The Anchorage Municipal Code is available online at www.municode.com. If I may be of further assistance, please call me at 343-8329 or fax to 343-8437.

Respectfully,

A handwritten signature in black ink, appearing to read 'Donald Dolenc', with a long horizontal line extending to the right.

Donald Dolenc
Development Review Officer



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



PZC Case Comments

DATE: 6/13/2006

TO: Eileen Pierce, P&Z

FROM: Anastasia Taylor, PM&E

SUBJECT: Comments for hearing date: 7/10/06

Case No. 2006-097 Rezone, Alaska Glacier Bottled Water

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

Advisory Note: PM&E will provide drainage and engineering review comments under the building permit review process.

RECEIVED

JUN 13 2006

Municipality of Anchorage
Zoning Division



2
MUNICIPALITY OF ANCHORAGE
PARKS & RECREATION DEPARTMENT
MEMORANDUM



RECEIVED

JUN 30 2006

Municipality of Anchorage
Zoning Division

DATE: June 29, 2006
TO: Jerry T. Weaver, Zoning Div. Administrator
FROM: Tom Korosei, Park Planner
SUBJECT: Planning and Zoning Case Reviews

Parks and Recreation has the following comments:

CASE NO. **CASE**

2006-080 **Rezoning approx. 4.37 acres from R-3SL to R-3 to allow increasing density from 18 to 30 dwelling units per acre.**

The property adjoining the east part of the south boundary of the subject property is an undeveloped tract of land managed by the Parks and Recreation Department. The Department anticipates preparing development plans for the park for active recreation as well as preservation of natural habitat and other open space areas.

The *Areawide Trails Plan* shows a planned multi-use unpaved trail in the vicinity (east) of the subject property. Existing residential development east of adjoining Independence Drive includes a privately maintained paved pathway connecting to Independence Dr. opposite the subject property. Eventually this path might extend to Lake Otis Pkwy. and connect to the municipal trail system and Ruth Arcand Park.

Parks and Recreation recommends that the development provide for preserving valuable habitat areas to complement natural areas of the adjoining park land, and provide for non-motorized circulation (pathways) that would allow public access through the subject property to connect existing and planned trails and parkland. Parks and Recreation recommends that development of the subject property incorporate site plan and architectural features that harmonize with and enhance the visual character and uses of the surrounding neighborhood.

2006-086 **Site plan review for a church.**

The *Areawide Trails Plan* shows a planned multi-use paved trail along adjoining Voyles Blvd.

2006-091 **Ordinance amending Title 21 for parking standard modifications (AO 2006-87).**

No comment.

2006-097 **Rezoning approx. 4.29 acres from B-3SL to I-1.**

The *Areawide Trails Plan* shows multiple planned trails in the vicinity of the proposed rezoning. Parks and Recreation recommends that development of the site not present obstructions to construction and use of such trails, including generation of noise and other emissions that may present hazards or otherwise detract from the use and enjoyment of nearby trails.

MUNICIPALITY OF ANCHORAGE
Anchorage Water & Wastewater Utility

RECEIVED

JUN 14 2006

MEMORANDUM

Municipality of Anchorage
Zoning Division

DATE: June 14, 2006

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Sandy Notestine, Engineering Technician, AWWU

SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing July 10, 2006
AGENCY COMMENTS DUE June 16, 2006

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

2006-097

Mystical Raven Tract A (Grid NE 2000, ZONING from B-3 SL to I-1)
Rezone for Alaska Glacier Refreshments, Inc.

1. AWWU has no objections to the proposed zoning action.

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.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

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

RECEIVED

JUN 19 2006

June 15, 2006

RE: Zoning Case Review

Municipality of Anchorage
Zoning Division

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

Dear Mr. Weaver:

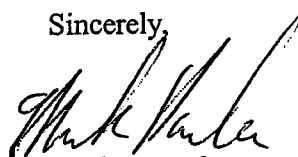
In reviewing the following applications the Alaska Department of Transportation and Public Facilities has no comment:

- 2006-091, Title 21 Amendment – Parking Standard Modifications
- 2006-097, Rezoning to I-1, Light Industrial District, Alaska Glacier Refreshments
- 2006-98, Conditional Use Permit, Alcohol, Howard Johnson Hotel
- 2006-100, Conditional Use Permit, Alcohol, Robin Alessi

Comments:

Regarding case 2006-099, AMC Variance, Ruby Investments, we have no objection to the variance in yard setbacks. Please note the Traffic Impact Analysis has not yet been submitted to the state, so we have not yet commented on the traffic impacts. We will need to approve a plan for pedestrians and traffic during construction. This may be in the form of a construction TIA. The applicant should be aware that we cannot close lanes on these busy adjacent highways for the construction of the building.

Sincerely,


Mark Parmelee
Area Planner

/em

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities

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



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

DATE: June 16, 2006
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *L*
FROM: Lynn McGee, Senior Plan Reviewer *L*
SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of July 10, 2006.

RECEIVED

JUN 16 2006

Municipality of Anchorage
Zoning Division

Right of Way has reviewed the following case(s) due June 16, 2006.

06-097 Mystical Raven, Tract A, grid NE2000
(Rezoning Request, B-3SL to I-1, Light industrial)
Right of Way Division has no comments at this time.
Review time 15 minutes.



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



MEMORANDUM

JUN 14 2006

DATE: June 14, 2006

**Municipality of Anchorage
Zoning Division**

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

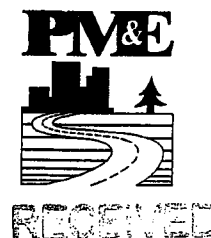
FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due June 12, 2006

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

2006 - 097 Rezoning to I-1 Light industrial district

No objection



JUN 26 2006

Municipal Code - Anchorage
Zoning Division

FLOOD HAZARD REVIEW SHEET for PLATS

Date: 06-26-06

Case: 2006-097

Flood Hazard Zone: C

Map Number: 0020

☐ 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

P.O. Box 196650 • Anchorage, Alaska 99519-6650 • Telephone: (907) 843-7900 • Fax: (907) 843-7927
Physical Address: 4700 Bragaw Street • Anchorage, Alaska 99507 • www.muni.org/planning

Mayor Mark Begich

Planning Department

February 23, 2006

Tim Sandstrom
5825 East Mayflower Court, Suite 2
Wasilla, AK 99654

PARCEL# 052-081-08

REFERENCE # 011665

GRID: NE 2000

Dear Mr. Sandstrom:

This letter is in response to your request for a use determination regarding a proposed water bottling plant on Tract A, Mystical Raven subdivision. (Parcel: 052-081-08, Grid: NE 2000)

The property is located in the B-3 SL district, and is governed by Anchorage Municipal Code (AMC) 21.40.180 and AO 97-148 (as amended.)

AMC 21.40.180.B: "Permitted principal uses and structures are as follows:

1. Business, business services, professional services and personal services, including incidental manufacturing or processing of goods for sale at retail or wholesale on the premises, except conditional uses under subsection D of this section and uses prohibited under subsection E of this section."

AMC 21.40.200.B: "Permitted principal uses and structures are as follows:

1. Commercial uses:
 - a. Wholesaling and distribution operations. ...
2. Industrial uses: ...
 - b. Beverage manufacture, including breweries. ..."

AMC 21.40.015.B: "A structure, or use of land or a structure, that is not listed as a permitted use, an accessory use or a conditional use in one use district, but is so listed in another, is prohibited in the former use district."

Section 2C of AO 97-148 (as amended) provides in relevant part that "Those uses requiring the outdoor storage or display of any equipment, vehicles, merchandise, appliances, etc., shall be specifically prohibited from the rezone parcels, even though the use may otherwise qualify as a permitted principal, accessory or conditional use in the B-3 district."

Although the B-3 district allows "incidental manufacturing or processing of goods for sale at retail or wholesale on the premises," the manufacturing or processing of goods is not incidental to the proposed operation, but is rather its essence. As the B-3 district only allows "incidental" manufacturing, the proposed operation is not a permitted use.

The product is not primarily sold to customers on the premises, but is distributed or shipped from the plant by the plant operator. A distinction between sales "on the premises" and wholesaling and distribution is that a customer physically visits the premises as opposed to ordering goods without necessarily ever being physically present on the property. As the B-3 district requires that goods be "for sale ... on the premises," the proposed operation is not a permitted use.

The proposed bottling plant is beverage manufacturing – which is listed as a permitted principal use in the I-1, Light Industrial district, and classified as an industrial use. That the proposed operation does not include "treatment or processing of the water itself" or onsite manufacture of "packaging materials [including] p.e.t. bottles, labels, caps and cardboard boxes" makes it a less intense form of beverage manufacturing than other operations does not change its classification as beverage manufacturing. The proposed bottling plant is therefore a prohibited use in the B-3 district under AMC 21.40.015.B.

The proposed operation also has characteristics of a wholesaling and distribution operation – which is listed as a permitted principal use in the I-1, Light Industrial district, and classified as a commercial use. The proposed bottling plant is therefore a prohibited use in the B-3 district under AMC 21.40.015.B.

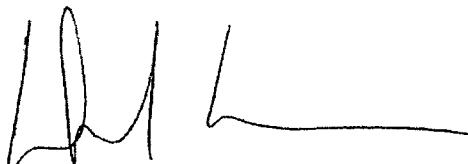
You may request that the property be rezoned from B-3 SL to a district that would allow the proposed operation. It would be a permitted use in the I-1, I-2, or I-3 districts. Requests for a rezone should be directed to the Planning Department, which serves as staff for the Planning and Zoning Commission. This office is located at 4700 South Bragaw Street. The telephone number is 343-4215.

You may also request that the Zoning Board of Examiners and Appeals promulgate a regulation under AMC 21.40.015.A to the effect that the proposed bottling plant is similar in character to a permitted use in the B-3 district. Requests for such a regulation should be directed to the Planning Department, which serves as staff for the Zoning Board of Examiners and Appeals.

You may also request that an Assembly representative introduce an ordinance to add beverage bottling facilities to the list of uses permitted in the B-3 district.

The Anchorage Municipal Code is available online at www.municode.com. If I may be of further assistance, please call me at 343-8329 or fax to 343-8437.

Respectfully,

A handwritten signature in black ink, appearing to read 'Donald Dolenc', with a long horizontal line extending to the right.

Donald Dolenc
Development Review Officer

Will be compatible with existing and planned land uses in the surrounding neighborhood, and with the intent of its use and district.

The surrounding area is zoned R-10SL, and is characterized by predominantly low density detached single family housing. The current proposal is for similar density residential development, and as such is considered to be compatible with existing and planned land uses in the area, and is unlikely to have any adverse impact on the current level of residential amenity in the area. Further, in support of the current request, the current proposal is consistent with the intent of the R-10 zoning district, being for use in areas of the Municipality where natural features and environmental factors such as slopes, vegetation, alpine forests, soils, slope stability and geologic hazards requiring unique and creative design for development.

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

FIRST CLASS MAIL

000-000-00-000

26.
mailed
6/16/06

NOTICE OF PUBLIC HEARING - - Monday, July 10, 2006

Planning Dept Case Number: 2006-097

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

CASE: 2006-097
PETITIONER: Alaska Glacier Refreshments, Inc.
REQUEST: Rezoning to I-1 Light industrial district
TOTAL AREA: 4.290 acres
SITE ADDRESS: 28100 EKLUTNA LAKE RD
CURRENT ZONE: B-3SL General business district with special limitations
COM COUNCIL(S): 1---Eklutna Valley 2---Chugiak

LEGAL/DETAILS: A request to rezone approximately 4.29 acres from B-3SL (General Business with Special Limitations) to I-1 (Light Industrial) to allow for a water bottling company. Mystical Raven Subdivision, Tract A. Located at 28100 Eklutna Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, July 10, 2006 in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

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

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

Name: _____
Address: _____
Legal Description: _____
Comments: _____

4

APPLICATION

Application for Zoning Map Amendment

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



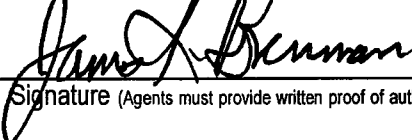
Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name, first) Alaska Glacier Refreshments, Inc.		Name (last name, first) Brennan, James T.	
Mailing Address 21800 Eklutna Lake Road Chugiak, Alaska 99567		Mailing Address Hedland, Brennan & Heideman 1227 W.9th Ave, #300, Anch, AK 99501	
Contact Phone: Day: (907) 688-9000 Night: (907) 862-5000		Contact Phone: Day: None (907) 279-5528	
FAX: (907) 688-9011		FAX: (907) 278-0877	
E-mail: glcbind@alaska.net		E-mail: law@hbhc.alaska.net	

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

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 052-081-08-000		
Site Street Address: 21800 Eklutna Lake Road		
Current legal description: (use additional sheet if necessary)		
<p>Tract A, Mystical Raven Subdivision, according to the official plat thereof, filed under Plat No. 96-102, records of the Anchorage Recording District, Third Judicial District, State of Alaska.</p>		
Zoning: B-3 SL	Acreage: 4.28	Grid # NE 2000

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

May 26, 2006 
Date Signature (Agents must provide written proof of authorization)

Accepted by: 	Poster & Affidavit: 	Fee: 16,000	Case Number: 2006-097
--	---	-------------	-----------------------

Application for Zoning Map Amendment continued

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

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood- Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion of site affected)

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

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

- ☒ Rezoning - Case Number: AO 97-148
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

APPLICATION ATTACHMENTS

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

APPLICATION CHECKLIST

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

Alaska Glacier Refreshments

Gil Serrano, President
Email: gil@alaskaglacier.com
Cell: (907) 863-5000/Anchorage 862-5000

21800 Eklutna Lake Rd.
Chugiak, Alaska 99567
(907) 688-9000 Fax 688-9011

May 19, 2006

Municipality of Anchorage
Planning Department
P.O. Box 198650
Anchorage, Alaska 99519-6650

Re: Application for a zoning map amendment by Alaska Glacier Refreshments, Inc.

Dear Sir or Madam:

As President of Alaska Glacier Refreshments, Inc., I authorize attorney James T. Brennan, of the firm of Hedland, Brennan and Heideman, to act as the Petitioner's Representative, on behalf of Alaska Glacier Refreshments, Inc., in its effort to obtain a rezoning of Tract A, Mystical Raven Subdivision, at 21800 Eklutna Lake Road, Chugiak, Alaska, from B-3 SL to I-1.

Sincerely,


Gil Serrano, President,
Alaska Glacier Refreshments, Inc.

JTB:rs
3565MCA Ltr

GLENN

GLACIER

EKEUT

REZONING AREA

Basis for Rezoning from B-3 SL to I-1

I. Need and Justification for Rezoning to I-1.

The entire area sought for rezone, described as Tract A, Mystical Raven Subdivision (4.28 acres)¹ is owned by Alaska Glacier Refreshments, Inc. (AGR). The great majority of AGR's shareholders are Alaska residents, who organized the corporation and purchased this property for purposes of constructing a water bottling plant to produce caseloads of bottled water for export to Asian and other markets. The source of the water is the Eklutna Lake water as it comes through the treatment plant below Eklutna Lake, but prior to introduction of fluoride and chlorine into the City's water system. This specific source of water has been tested and demonstrated to be of extremely high quality for commercially bottled drinking water.

The proposed plant location is adjacent to the confluence of the Glenn Highway exit with Eklutna Lake Road, lying to the South of the highway exit. The treatment center is only approximately 1.5 miles up Eklutna Lake Road from the proposed plant location. This optimal plant location would reduce business costs and reduce traffic impact related to trucking of the water from the Eklutna

¹ Note that the attached excerpt from the Municipality's current official zoning map, showing the area previously rezoned B-3 SL (AO-97-148), does not precisely correspond to the actual shape of this parcel, which is outlined in red. Filed herewith are site plans depicting the professionally surveyed boundaries of the property, as well as an aerial photograph with a border approximating this parcel's boundaries, to show its relationship with the Glenn Highway, the Eklutna exit and the Eklutna Lake Road.

treatment center to the water bottling plant. As soon as it becomes financially feasible, AGR will seek permits to install a 1 mile pipeline to pipe directly from the treatment facility to the water bottling plant. Again, the close proximity of the proposed plant to the treatment facility minimizes impacts from what would be associated with a longer trucking route or longer pipeline.

The proposed metal plant building would be approximately 80 feet by 120 feet, with a 9,600 sq. ft. footprint. The building would house areas for processing (filling and casing the bottles), storage and shipping and receiving of bottled water, as well as the administrative office of AGR. Copies of preliminary architectural plans are provided herewith.

Rezoning of the subject property to I-1 has been shown to be necessary by the fact that the Planning Department reviewed and rejected AGR's prior request for a use determination to allow construction of the plant on the existing B-3 SL zone. By letter dated February 23, 2006, the Planning Department determined that the B-3 district only allows "incidental" manufacturing, and also noted that it allowed only processing goods for retail or wholesale on the premises, rather than for shipment and marketing elsewhere. The Department further noted that even if the applicant restricted its manufacturing to mere bottling of the water, without onsite manufacturing or packaging material, it would constitute beverage manufacturing, which is a permitted principal use in the I-1, Light Industrial

District, the Department explicitly noted that the proposed operation would be a permitted use in an I-1 District.

Because the applicant now seeks to rezone the property to I-1, it no longer intends to so restrict prospective manufacturing as to make it permissible under a B-3 SL zoning classification. Although there would be no onsite treatment or processing of the water itself, AGR may in the future engage in the onsite manufacture of plastic "p. e. t." bottles. This activity would be entirely consistent with "Beverage Manufacture", a permitted industrial use in the I-1 Light Industrial District; C AMC 21.04.200(B)(2)(b). The entire manufacturing process is relatively quiet, and requires only electrical energy. In the short term, the plastic bottles themselves will be manufactured elsewhere. P. e. t. plastic bottles are recyclable worldwide.

II. Compatibility with Comprehensive Plan.

There has been little development in the area surrounding the area proposed for rezone. Under both the 1993 Chugiak-Eagle River Comprehensive Plan and the April 2006 public hearing draft of the Chugiak-Eagle River Comprehensive Plan, the subject land is classified as Commercial. While there is other land classified as Industrial approximately ½ mile to the North, it lies across the Glenn Highway and the Alaska Railroad tracks. Areas to the South and East of the subject parcel are classified Residential, though virtually no development exists in this area. A large area classified as Mixed Use (intended to have a mix of light industrial, commercial, residential, institutional and open space uses) extends

immediately to the West from the Eklutna intersection on the North side of the Glenn Highway.

Rezoning of this small parcel as I-1 would be consistent with the goals and policies of the Comprehensive Plan. The existing Plan recognizes a desire for economic diversity and the need for increased local employment opportunities, and addresses the needs of small-scale local entrepreneurs by recommending additional industrial areas, while also making provision for opportunities to attract larger industrial development to the area. (Plan, p.119.) While the parcel for which rezoning is sought is not classified as Industrial in the Plan, the Plan itself notes that "Because the...Plan map is generalized, it does not show all locations for small, light industrial use." (Plan, p.127.) Development criteria for industrial sites is to depend upon the character of surrounding land uses, the availability of public services and facilities, environmental considerations and any applicable performance standards. The rezone and proposed use are consistent with these Plan goals.

As described above, a substantial adjacent area classified as Mixed Use² (which includes Light Industrial) extends westward from the area proposed for rezone. The parcel subject to rezoning is currently classified commercial in the plan, which sought to concentrate commercial development at strategic, clustered

² This area is proposed to be classified "Development Reserve" in the 2006 Draft Plan (p. 70), meaning that it is generally suitable for development but would require further planning and zoning actions prior to development.

locations, including the "node" at the Eklutna exit from the Glenn Highway, rather than allowing them to expand to sprawl along major arterials. The proposed beverage manufacturing plant would be consistent and not incompatible with concentration of commercial usages at the Glenn Highway-Eklutna interchange. As shown by the attached letter from AGR's Vice President of Marketing and Product Development, Jason Serrano, the location is uniquely suited to this operation because of its proximity to the plant's special water source and because of this location's immediate proximity to the Glenn Highway and the Alaska Railroad, both of which would facilitate transport and shipment of finished product from the plant without use of arterial streets or otherwise imposing burdens upon traffic patterns.

The proposed rezone and water bottling plant are also consistent with the 2006 draft Comprehensive Plan goals and objectives (p.29, Draft Plan). It promotes economic growth that both builds on the area's resources and assets. It furthers the objective of encouraging an establishment of a moderately balanced economic base, and the objective of developing regional business enterprises to help strengthen the community's economic base. The plant will have no adverse effect upon the natural environment, as it will produce no noise beyond its perimeter and, because the manufacturing process will be electrically powered, it will result in no water or air pollution or noxious waste. The clean, quiet manufacturing process, using a close-by natural resource source and imposing minimal traffic impacts is fully consistent with such commercial usage as may

evolve in the future in the commercially classified area, without creating adverse impacts on nearby residentially zoned areas. Existing volume levels would result in only one or two truck shipments of finished product per week, with the goal of ultimately making two truck shipments per day. Trucks would exit the plant, immediately cross the Eklutna exit overpass, and proceed down the on-ramp onto the Westbound Glenn Highway.

The planned building will be one story high, well under the commercial structure height limit of 45 feet proposed outside the Central Business District in the draft Plan (p. 37). The proposed plant site would be screened from the Glenn Highway by the existing forest. The rezoning applicant intends to use onsite landscaping, including planting of shrubbery, to enhance the aesthetic appearance of the development.

Because the work force needed for the bottling plant is relatively minimal, the needs for onsite parking and utilities will be limited. A larger (Class C) water well than presently exists will be constructed; the existing septic system is sufficient to serve the planned development, with an identified onsite location meeting minimum separation requirements.

III. The Rezoning is in the Best Interest of the Public.

1. Effect of development, and cumulative effect of similar development on surrounding neighborhood, general area and community, including environment, transportation, public services, and facilities, and land use patterns (and degree to which special limitations will mitigate any adverse effects).

The small scale of the proposed beverage plant; the lack of noise, water or air pollution; and the minimal effect of this usage upon traffic patterns will result in no adverse effect upon either future commercial or residential usages in nearby areas, nor in the community at large. Special limitations are not necessary to mitigate any adverse effects.

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

There is currently little demand for development in the commercial use district in which the proposed rezone will occur; and the small (4.28 acres) area to be rezoned will have little effect upon the supply of land remaining in the commercial use district. A substantial area immediately to the West, across the highway, is classified Mixed Use and would allow commercial development.

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

Development would commence immediately upon the rezoning and the processing of all applicable permits. The goal would be to complete construction and commence production within one year. Site plans for the development have already been prepared, and are submitted herewith. Development of the facility will require no public street construction, extension of water or sewer services, or other special public infrastructure expense. AGR will likely, at a later date, pay the expense of having a natural gas line extended to this area, for purposes of heating the building; this may accrue to the benefit of any other future development in this area.

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

The proposed development will have no impact upon distribution of land uses and residential densities specified in the Comprehensive Plan.

Alaska Glacier Refreshments

Jason Serrano, Vice President
Marketing & Product Development
Email: serrano@mtaonline.net
<http://www.alaskaglacier.com>

28100 Eklutna Lake Rd.
Chugiak, Alaska 99567
(907) 688-9000 Fax 688-9011
Cell: (907) 863-3000/862-3000 Anch

REZONE

Alaska Glacier Refreshments, Inc. (AGR) is seeking to rezone Mystical Raven Tract "A" located at 21800 Eklutna Lake Road from B3 to I1. We are pursuing this action as our intended use was deemed prohibited by determination of the planning department. AGR markets and distributes bottled water throughout the world. Our goal is to increase our production capability with a long term view of infrastructure, logistics and growth. The aforementioned property is uniquely situated to complement all of our requirements. The source water of AGR is the Eklutna Water Treatment Facility. In order for AGR to continue growth closer proximity is critical. Currently the water is trucked to our co-packer Mat-Maid. While the vastly shorter distance at Eklutna Lake Road would satisfy near term needs, long terms plans would include an environmentally friendly water pipeline of approximately one mile from the treatment facility to our proposed location of the bottling plant. Another tremendous advantage is the adjacent Eklutna exit for immediate access to the Glen Hwy. The Alaska Railroad is also accessible with a site directly across the exit. These elements combine to create an ideal location for AGR's proposed use.

The activities conducted on site would include executive and administrative functions as well as actual production. As the water treatment occurs offsite the only production of a component onsite that we envision possible in the future would be of the p.e.t. bottles themselves. While this process requires large amounts of electricity it is not a pollutant. We currently purchase our p.e.t. bottles from Mat-Maid who produces them in Palmer and plan to continue as long as conditions permit. The total packaging materials required include the p.e.t. bottles, labels, caps and cardboard boxes and plastic shrink wrap all on wooden pallets. The finished components are fed to the appropriate machinery, the water line is opened and machinery turned on. This operation requires two to three people to operate, someone to oversee the line and one or two people to load the product for shipment, depending on product volume requirement. The traffic required to provide the labels, caps and boxes will be minimal as they are ordered in bulk normally two to four times a year. The finished water and the p.e.t. bottles would be on demand items and would constitute deliveries two to three times per week with a maximum capability of two times per day. As volume increases our intentions are to construct a pipeline from the

the Eklutna Water Treatment Facility to our packaging facility for the water delivery and would eliminate that traffic impact.

This simple process does not demand a large workforce, does not create expulsion of waste, pollution or even excess noise and traffic is limited to employees and deliveries. In fact ours plans include extensive landscaping to reinforce the mystique of Alaska and our product for our customers, especially those in Asia.

Lastly, as someone born and raised in Alaska, I appreciate the need for proper planning and we are committed to maintaining a win-win enterprise for us and the community. AGR exports a renewable natural resource, employs Alaskans, and exports to key markets such as Korea, Japan and even China, strengthening economic ties with those nations and Alaska.

I welcome further exploration of this issue at your request and convenience. Thank you for your attention to this matter.

Regards,

A handwritten signature in black ink, appearing to read 'Jason Serrano', with a long horizontal flourish extending to the right.

Jason Serrano

Submitted by:
Prepared by:
For Reading:

Anchorage, Alaska
No. AO 2006-_____

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.28 ACRES, FROM B-3SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO I-1 (LIGHT INDUSTRIAL DISTRICT).

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as I-1 (Light Industrial District):

Tract A, Mystical Raven Subdivision, containing approximately 4.28 acres.

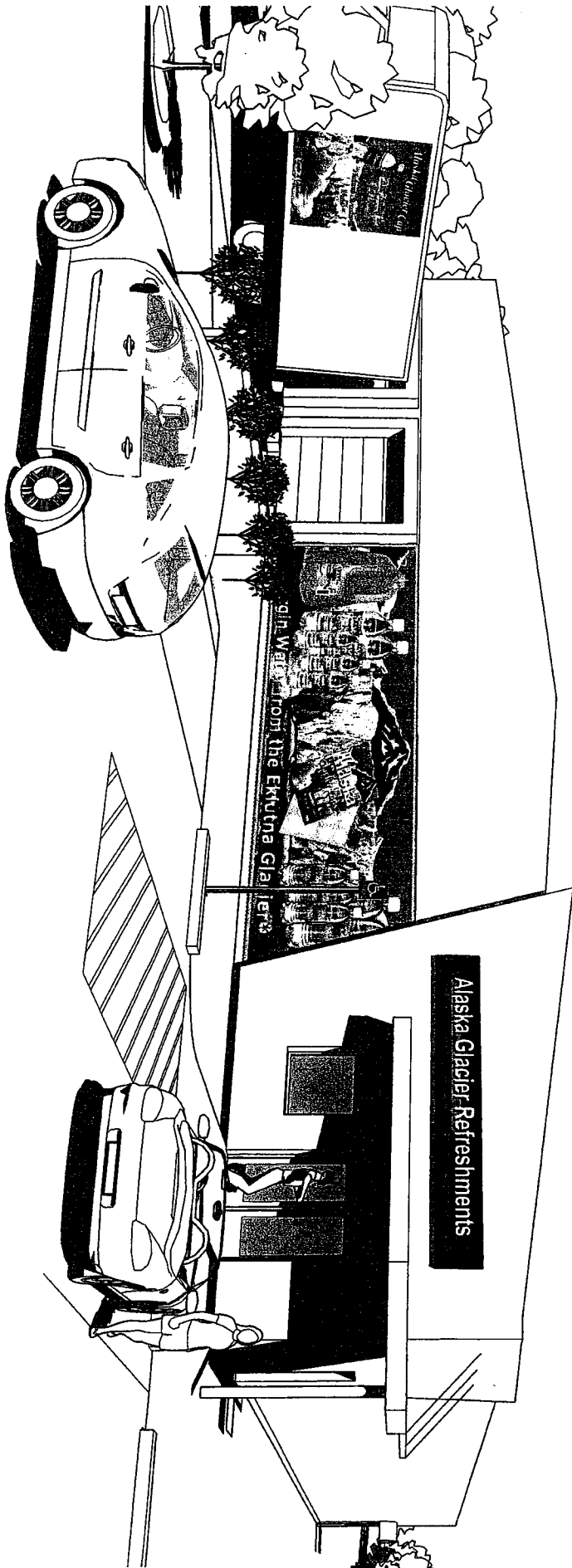
Section 2. This ordinance is effective immediately upon passage and approval. The Director of the Planning Department shall change the zoning map accordingly.

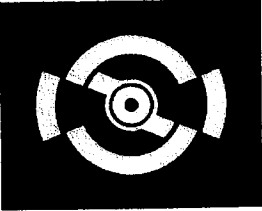
PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2006.

Chair

ATTEST:

Municipal Clerk





5825 E. Mayflower Court Suite 2 Wasilla AK 99654 907.376.4990 v 907.376.4992 f sandstrom-assoc.com
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**ALASKA GLACIER REFRESHMENTS
EKLUTNA BOTTLING WAREHOUSE
TRACT A MYSTICAL RAVEN SUBDIVISION
28100 EKLUTNA LAKE ROAD EKLUTNA, ALASKA
DECEMBER 2005**

**ISSUED FOR PERMIT
12/13/05**

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THE OWNER IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.

ALASKA GLACIER BOTTLING WAREHOUSE

	CONSTRUCTION TYPE V-B	
	CALCULATED OCCUPANT LOAD = 29 / ACTUAL OCCUPANT LOAD = 5	
	SECTION 306.3 - FACTORY GROUP F-2 LOW HAZARD OCCUPANCY	
	TABLE 609 - ALLOWABLE HEIGHT AND BUILDING AREAS	
	GROUP F-2 CONSTRUCTION TYPE V-B	
STORIES	ALLOWABLE	ACTUAL
HEIGHT	2	1
AREA	40	20
	13,000	9,000 SQ.FT.

TABLE 601 • FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TABLE 602-FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS		
FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	RATING

	V-B	NO REQUIREMENT
> 30"		
SECTION 803 AUTOMATIC SPRINKLER SYSTEMS - GROUP F-2		
NOT REQUIRED		

REQ (4) 2A 10 BC MIN. MAX TRAVEL DISTANCE 50'

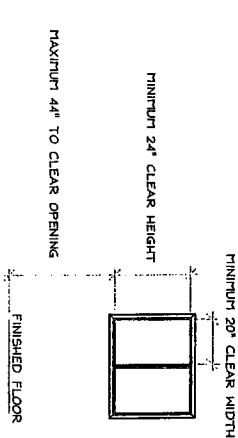
SECTION 907.2.4 FIRE ALARM AND DETECTION SYSTEM GROUP F
LESS THAN 2 STORIES, OCCUPANCY < 500 AND NONE ABOVE BELOW DISCHARGE
NO ALARM AND DETECTION SYSTEM REQUIRED

SECTION 1004 OCCUPANT LOAD
TABLE 1004.1.2 MAXIMUM FLOOR AREA PER OCCUPANT
WAREHOUSE AREA 500 GROSS

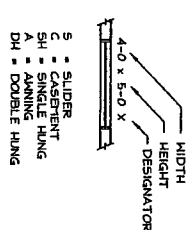
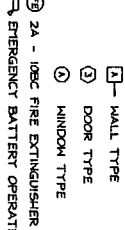
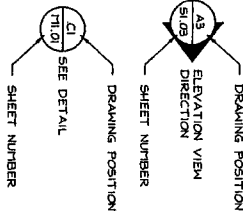
WAREHOUSE	AREA	OCCUPANTS
9.600500		20

[illegible]

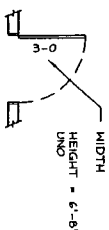
Cover	Cover Sheet
C01	General Notes, Sheet Index, Abbreviations, Symbol Legend
C10	General Notes for Maps, Construction notes
C20	Grading Plan
C30	Site Plan
C40	Water & Sewer Service
C50	Water & Sewer
C60	Civil Details
S1.02	Structural Plan, Rod Schedule Notes
S1.03	Detail
S1.04	Foundation Plan
S1.05	Details
A1.02	Elections
A1.03	Details



The figure shows two examples of drawing title blocks. The left block is for a drawing titled 'SECTION A-A' and the right block is for a drawing titled 'SECTION C-C'. Both blocks include fields for 'DRAWING POSITION', 'DRAWING TITLE', 'SCALE OF DRAWING', 'SHEET NUMBER', 'SECTION', 'EXTENT', 'DIRECTION', and 'SHEET NUMBER'.



ALL WINDOWS ARE TO BE INSTALLED WITH THE TOP OF WINDOW AT 6'-8" ABOVE SUBFLOOR. UNLESS NOTED OTHERWISE.

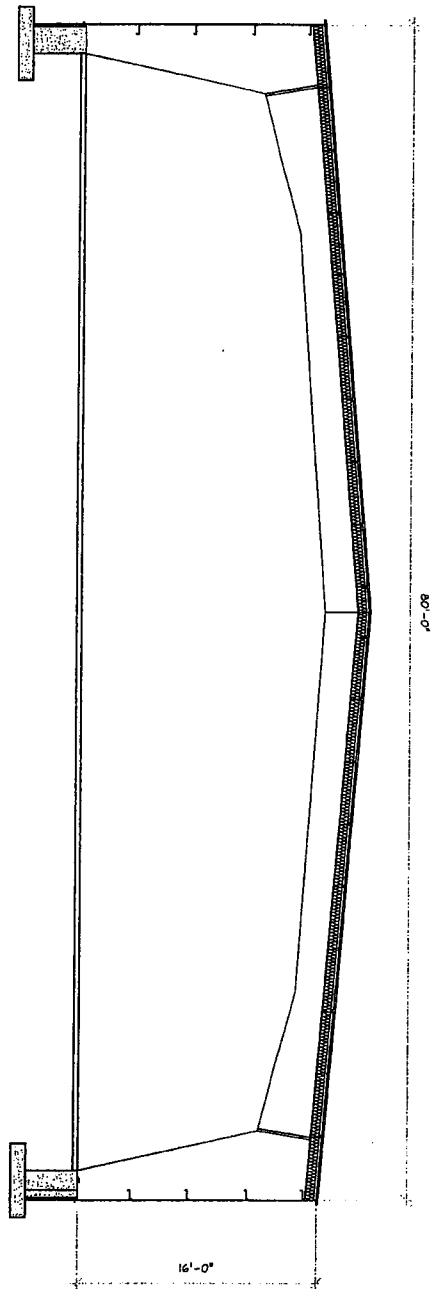


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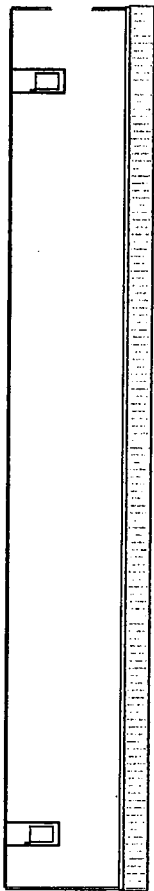
1	IFP	12/7/02	
NO.	REVISION	DATE	

**General Notes,
Sheet Index,
Abbreviations,
Symbol Legend**

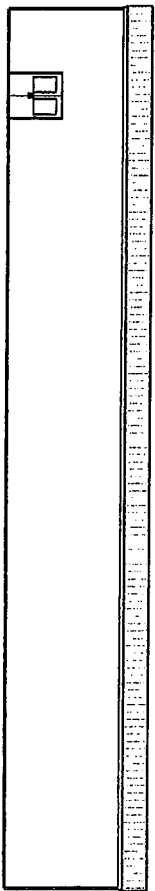
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Contract No.	TJS
Contract Rev.	N/A
Sheet No.	G1.01
Date	12/13/05



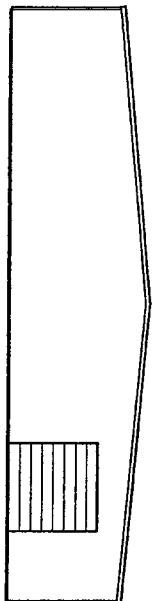
C1 BUILDING SECTION
SCALE 1/8" = 1'-0"



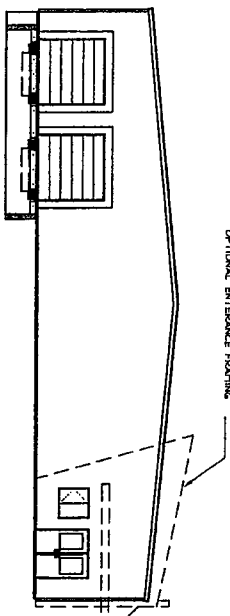
B1 EAST ELEVATION
SCALE 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE 1/8" = 1'-0"



B3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



A3 NORTH ELEVATION
SCALE 1/8" = 1'-0"

OPTIONAL ENTRANCE PORCHING

SANDSTROM & ASSOCIATES

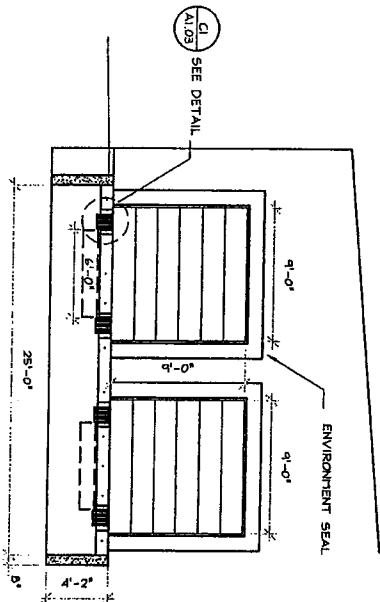
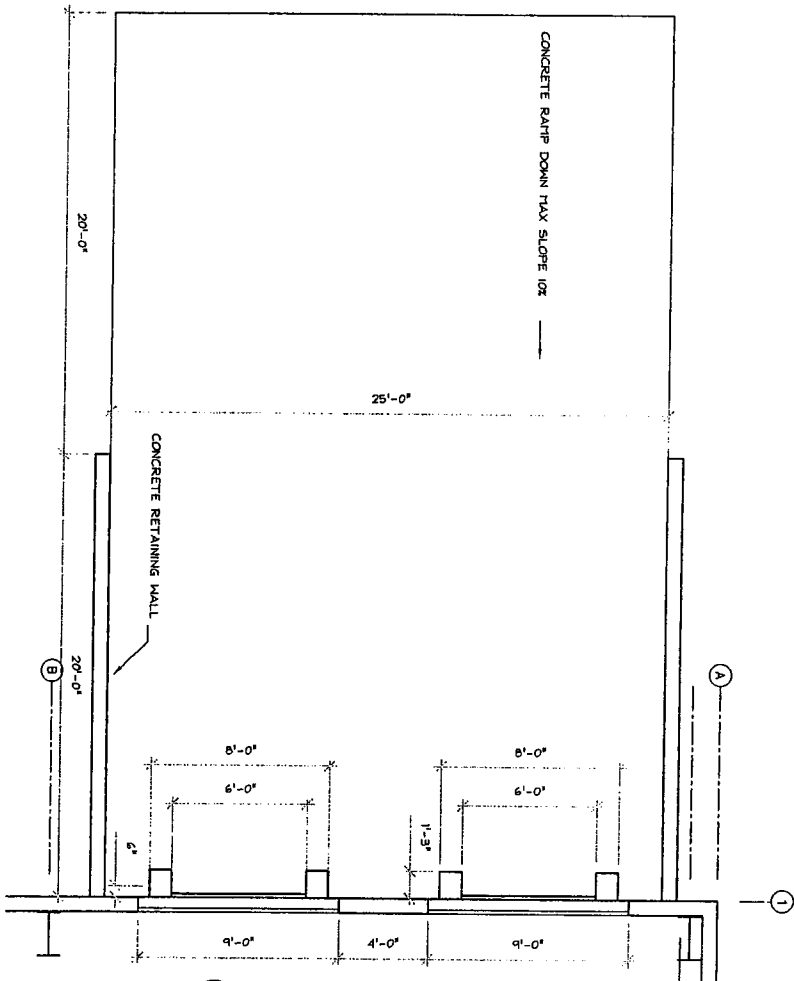
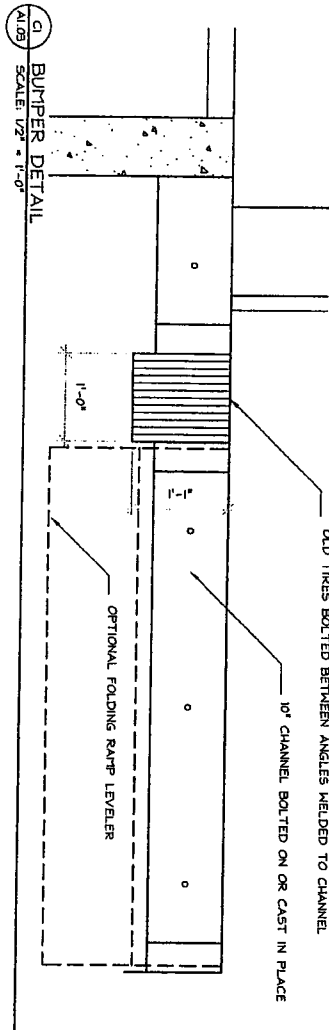
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Alaska Glacier Refreshments
Eklutna Bottling Warehouse
Eklutna, Alaska

NO.	REV.	DATE
1	IF2	12/13/05
2	IF2	12/13/05
3	IF2	12/13/05
4	IF2	12/13/05
5	IF2	12/13/05
6	IF2	12/13/05
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8	IF2	12/13/05
9	IF2	12/13/05
10	IF2	12/13/05

Second Floor Plan

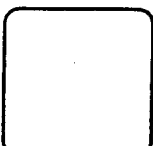
DESIGN NO.	PROJECT NAME
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DATE: 1/13/2005	DESIGNER: TJS	ARCHITECT: NA	SHEET NO.: A1.03
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NO.	REVISION	DATE
1	FP	12/15/05

Alaska Glacier Refreshments
Eklutna Bottling Warehouse
Eklutna, Alaska



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JAMES T. BRENNAN
SARA E. HEIDEMAN

1227 WEST NINTH AVENUE, SUITE 300
ANCHORAGE, ALASKA 99501-3218
TELEPHONE: (907) 279-5528
TELEFAX: (907) 278-0877

Of Counsel:

JAMES HEDLAND

RECEIVED

JUN 19 2006

Municipality of Anchorage
Zoning Division

FACSIMILE COVER SHEET

The following document, including cover sheet, contains 2 pages.

Date: June 16, 2006

TO: Al Barrett & Angela Chambers

Fax No. : 907-343-7927

FROM: Jim Brennan

Phone: (907) 279-5528 Fax: (907) 278-0877

Our File No: 3566

Items being sent:

MESSAGE:

Mr. Barrett & Ms. Chambers:

A hard copy of this will follow by mail.

Jim

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LAW OFFICES
HEDLAND, BRENNAN & HEIDEMAN
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FROM THE DESK OF:
JAMES T. BRENNAN
ATTORNEY AT LAW
law@hbhc.alaska.net

June 16, 2006

VIA FACSIMILE

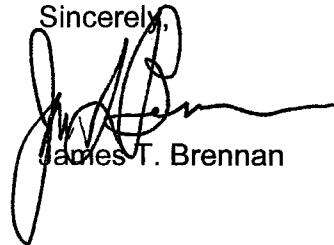
Al W. Barrett &
Angela Chambers, Planners
Municipality of Anchorage
Planning Department
Zoning Division
Fax: (907) 343-7927

Re: 2006-097: Alaska Glacier Refreshments, Inc. Application for Rezoning
to I-1 Light Industrial District

Dear Mr. Barrett & Ms. Chambers:

Enclosed are (1) a Supplemental Narrative addressing matters relevant to the application and (2) the applicant's Affidavit of Posting of Notice of Public Hearing at two locations on the subject property.

Sincerely,



James T. Brennan

Enclosures
JTB: afm
3566/Barrett/Chambers Ltr



AFFIDAVIT OF POSTING

CASE NUMBER: 2006-097

I, Jason Serrano hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for rezoning B-3SL to I-1. The notice was posted on June which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 15th day of June, 2006

Signature Jason Serrano

LEGAL DESCRIPTION

Tract or Lot A

Block

Subdivision Mystical Raven Subdivision

SUPPLEMENTAL NARRATIVE BASIS FOR REZONING FROM B-3SL TO I-1

1. Effect of Development, and Cumulative Effect of Similar Development on Surrounding Neighborhood, General Area, and Community.

a. Environment.

The usage of Eklutna Lake water and the process of bottling, capping and casing the bottled water product will have no adverse effect upon the natural environment. The source water used for bottling would be the Eklutna Water Treatment Facility and therefore would not affect the water table. Water used from Eklutna Lake will be subject to priority usage for municipal power generation and the city water supply, which on average has an excess capacity exceeding 7 million gallons per day which goes through the city's treatment facility, located 6 miles downhill from the lake on Eklutna Lake Road. Such unused capacity is far in excess of any conceivable level of demand by AGR.

All machinery at the proposed bottling plant will be electrically powered, and the production process will result in no water, air, or noise pollution, or noxious emissions or waste. This would also be the case if and when AGR later decides to produce the plastic bottles on-site. P.e.t. (PolyEthylene Terephthalate) bottle production could be divided into two categories – those using the One-Step "hot preform" method and those using the Two-Step "cold perform" method. The One-Step method – from p.e.t. granule to finished bottle – completes all processes on one integrated machine. This means the injection-molded preform is withdrawn from the injection cavity while still hot enough to be stretch-blown to form the bottle. The Two-Step system uses two separate machines: an injection-molding machine for making the preforms, and a rehear blow-molding machine to reheat the preforms from cold and blow the bottles. Usually the 2-stage method is adopted to produce PET bottles. Both of these production methods require electricity and water and generate heat, but would not result in emission of chemicals or odor.

The water bottling and packaging process is simple, consisting of a conveyor with Sorter, Rinser, Filler, Capper, Labeler, Case Erector, Case Packer, Case Sealer and Palletizer. This is a mostly automated process. A forklift will stage materials and finished produce. Most warehouses are noisy inside and the movement of the mechanical apparatus, the forklift and the employees will create noise inside the building but would not produce a disturbance beyond the perimeter of the subject property.

The waste garbage produced by the operation will include rejected materials, e.g. bottles, caps, labels, or packaging (plastic, paper or cardboard),

similar to garbage generated by a retail store. The garbage will be disposed of at a landfill.

The proposed plant site would be screened from the Glenn Highway by the existing natural trees. AGR intends to use on-site landscaping, including planting of shrubbery to enhance the aesthetic appearance of the plant to the benefit of AGR's marketing image as well as to the surrounding area.

b. Transportation.

The proposed facility is ideally located to minimize impacts on traffic patterns. During the initial phase, water would be trucked from the city's treatment facility down Eklutna Lake Road to the water bottling plant. This would supplant the current system of trucking water all the way from the treatment facility to the Matanuska Maid bottling facility in midtown Anchorage.

Current production levels would require only one or two truck shipments per week, and near term infrastructure limits would allow a maximum production not exceeding two truck shipments per day. Future expansion would be dependent on market demands and infrastructure limitations.

Transportation of finished bottled water cases from the AGR plant to the Anchorage Port for shipment will cause no disruption to existing traffic patterns. Current volume levels would result in only one or two truck shipments of finished product per week, with a goal of ultimately making two truck shipments per day. Trucks would exit the plant, immediately cross the Eklutna exit overpass, and proceed down the on-ramp onto the westbound Glenn Highway. This traffic would not interfere with existing traffic proceeding from the Eklutna Village area, which is located just north of the Eklutna interchange, as such traffic seeks to enter the westbound or eastbound on-ramps of the Glenn Highway.

Similarly, change of location of the bottling facility from Anchorage to the area proposed for rezone will not result in more trucking along the one-mile route along Eklutna Lake Road from the city's treatment facility. The minimal amount of such traffic, along the newly blacktopped road, has not and will not interfere with residents or recreational visitors traveling to or from the Eklutna Lake area, 9 miles up the Eklutna Lake Road. Moreover, because the preferred route from Anchorage to Eklutna Lake is via the Thunderbird Falls exit rather than the further east Eklutna exit, most Eklutna Lake traffic will pass nowhere near the proposed AGR bottling plant.

To allay potential concerns on the part of Eklutna Village residents concerning possible shipment of finished product through access to the Alaska Railroad north of the Glenn Highway, across the highway from the proposed AGR plant and north of Eklutna Village, AGR modifies the information it previously submitted to state categorically that it would not ship product by

railroad from such access point should the Native Village of Eklutna object. If AGR were to utilize the Alaska Railroad for shipment of its product, it would seek a railroad spur off the existing railroad tracks lying south of the Glenn Highway – on the opposite side from the Eklutna Village.

Location of a bottling plant at the area proposed for rezone would reduce some traffic impact associated with AGR's current production method. Currently, water is trucked from the city's treatment plant to the Matanuska Maid bottling facility located at 814 W. Northern Lights Blvd., in midtown Anchorage. The bottled water is then transported from the Matanuska Maid facility to the Port area. AGR's proposed new bottling facility would remove the necessity for trucking raw water into the heart of Anchorage and trucking finished product from that location to the Port.

Because of the proposed water bottling plant's location immediately adjacent to the Eklutna interchange at the Glenn Highway, trucking of its product will not require the use of arterials or other streets such as could increase congestion for residential or business traffic.

c. Public Services and Facilities.

Development of this facility will require no special public infrastructure expense. It will require no public street construction, and no extension of city water or sewer services. AGR will be responsible for expense of any pipeline delivering water to the plant from the city treatment facility. AGR will likely, at a later date, pay the expense of having a natural gas line extended to this area, for purposes of heating the building.

d. Land Use Patterns.

There has been little development, residential or commercial, in the area surrounding the proposed rezone. The small (approximately 65 residents) Native Village of Eklutna is located across (to the north of) the Glenn Highway and the location of this small plant would have no adverse impacts, visual¹ or otherwise, upon the village. The current Chugiak-Eagle River Comprehensive Plan seeks to avoid stressing arterial traffic by concentrating commercial development at strategic, clustered locations, including a "node" at the Eklutna exit. The subject parcel and some surrounding area is classified Commercial in the plan, with an adjacent area to the north and west of the Eklutna interchange classified as "mixed", which includes Industrial. Adjacent land to the east and south of the subject is zoned R-7 and R-10, though it has not yet been developed. AGR's proposed small, non-obtrusive water bottling plant, which would feature few employees, little impact on traffic patterns, and absence of air, water, or noise

¹ The AGR plant would not be visible from the Eklutna residential areas, though it may be visible from administrative offices and a community house located adjacent to the Glenn Highway.

pollution, is fully compatible with existing land use patterns, and with potential future uses under the existing Plan and zoning designations.

Alaska Glacier Refreshments
Summary of Proposed Zoning Amendment from B-3SL to I-1

RECEIVED

JUN 22 2006

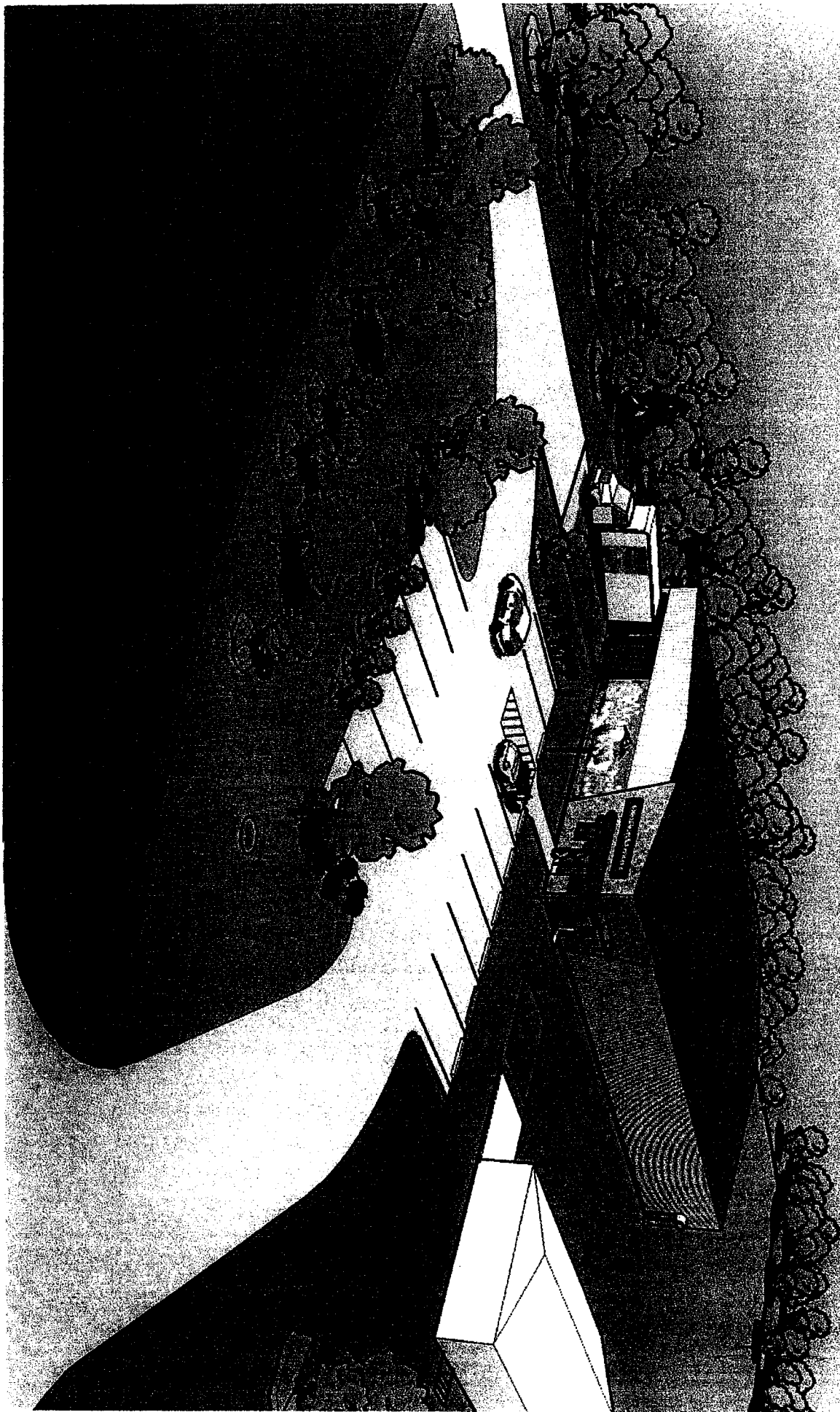
Municipality of Anchorage
Zoning Division

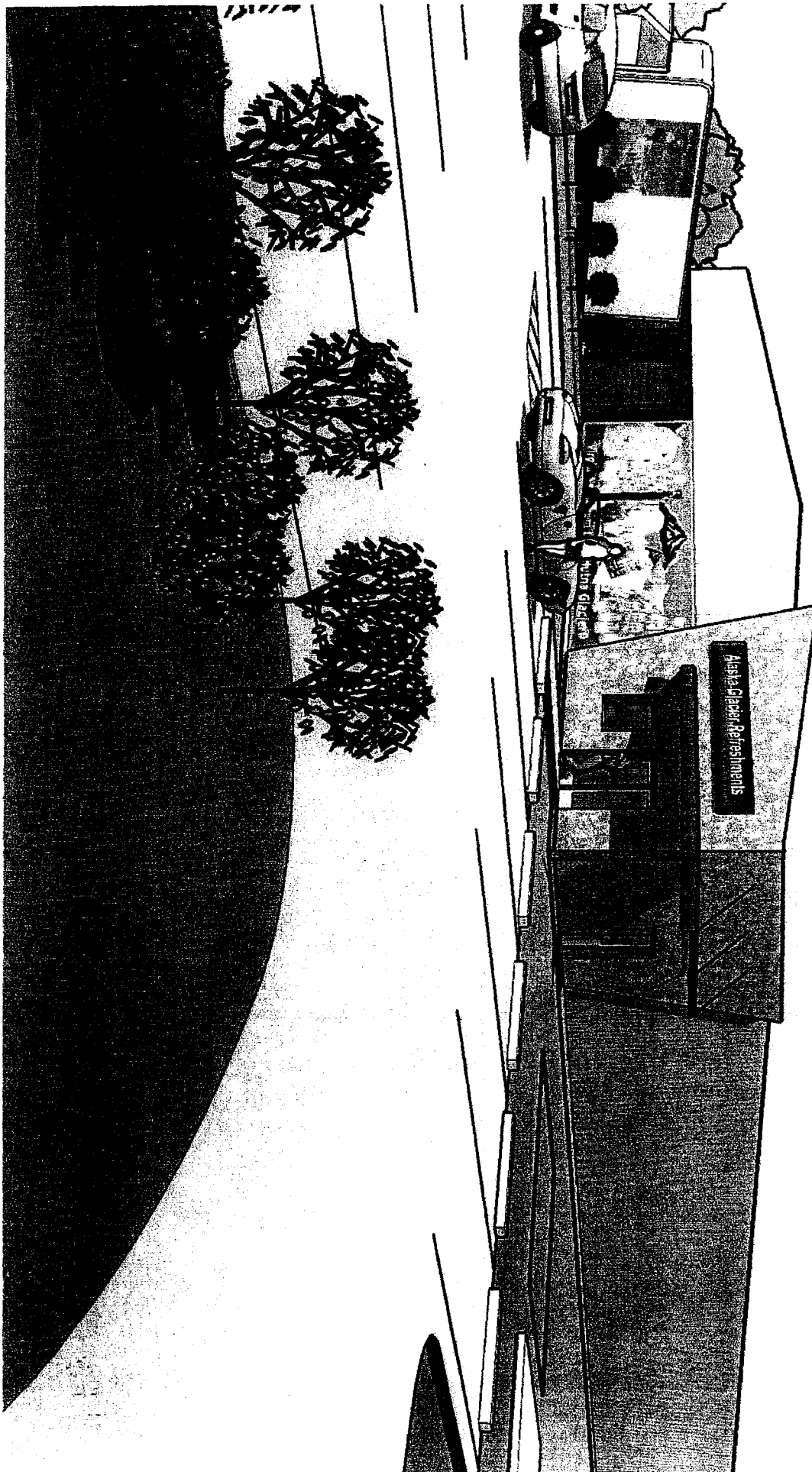
The Rezoning Conforms to Comprehensive Plan

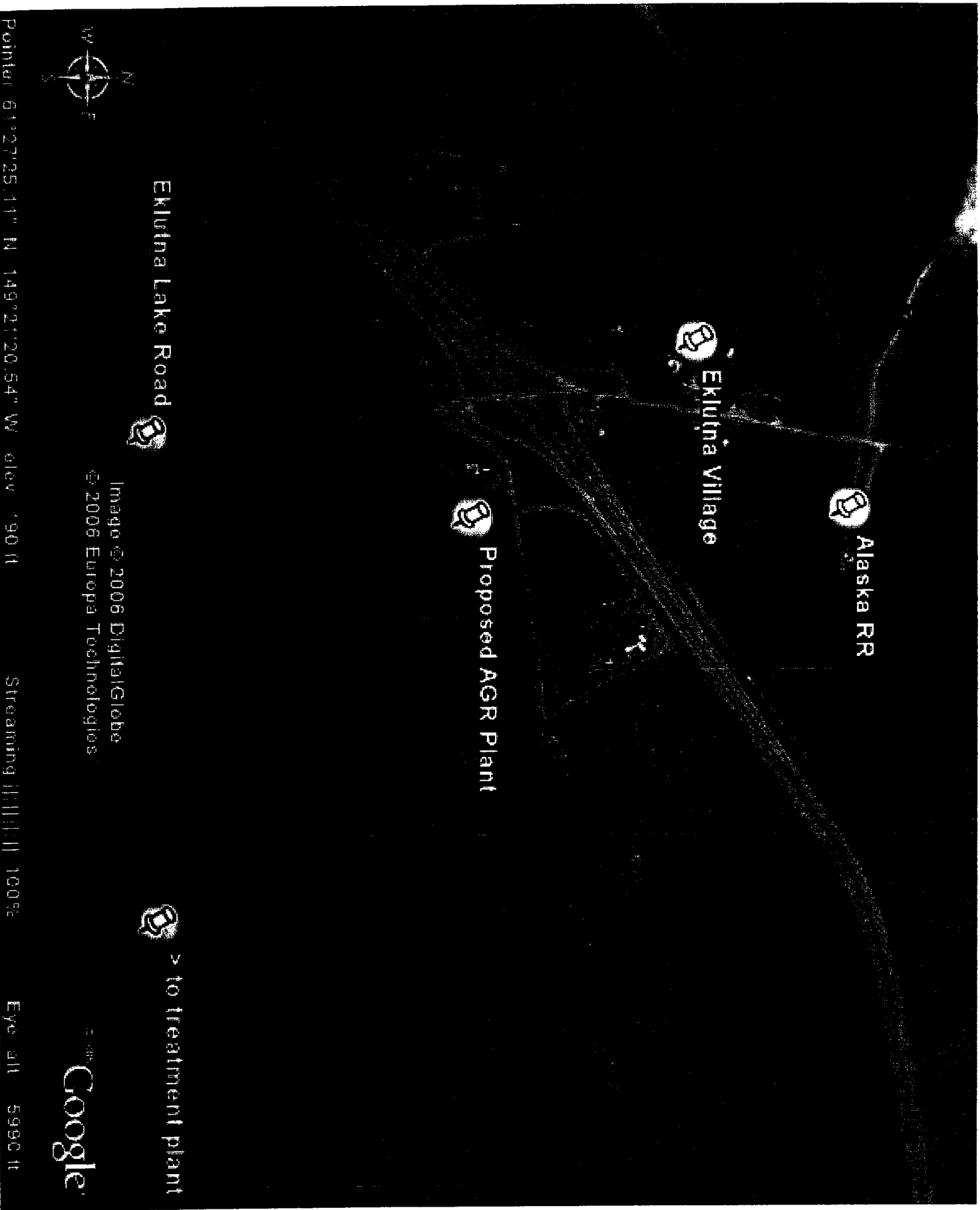
- Consistent with diversity of uses designated within the general area, which includes land designated Industrial, Commercial and Mixed Use
- Not incompatible with Plan's concentration of commercial usage at Glenn Highway/Eklutna interchange; planned operations will have similar, or less, impact on surrounding area as like commercial uses
- Plan envisions additional designations of "Light Industrial" where appropriate
- Furthers Plan goal of encouraging economic growth and diversity by operation of new industry

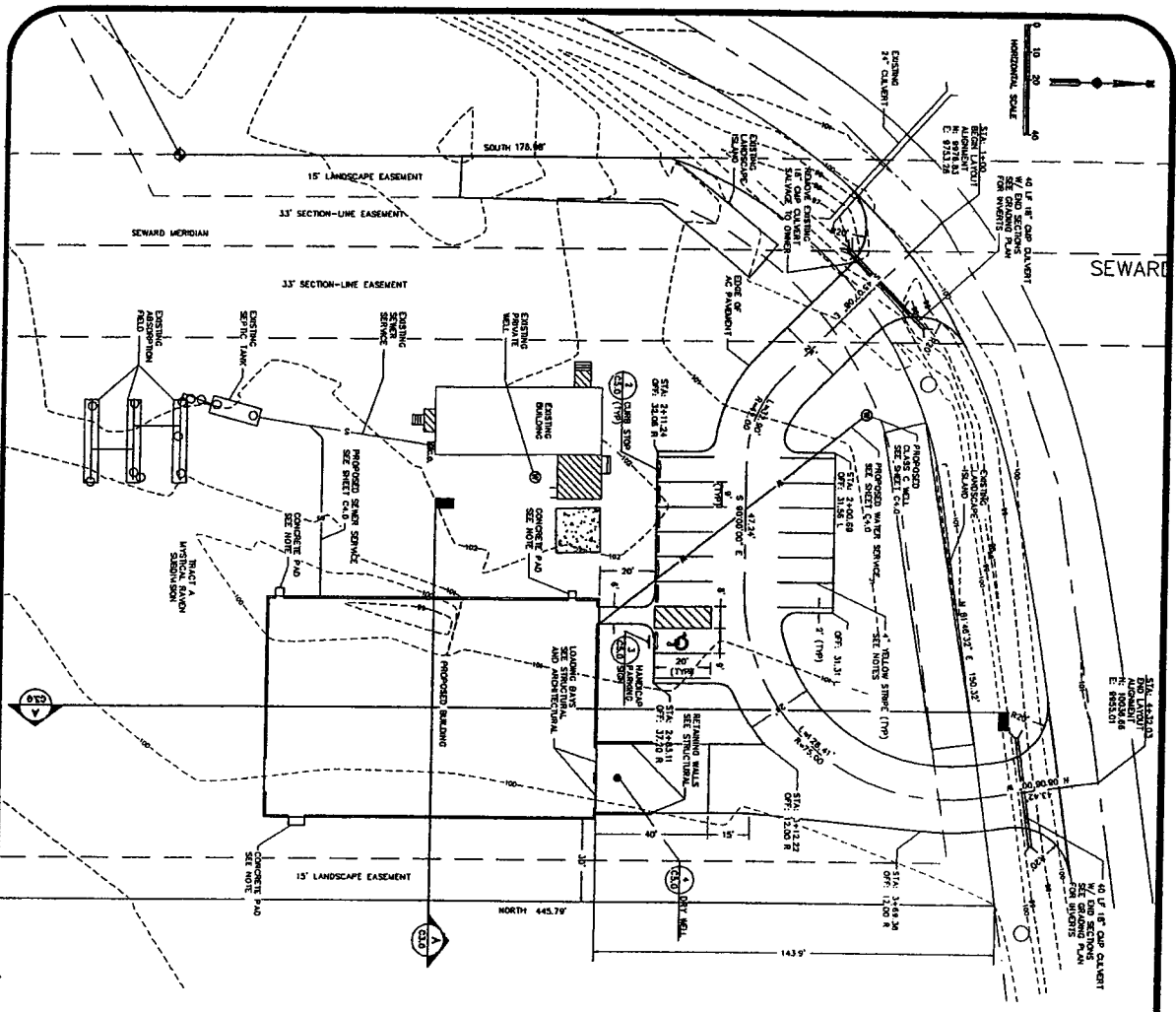
The Rezoning is in the Best Interests of the Public

- Clean, quiet operations, with no adverse environmental impact on neighborhood
- Small low-intensity operation (with maximum of two truck shipments per day) and locale proximate to Eklutna Lake water resource minimizes impact on other land uses and traffic patterns
- No extension of public services or facilities required, and development could begin immediately
- Sufficient land designated Commercial in the area, and no other land zoned I-1 at or adjacent to the Glenn Highway/Eklutna interchange









NOTES

1. SEE SHEET C-10 FOR GENERAL NOTES.
2. PAVED AREAS TO BE CONSTRUCTED PER PARADISE SECTION DETAIL 1/23.0.
3. SEE C-20 SHEETS FOR GRADING AND DRAINAGE.
4. ALL PAVED AREAS UNLESS NOTED OTHERWISE TO BE YELLOW EXCEPT FOR FIVE ACCESSIBLE PARKING SPACES WHICH ARE TO BE BLUE.
5. RESTORE ALL DISTURBED FEATURES TO ORIGINAL CONDITION.
6. CONCRETE PAVES AT EXISTING DOORS ARE ALL THREE FEET DEEP. MATCH DOOR WITH ADJ. PAVEMENT.
7. OLD EXISTING ROAD IS STATE OF ALASKA RIGHT-OF-WAY. CONSTRUCT DRAINAGE PER A-1. ALL PAVES ARE 5' UNLESS NOTED OTHERWISE.

STERNER DESIGN & CONSTRUCTION SERVICES, LLC
 1424 1st Ave. S.
 WASILLA, AK 99607
 TEL: (907) 587-4400
 FAX: (907) 587-4400



SITE PLAN

DATE	BY	CHKD.
12/16/05	NA	NA
	DESIGN	CHKD.
	SHEET NO.	C-10

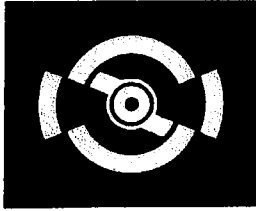
NO.	REVISION	DATE

ALASKA GLACIER REFRESHMENTS WAREHOUSE IMPROVEMENTS

TRACT A, MYSTICAL RAVEN SUBDIVISION
 EKLUTNA, ALASKA

SANDSTROM & ASSOCIATES

5825 E. Mayflower Court
 Suite 2
 Wasilla, AK 99664
 (907) 378-4800
 sandstrom@aol.com
 © 2004 Sandstrom & Associates



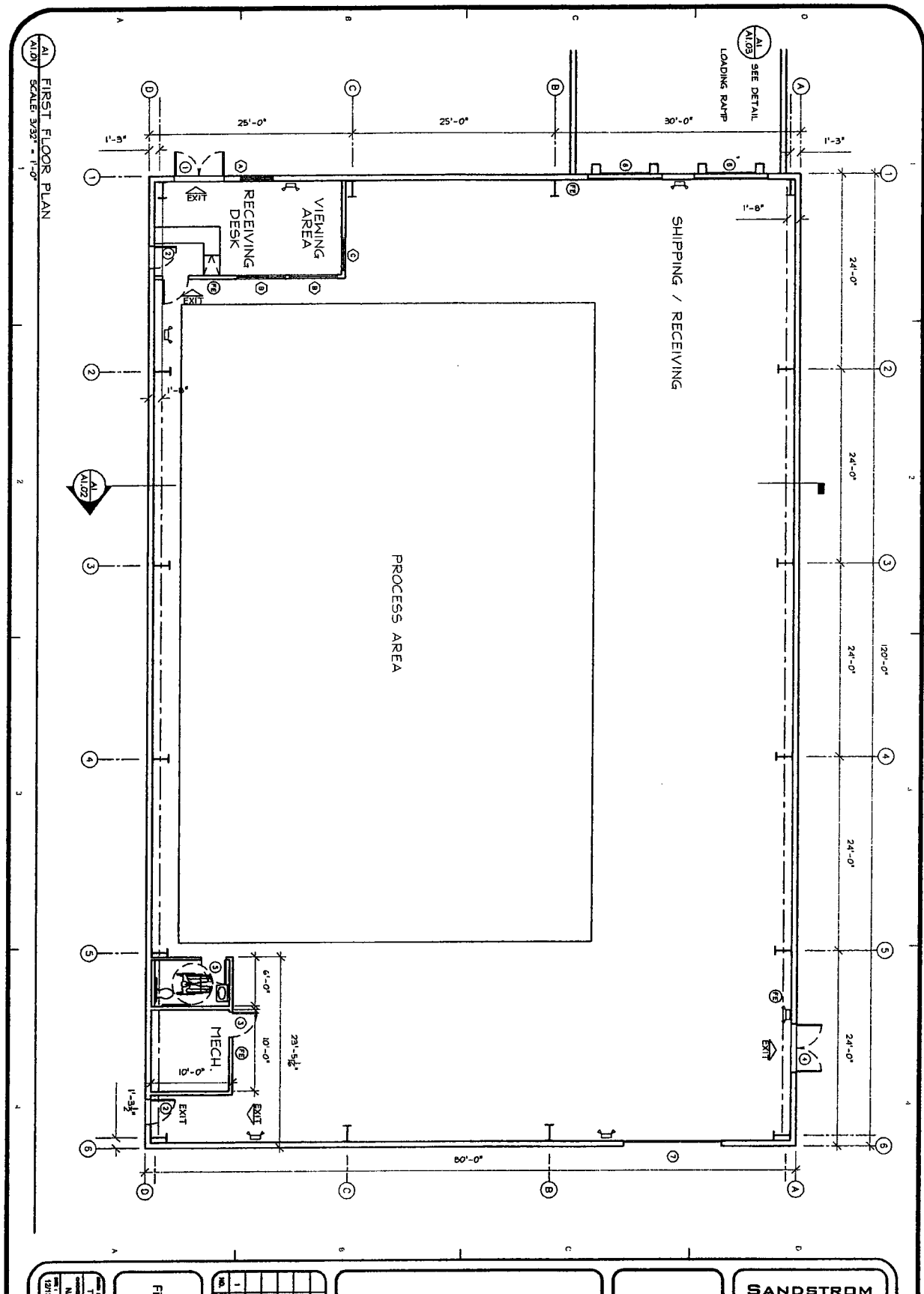
sandstrom

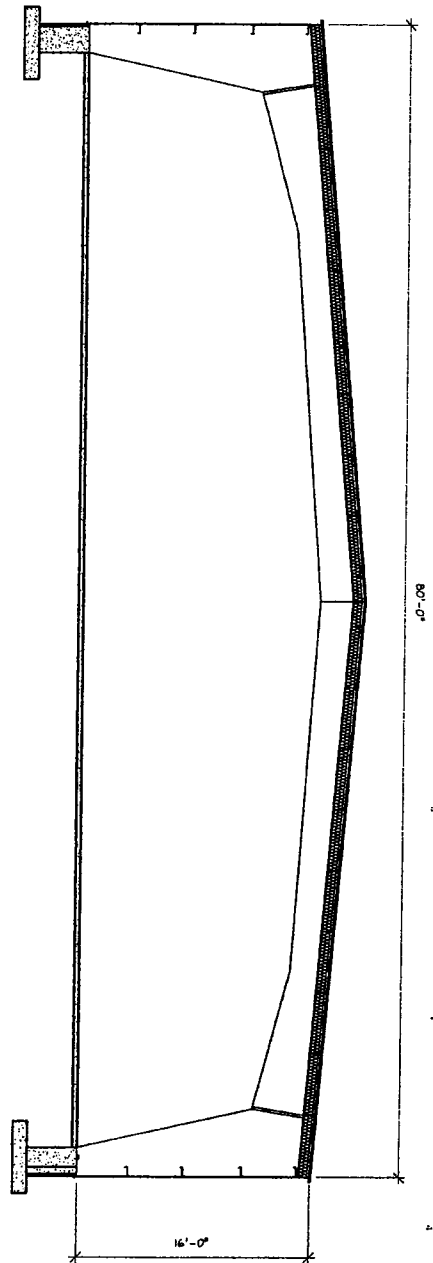
S A S S O C I A T E S

5825 E. Mayflower Court Suite 2 Wasilla AK 99654 907.376.4990 v 907.376.4992 f sandstrom-assoc.com

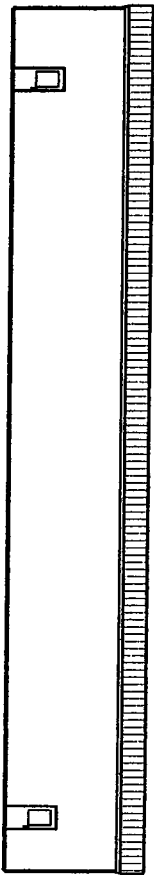
© 2005 Sandstrom & Associates

ALASKA GLACIER REFRESHMENTS
EKLUTNA BOTTLING WAREHOUSE
TRACT A MYSTICAL RAVEN SUBDIVISION
28100 EKLUTNA LAKE ROAD EKLUTNA, ALASKA
DECEMBER 2005

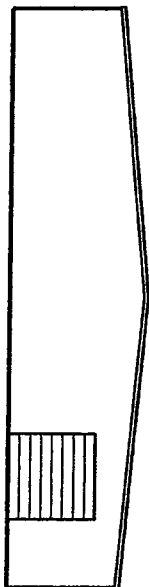




CI BUILDING SECTION
A102 SCALE 1/8" = 1'-0"

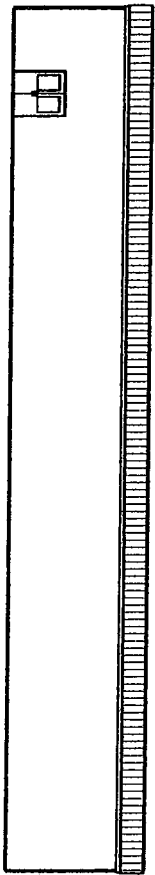


BI EAST ELEVATION
A102 SCALE 1/8" = 1'-0"

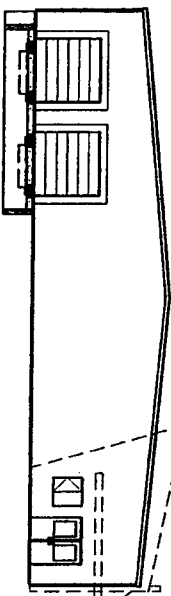


B3 SOUTH ELEVATION
A102 SCALE 1/8" = 1'-0"

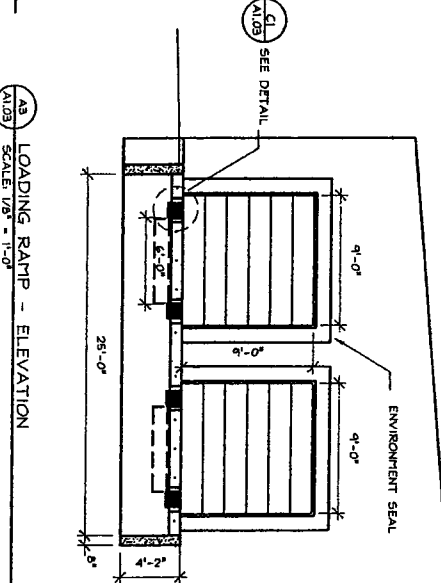
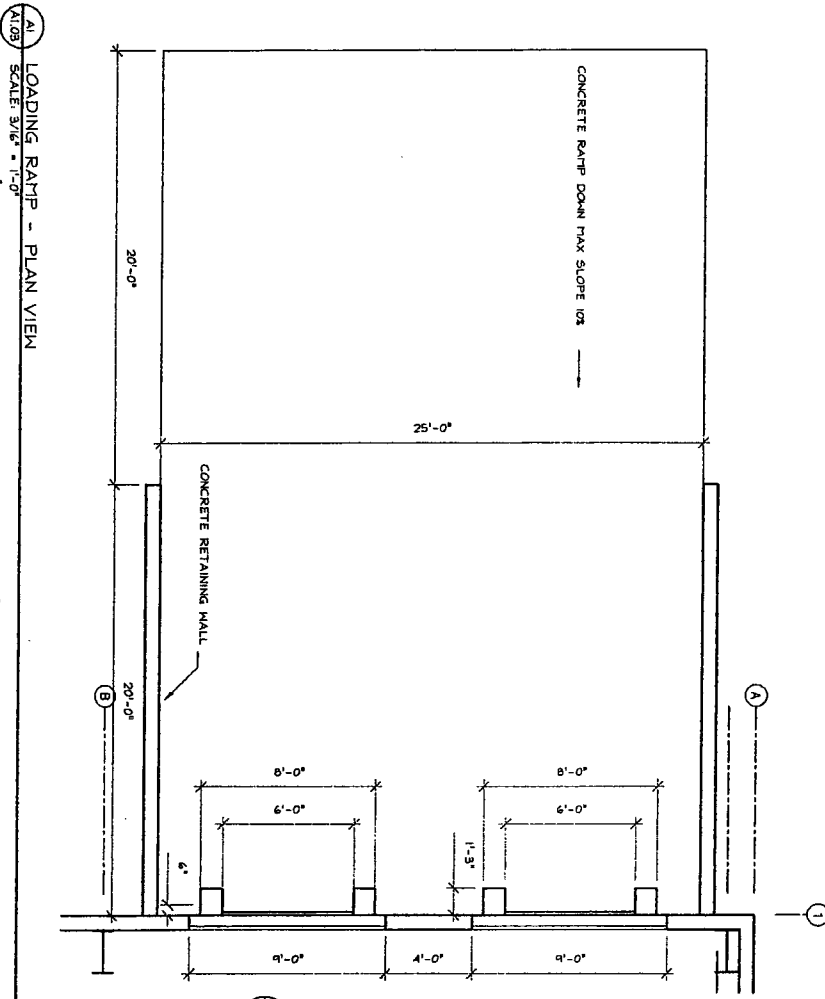
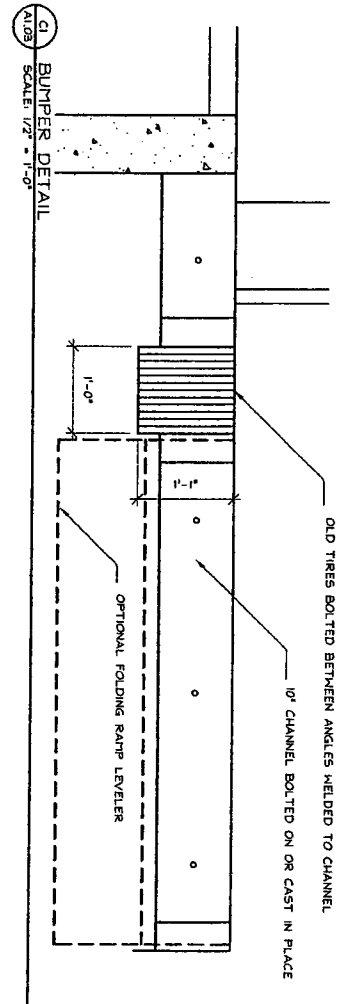
OPTIONAL ENTRANCE PORCH



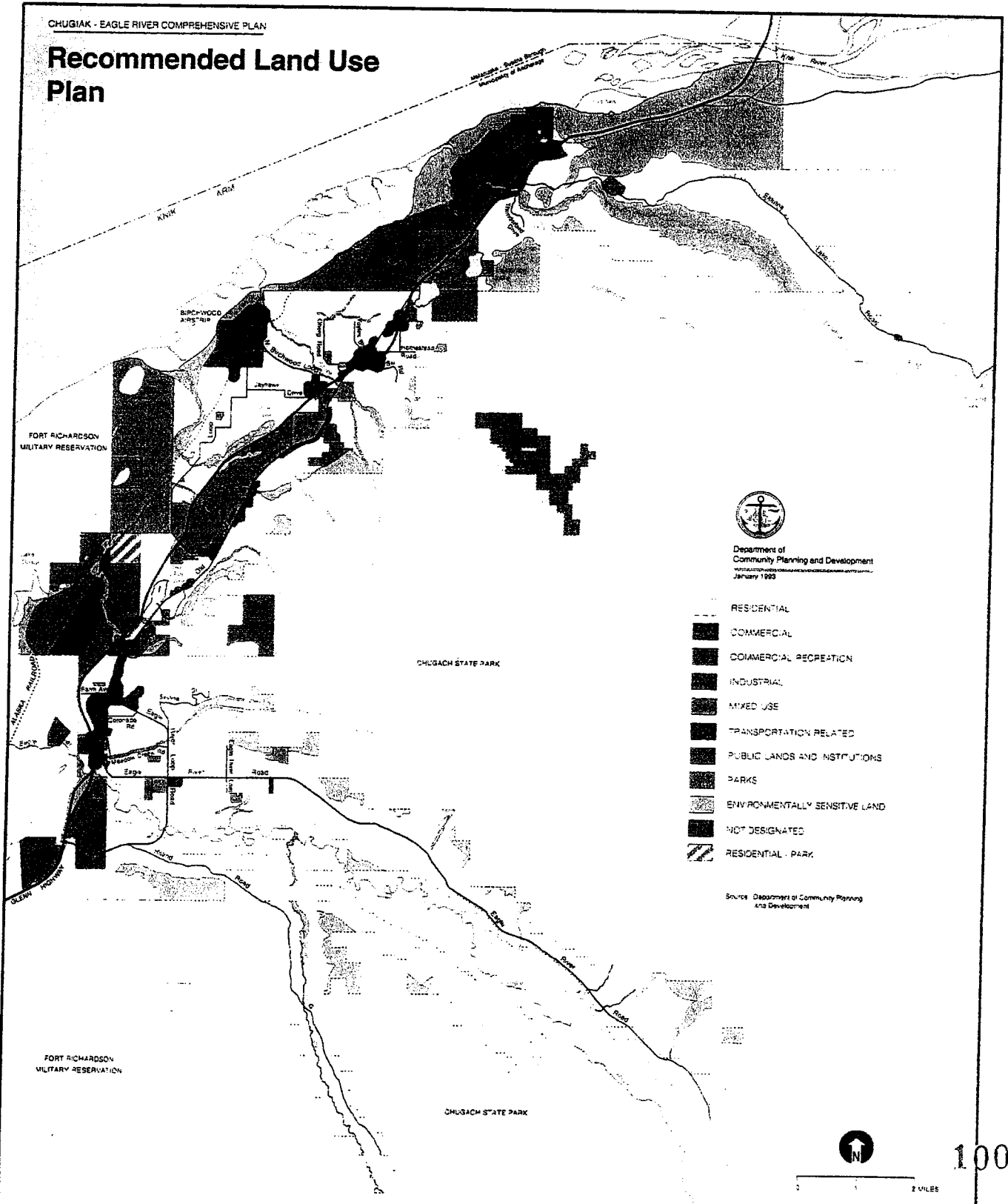
AI WEST ELEVATION
A102 SCALE 1/8" = 1'-0"



A3 NORTH ELEVATION
A102 SCALE 1/8" = 1'-0"



Recommended Land Use Plan



5

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: 2006-097

I, Jason Serrano hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for rezoning B-3SL to I-1. The notice was posted on June which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 15th day of June, 2006

Signature Jason Serrano

LEGAL DESCRIPTION

Tract or Lot A

Block

Subdivision Mystical Raven Subdivision

6

HISTORICAL INFORMATION

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 1-06-98

Submitted by Chairman of the Assembly at
the Request of the Mayor
Prepared by Department of Community
Planning and Development
For reading: December 9, 1997

Anchorage, Alaska
AO 97-148 (as amended)

1
2 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
3 REZONING OF APPROXIMATELY FOUR (4) ACRES FROM R-7 (INTERMEDIATE
4 RURAL RESIDENTIAL DISTRICT) TO B-3SL (GENERAL BUSINESS DISTRICT) WITH
5 SPECIAL LIMITATIONS, LOCATED WITHIN 1) THE SW 1/4 OF SECTION 19, T16N,
6 R1E AND THE SE 1/4 OF SECTION 24, T16N, R1W, S.M. AK.; AND 2) THE SW 1/4
7 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 19, T16N, R1E, S.M. AK, GENERALLY
8 LOCATED ON THE EAST SIDE OF THE OLD GLENN HIGHWAY AND SOUTH OF
9 EKLUTNA LAKE ROAD.

10
11 (Chugiak Community Council) (Planning and Zoning Commission Case 97-125)
12

13 **THE ANCHORAGE ASSEMBLY ORDAINS**

14
15 Section 1. The zoning map shall be amended by designating the following described
16 property as B-3 SL (general business district with special limitations) zone:

17 An area substantially conforming to Tract A, as depicted on the preliminary plat
18 for Mystical Raven Subdivision, as generally shown on exhibit A attached, and
19 more completely described below:

20 Tract A of Mystical Raven Subdivision is a parcel of land located in the SW¼ of
21 Section 19, Township 16 North, Range 1 East, and the SE¼ of Section 24,
22 Township 16 North, Range 1 West, Seward Meridian, located in the Anchorage
23 Recording District, Third Judicial District State of Alaska and more particularly
24 described as follows:

25 Commencing at the section corner common to Sections 24 and 25 of Township
26 16 North, Range 1 West and to Sections 19 and 30, Township 16 North, Range
27 1 East; thence along the line between Sections 19 and 24, N0°03'00"E, 197.37'
28 to the TRUE POINT OF BEGINNING, a found iron pipe; thence along the line
29 between Sections 19 and 24, which is common to the boundary of Tract A and
30 Tract B of Mystical Raven Subdivision (hereinafter referred to as Tract B), North,
31 109.17', to a set aluminum cap monument; thence along the boundary between
32 Tract A and Tract B, N89°59'49"E, 236.19', to a set aluminum cap monument;
33 thence along the boundary between Tract A and Tract B, North, 445.79', to a
34 point on the southerly Right-Of-Way of Eklutna Lake Road; thence along the
35 northerly boundary of Tract A, which is common with the southerly Right-Of-Way
36 of Eklutna Lake Road, S81°46'32"W, 150.32', to the beginning of a curve
37 concave to the southeast having a radius of 150.00' and parallel with the
38 centerline of Eklutna Lake Road; thence southwesterly along said curve 164.48';

thence along the westerly boundary of Tract A, South, 176.97', to a set 5/8" rebar; thence S61°40'26"W, 274.62'; thence West, 154.72', to a point on the easterly Right-Of-Way of the Glenn Highway; thence along the westerly boundary of Tract A, which is common with the easterly Right-Of-Way of the Glenn Highway, S32°32'38"W, 149 37' to a found aluminum monument; thence along the most southerly boundary of Tract A, S89°56'24"E, 509.81' to the TRUE POINT OF BEGINNING, containing 4.28 acres more or less.

This legal description is subject to the conformance of the plat of Mystical Raven Subdivision.

Section 2. The zoning map described above shall be subject to the following listed restrictions and design standards (special limitations)

- A Prior to the issuance of any land use permit for the site petitioned for rezone in this request, a suitable site plan depicting ~~buffer landscaping~~ fifteen(15) foot landscaping shall be maintained in natural vegetation or equivalent along the eastern and southern boundaries of the property shall be submitted to the Community Planning and Development Department for review and approval.
- B. Prior to the issuance of any land use permits, a suitable site plan depicting screening landscaping along the road frontage of the site shall be submitted to the Community Planning and Development Department for review and approval.
- ~~C. All development of the rezone parcels shall be subject to the provisions of AMC 21.45.130 (Screening along Major Highways), with particular attention to the acknowledgment that this is a gateway to the Municipality, the Village of Eklutna and to the Eklutna Lake Recreation Area.~~
- ~~D. In addition to, or in conjunction with other landscaping requirements which may be applicable, the provisions of AMC 21.45.200 (Transition and Buffering Standards) shall be required for all commercial development located on the rezone parcels.~~
- C. Those uses requiring the outdoor storage or display of any equipment, vehicles, merchandise, appliances, etc., shall be specifically prohibited from the rezone parcels, even though the use may otherwise qualify as a permitted principal, accessory or conditional use in the B-3 district. This limitation expressly allows a RV camper park, as a conditional use, provided that all requirements of Title 21 and any applicable special limitations have been met prior to development.

Section 3. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not

1 provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not
2 specifically affected by a special limitation set forth in this ordinance shall apply in the
3 same manner as if the district classification applied by the ordinance was not subject to
4 special limitations.

5 Section 4. The Director of Community Planning and Development shall change the
6 zoning map accordingly.

7 Section 5. The ordinance referenced in Section 1 above shall become effective upon
8 satisfaction of the following:

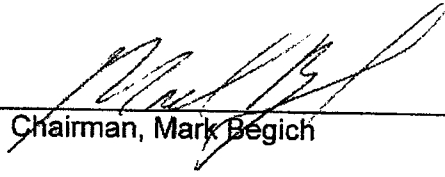
9 A. The director of the Department of Community Planning and Development
10 determines that the special limitations set forth in Section 2 above have the
11 written consent of the owners of the property within the area described in Section
12 1 above. The Director of the Department of Community Planning and
13 Development shall make such a determination only if he/she receives evidence
14 of the required consent within 120 days after the date on which this ordinance is
15 passed and approved.

16 B. Prior to the implementation of the rezone to B-3SL, the petitioner shall plat the
17 parcels making up the petition area, thereby consolidating those unplatted
18 parcels into a single lot.

19 C. The approval of this rezone is valid until December 31, 1999, unless the
20 preceding conditions have been met prior to this date.

21
22 PASSED AND APPROVED by the Anchorage Assembly this 6th day of January, 1998.

23
24
25
26
ATTEST:


Chairman, Mark Begich


Municipal Clerk

(97-125)
(051-761-24; 052-081-07)

97-125 REZONING

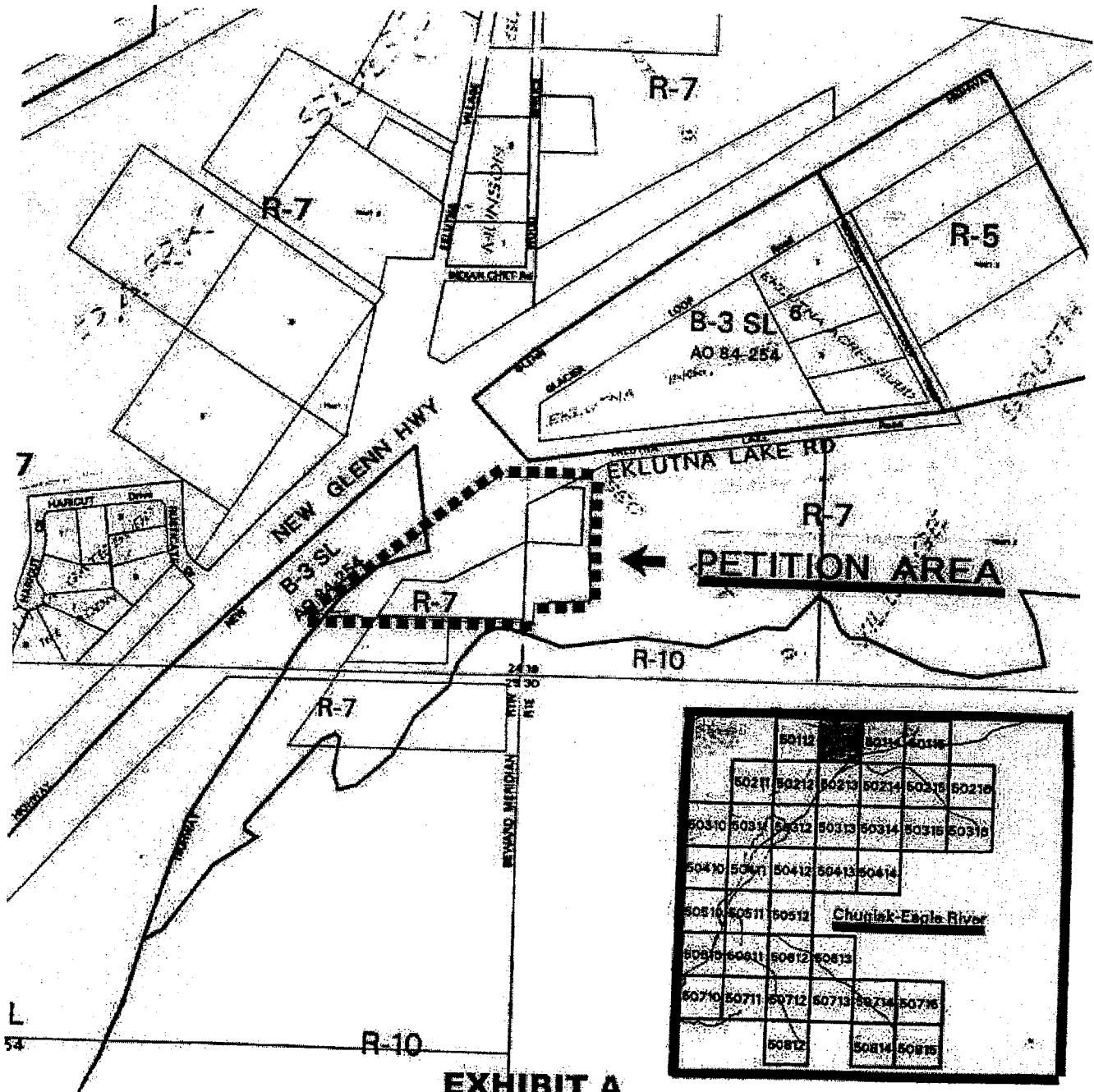



EXHIBIT A

-  100 Year Floodplain
-  500 Year Floodplain



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 ****

RECEIVED

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

JUL 13 2006

1. Select a Case: [View Comments](#)Municipality of Anchorage
Zoning Division**2. View Comments:****Case Num:** 2006-097

Rezoning to I-1 Light industrial district

Site Address: 28100 EKLUTNA LAKE RD**Location:** A request to rezone approximately 4.29 acres from B-3SL (General Business with Special Limitations) to I-1 (Light Industrial) to allow for a water bottling company. Mystical Raven Subdivision, Tract A. Located at 28100 Eklutna Road.[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

7/13/06

Michael Medo

27339 Golden Eagle

Chugiak AK 99567

I am against approval of this request to rezone. We moved further out from the city to get away from businesses, traffic and loud trucks. This is a peaceful area that would be ruined by the sudden onset of what would become a business park. Allowing one business would set precedence for other businesses to build in the area as well. We carefully selected this area, as the zoning in the surrounding area did not support large businesses with the loud trucks and increased traffic that go hand in hand. This is a residential area and should be kept that way. One of the biggest factors in buying houses here is our view. With the construction of large businesses, those views would greatly diminish, thereby lowering our property value and quality of life. I would urge the city to deny this request and protect the residential communities that it would affect. Leave the zoning as it is, General Business with Special Limitations. Thank you, Mike Medo

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

JUL 13 2006

 Municipality of Anchorage
Zoning Division

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

2. View Comments:

Case Num: 2006-097

Rezoning to I-1 Light Industrial district

Site Address: 28100 EKLUTNA LAKE RD

Location: A request to rezone approximately 4.29 acres from B-3SL (General Business with Special Limitations) to I-1 (Light Industrial) to allow for a water bottling company. Mystical Raven Subdivision, Tract A. Located at 28100 Eklutna Road.

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

Public Comments

7/13/06

Kymberly Fernandez
27339 Golden Eagle Ct.
Chugiak AK 99567

I am against the approval of this measure. As a home owner in the affected area, I do not wish to have even more large trucks driving down the Thunderbird Falls exit and past my home on the Old Glenn. Like others in the area, we purchased our home out in the forest to get away from the industrial parks in Anchorage. To rezone now feels a bit like a bait-and switch ploy. Please leave the zoning as it is and should be - General Business with Special Limitations.

7/13/06

Kymberly Fernandez
27339 Golden Eagle Ct.
Chugiak AK 99567

I am against the approval of this measure. As a home owner in the affected area, I do not wish to have even more large trucks driving down the Thunderbird Falls exit and past my home on the Old Glenn. Like others in the area, we purchased our home out in the forest to get away from the industrial parks in Anchorage. To rezone now feels a bit like a bait-and switch ploy. Please leave the zoning as it is and should be - General Business with Special Limitations.

**PLANNING & ZONING
COMMISSION
PUBLIC HEARING
July 10, 2006**

**Comments Received After Packet
Delivery**

**G.1. Case 2006-097
Rezone to I-1**

Double-sided

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



052-081-03-000
JOHNSON HARRY S
DBA AK TRAILER & TRUCK SALES
2270 S ABOBORNIA CIRCLE
ST GEORGE UT 84790

RECEIVED

JUL 10 2006

Municipality of Anchorage
Zoning Division

NOTICE OF PUBLIC HEARING - Monday, July 10, 2006

Planning Dept Case Number: 2006-097

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

CASE: 2006-097
PETITIONER: Alaska Glacier Refreshments, Inc.
REQUEST: Rezoning to I-1 Light Industrial district
TOTAL AREA: 4.290 acres
SITE ADDRESS: 28100 EKLUTNA LAKE RD
CURRENT ZONE: B-3SL General business district with special limitations
COM COUNCIL(S): 1—Eklutna Valley 2—Chugiak

LEGAL DETAILS: A request to rezone approximately 4.29 acres from B-3SL (General Business with Special Limitations) to I-1 (Light Industrial) to allow for a water bottling company, Mystical Raven Subdivision, Tract A. Located at 28100 Eklutna Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, July 10, 2006, in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

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

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

*No owner of Eklutna across tract 1 and lots 1-4. I object to this
zone change. It would result in the 3rd different zone
within 1000 feet of my property. That is way too much
variety. If this change is made, all B-3SL property on the
Eklutna crossing should be given the pre-approved option of changing
to I-1. That would mitigate the negative impact of adding
another zone. I support the change ~~made~~ if I am given such
an option (pre-approved).*

REZONING/RESIDENTS-PLANNING COMMISSION
2006-097

111

Alaska Glacier Refreshments

Jason Serrano, Vice President
Marketing & Product Development
Email: serrano@mtaonline.net
<http://www.alaskaglacier.com>

28100 Eklutna Lake Rd.
Chugiak, Alaska 99567
(907) 688-9000 Fax 688-9011
Cell: (907) 863-3000/862-3000 Anch

Brian Dean

1/12/06

Dear Sir,

I would like to set the contrast between our proposed packaging facility and typical water bottling plants and other beverages. Our plans for packaging our product do not include the manufacture of any components onsite. Typically the treatment or processing of the water itself is a large portion of the activity in a water plant. Our water source is the Eklutna treatment facility from which we transport finished water to the site. Other than our current co-packer Mat-Maid, I know of no other bottling operation that does not treat or process their water onsite. The packaging materials include p.e.t. bottles, labels, caps and cardboard boxes. The most intensive manufacture application to produce a finished product of bottled water is the p.e.t. blow mold process to create bottles. This process can be and has been characterized as a "smokestack" industry and we never imagined that this activity would fall under B3 zoning. Like many bottled water companies our labels, caps and boxes come from various suppliers however, with few exceptions p.e.t. bottles are blown onsite in most bottling operations. We purchase our p.e.t. bottles from Mat-Maid who produces them in Palmer.

To sum up the process, all of the manufacture of components from raw materials occurs at another location as does the water treatment. The finished components are fed to the appropriate machinery, the water line is opened and machinery turned on. This operation requires two to three people to operate, someone to oversee the line and one or two people to load the product for shipment, depending on product volume requirement. We have the separate administrative building for one or two executives and potentially a clerical worker. The traffic required to provide the labels, caps and boxes will be minimal as they are ordered in bulk normally two to four times a year. The finished water and the p.e.t. bottles would be on demand items and would constitute deliveries two to three times per week with a maximum capability of two times per day. As volume increases our intentions are to construct a pipeline from the Eklutna Treatment Facility to our packaging facility for the water delivery and would eliminate that traffic impact.

This simple process does not demand a large workforce, does not create expulsion of waste, pollution or even noise and does not require an undue amount of traffic. In fact ours plans (attached) include extensive landscaping to reinforce the mystique of our product for our customers, especially those in Asia.

The FDA separates our product "still water" (uncarbonated). From all other liquids (see 21CFR 165.110) including flavored, carbonated or "value added" such as adding minerals or vitamins to the liquid and certainly separates alcoholic beverages. The I1 zoning section 2b seems to fit those facilities that import raw materials to create finished products such as breweries that require fermentation or juices that require mixing or even adding carbonation to beverages. In the B3 zoning in the first section of section B number 1 it states "services including incidental manufacturing or processing of goods for sale at retail or wholesale on the premises". Our proposed use seems to fit this description and is far more innocuous than the neighboring uses already in effect such as a communication tower and transformer station, not to mention the proximity of the Alaska Rail Road and Glenn Hwy.

Lastly, as someone born and raised in Alaska, I appreciate the need for proper planning and we are committed to maintaining a win-win enterprise for us and the community. AGR exports a renewable natural resource, employs Alaskans, and exports to key markets such as Korea, Japan and even China, strengthening economic ties with those nations and Alaska.

I welcome further exploration of this issue at your request and convenience. Thank you for your attention to this matter.

Regards,

Jason Serrano

Content Information

Content ID : 004282

Revision: 0

Type: Ordinance - AO

Title: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.3 ACRES, FROM B-3SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO I-1SL (LIGHT INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS), FOR MYSTICAL RAVEN SUBDIVISION,

Author: weaverjt

Initiating Dept: Planning

Select Routing: Standard

Review Depts:

Description: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.3 ACRES, FROM B-3SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO I-1SL (LIGHT INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS)

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Addnl Review Depts:

Mayor Review?: No

Workflow History

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AllOrdinanceWorkflow	8/16/06 5:18 PM	Checkin	weaverjt	Public	004282	0
AllOrdinanceWorkflow	8/21/06 8:40 AM	Reject	nelsontp	Public	004282	0
AllOrdinanceWorkflow	8/21/06 8:55 AM	Checkin	weaverjt	Public	004282	0
Planning_SubWorkflow	8/21/06 9:45 AM	Approve	nelsontp	Public	004282	0
ECD_SubWorkflow	8/21/06 10:24 AM	Approve	thomasm	Public	004282	0
OMB_SubWorkflow	8/21/06 3:36 PM	Approve	mitsonjl	Public	004282	0
Legal_SubWorkflow	8/21/06 4:14 PM	Approve	fehlenrl	Public	004282	0
MuniManager_SubWorkflow	8/25/06 1:12 PM	Approve	leblancdc	Public	004282	0
MuniMgrCoord_SubWorkflow	8/25/06 1:13 PM	Approve	abbottmk	Public	004282	0